

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT FRALIN R. DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 16 TO 1, INCLUSIVE, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, IN INSTRUMENT #200406675.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH 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 PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE 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.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC WATER AND/OR SEWER EASEMENTS.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS.

ALL ABOVE DESCRIBED OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

FRALIN R. DEVELOPMENT CORPORATION

BY: Robert P. Fralin ITS: President

TRUSTEE: Duane E. Mink LENDER: FNB Salem Bank & Trust

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert P. Fralin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 7th DAY OF December, 2005.

Norica J. Ash MY COMMISSION EXPIRES 9-31-08
NOTARY PUBLIC

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Chris Lewis, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Duane E. Mink, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 10th DAY OF January, 2005.

Chris Lewis MY COMMISSION EXPIRES 4-30-07
NOTARY PUBLIC

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.

APPROVED: Denise Sorden 1/20/05
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IN ADMITTED TO RECORD AT 14:34 O'CLOCK P.M. ON THIS 20 DAY OF Jan, 2005, IN PLAT BOOK 28, PAGE 128.

TESTE: STEVEN A. MCGRAW
CLERK

DEPUTY CLERK

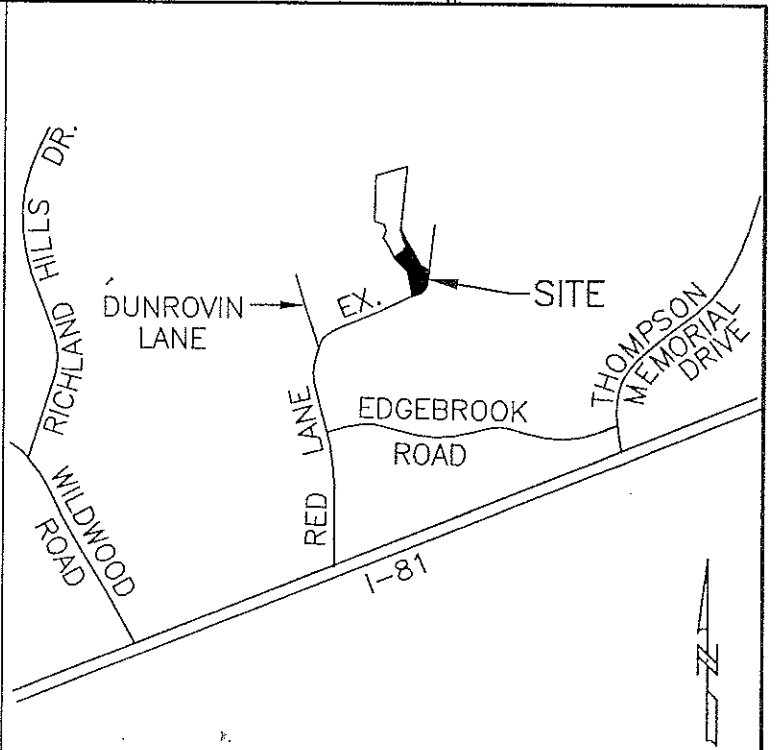
NOTES:

- OWNER OF RECORD: FRALIN R. DEVELOPMENT CORPORATION
INSTRUMENT #200406675
PLAT BOOK 18, PAGE 1
T.M. #35.00-1-27
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY CURRENTLY ZONED: R1
SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITY SERVICE LINES.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE FEMA MