

ROANOKE COUNTY NOTES:

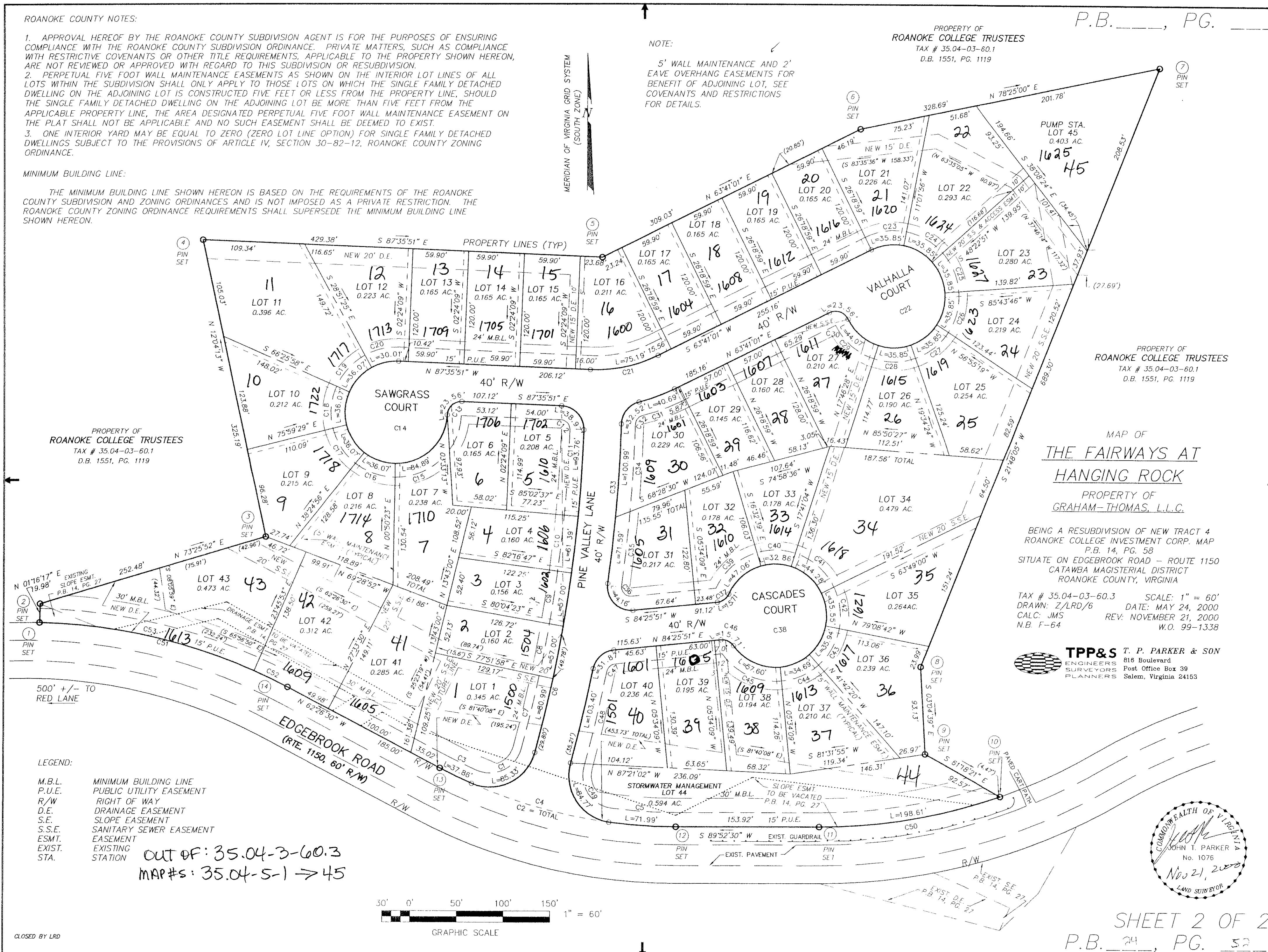
1. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
2. PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES OF ALL LOTS WITHIN THE SUBDIVISION SHALL ONLY APPLY TO THOSE LOTS ON WHICH THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT IS CONSTRUCTED FIVE FEET OR LESS FROM THE PROPERTY LINE, SHOULD THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT BE MORE THAN FIVE FEET FROM THE APPLICABLE PROPERTY LINE, THE AREA DESIGNATED PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE PLAT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST.
3. ONE INTERIOR YARD MAY BE EQUAL TO ZERO (ZERO LOT LINE OPTION) FOR SINGLE FAMILY DETACHED DWELLINGS SUBJECT TO THE PROVISIONS OF ARTICLE IV, SECTION 30-82-12, ROANOKE COUNTY ZONING ORDINANCE.

MINIMUM BUILDING LINE:

THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE ROANOKE COUNTY SUBDIVISION AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE ROANOKE COUNTY ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

NOTE:

5' WALL MAINTENANCE AND 2' EAVE OVERHANG EASEMENTS FOR BENEFIT OF ADJOINING LOT, SEE COVENANTS AND RESTRICTIONS FOR DETAILS.

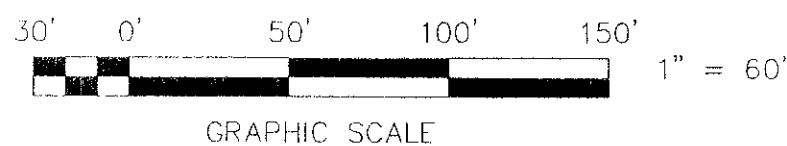


LEGEND:

M.B.L. MINIMUM BUILDING LINE
P.U.E. PUBLIC UTILITY EASEMENT
R/W RIGHT OF WAY
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
ESMT. EASEMENT
EXIST. EXISTING
STA. STATION

OUT OF: 35.04-3-60.3

MAP#s: 35.04-5-1 → 45



CLOSED BY LRD

P.B. _____, PG. _____

PROPERTY OF
ROANOKE COLLEGE TRUSTEES
TAX # 35.04-03-60.1
D.B. 1551, PG. 1119

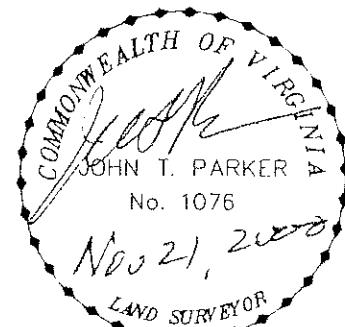
MAP OF
THE FAIRWAYS AT
HANGING ROCK

PROPERTY OF
GRAHAM-THOMAS, L.L.C.

BEING A RESUBDIVISION OF NEW TRACT 4
ROANOKE COLLEGE INVESTMENT CORP. MAP
P.B. 14, PG. 58
SITUATE ON EDGEBROOK ROAD - ROUTE 1150
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

TAX # 35.04-03-60.3 SCALE: 1" = 60'
DRAWN: Z/LRD/6 DATE: MAY 24, 2000
CALC: JMS REV: NOVEMBER 21, 2000
N.B. F-64 W.O. 99-1338

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SHEET 2 OF 2
P.B. 24, PG. 52

RC 9073