

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN AND WALDRON, INC., A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 33 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM THE TRUSTEES OF ROANOKE COLLEGE BY DEED DATED JULY 29, 1997, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1550, AT PAGE 1991.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2276 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE, AND WITH SECTION 17-10(J) OF THE ROANOKE COUNTY SUBDIVISION ORDINANCE.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND DEDICATE FOR PUBLIC USE ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREET, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 1 DAY OF NOVEMBER, 2001.

FRALIN AND WALDRON, INC.

BY: Andrew C. Kelschhouse
PRESIDENT

STATE OF VIRGINIA

County of Roanoke

I, Nona Lisa Mauk, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Andrew C. Kelschhouse, PRESIDENT OF FRALIN AND WALDRON, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED October 1, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 1, 2001.

MY COMMISSION EXPIRES Aug. 31, 2003

Nona Lisa Mauk
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY NOT SHOWN HEREON.
3. IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR 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 PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
5. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510190 0037 D, MAP #5116100037 D DATED OCTOBER 15, 1983. "ZONE X"
6. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON DEVELOPMENT PLANS FOR "MINE CLIFF" (NOW KNOWN AS "KINGS CREST"), PREPARED BY LANG ENGINEERING CO. DATED DECEMBER 10, 1997.
7. ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.
8. THIS PLAT IS A SUBDIVISION OF ROANOKE COUNTY TAX MAP #45.01-1-7.
10. LEGAL REFERENCES: D.B. 1550, PG. 1991; TRACT "B-1", P.B. 16, PG. 88.
11. BOUNDARY AS SHOWN HEREON TAKEN FROM ACTUAL FIELD SURVEY BY PHILIP W. NESTER, INC. FOR FRALIN AND WALDRON, INC. DATED SEPTEMBER 24, 1997.
12. ALL WATER SERVICE CONNECTIONS ARE REQUIRED TO HAVE PRIVATE PRESSURE REDUCING VALVES.

APPROVED:

1/13/01
AGENT, ROANOKE COUNTY PLANNING COMMISSION

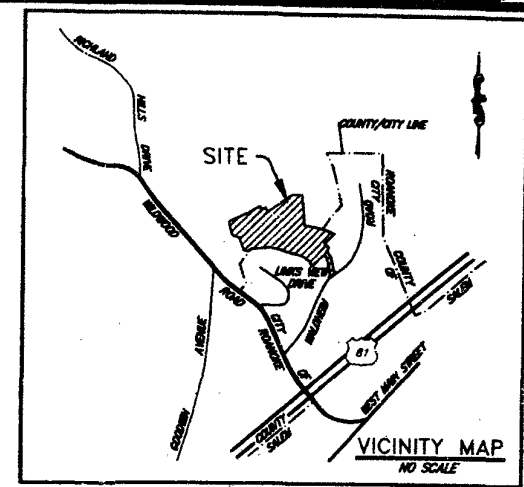
11/13/01
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 11/13/01, 2001, AT 3:20 O'CLOCK A.M.

TESTEE: STEVEN A. HCGRAW, CLERK

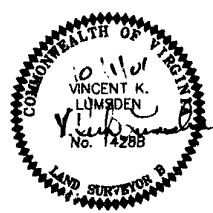
Steve A. Hcgraw
DEPUTY CLERK

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.75'	34.16'	19.24'	32.31'	N 25°41'54" E	85°46'47"
C2	192.36'	101.38'	51.90'	100.21'	N 22°17'19" W	30°11'47"
C3	825.00'	61.90'	30.96'	61.88'	S 32°04'42" E	04°17'56"
C4	242.36'	144.91'	74.69'	142.76'	S 24°19'09" E	34°15'27"
C5	25.00'	49.85'	38.67'	41.99'	S 64°18'06" E	114°14'17"
C6	625.00'	208.49'	105.22'	207.52'	N 62°57'38" E	19°06'45"
C7	575.00'	261.68'	133.15'	259.43'	S 66°26'31" W	26°04'30"
C8	25.00'	37.88'	23.65'	34.36'	S 83°11'17" E	86°48'55"
C9	25.00'	37.88'	23.65'	34.36'	N 09°59'48" E	86°48'55"
C10	875.00'	53.51'	26.76'	53.50'	N 31°39'32" W	03°30'14"
C11	875.00'	484.67'	248.73'	478.49'	S 55°38'55" E	31°44'11"
C12	825.00'	533.35'	276.37'	524.11'	N 52°44'53" W	37°02'27"
C13	25.00'	21.51'	11.47'	20.85'	S 46°51'58" E	49°18'04"
C14	55.00'	271.25'	44.08'	68.80'	N 16°29'51" E	282°34'25"
C15	25.00'	23.35'	12.61'	22.51'	S 81°58'16" W	53°31'15"
C16	625.00'	95.09'	47.64'	95.00'	N 68°09'29" E	08°43'03"
C17	625.00'	100.11'	50.16'	100.00'	N 59°12'39" E	09°10'38"
C18	625.00'	13.29'	6.64'	13.29'	N 54°00'48" E	01°13'04"
C19	575.00'	110.17'	55.25'	110.00'	S 73°58'26" W	10°58'40"
C20	575.00'	110.17'	55.25'	110.00'	S 63°00'46" W	10°58'40"
C21	575.00'	41.34'	20.68'	41.33'	S 55°27'51" W	04°07'10"
C22	875.00'	105.06'	52.59'	105.00'	S 43°13'13" E	06°52'47"
C23	875.00'	103.93'	52.03'	103.87'	S 50°03'46" E	06°48'20"
C24	875.00'	106.61'	53.37'	106.55'	S 56°57'22" E	06°58'52"
C25	875.00'	100.05'	50.08'	100.00'	S 63°43'20" E	06°33'05"
C26	875.00'	69.02'	34.52'	68.99'	S 69°15'27" E	04°31'07"
C27	825.00'	110.08'	55.12'	110.00'	N 38°03'01" W	07°38'42"
C28	825.00'	110.08'	55.12'	110.00'	N 45°41'43" W	07°38'42"
C29	825.00'	110.08'	55.12'	110.00'	N 53°20'26" W	07°38'42"
C30	825.00'	100.06'	50.09'	100.00'	N 60°38'18" W	06°56'57"
C31	825.00'	103.05'	51.59'	102.98'	N 67°41'25" W	07°09'24"
C32	55.00'	30.98'	15.90'	30.55'	S 38°20'30" E	32°15'07"
C33	55.00'	57.60'	31.75'	55.00'	S 84°28'03" E	60°00'00"
C34	55.00'	57.60'	31.75'	55.00'	N 35°31'57" E	80°00'00"
C35	55.00'	57.15'	31.46'	54.82'	N 24°14'15" W	58°32'24"
C36	55.00'	67.94'	38.07'	63.71'	N 89°23'54" W	70°46'54"



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5117.0199	6622.9806
2	5146.1341	6636.9813
3	5285.4001	6619.4212
4	5378.1225	6581.4143
5	5342.7231	6518.8705
6	5251.3741	6419.2110
7	5312.9005	6396.3106
8	5377.1568	6307.0212
9	5481.4.63	5945.8781
10	5468.2428	5710.6465
11	5449.0426	5696.1970
12	5455.7223	5636.8435
13	5602.4679	5590.6222
14	5633.2625	5507.8456
15	5790.3714	5478.6686
16	5888.3385	5711.8144
17	5774.9155	5796.7790
18	5834.5319	5877.0653
19	5868.3695	5883.0297
20	5913.9099	5854.9485
21	5938.5671	5898.4470
22	5886.1308	5931.3125
23	6080.8501	6217.5335
24	6076.7201	6340.0273
25	5726.7146	6353.8829
26	5676.0962	6568.9974
27	5614.3348	6704.0447
28	5508.4984	6581.3284
29	5458.1389	6634.4642
30	5421.7504	6610.2365
31	5291.5586	6668.0280
32	5194.0722	6681.3397
33	5175.8639	6719.1765
1	5117.0199	6622.9806

AREA = 11.683 AC.



PLAT SHOWING
SECTION No. 2
KINGS CREST
PROPERTY OF
FRALIN AND WALDRON, INC.
SITUATED OFF WILDWOOD ROAD & WALDHEIM ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE (540) 774-4411
FAX (540) 772-9445
E-MAIL LUMSDENPC@AOL.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

DATE: 1 OCTOBER 2001
COM. NO.: 00-188
SCALE: 1" = 60'
SHEET 1 OF 2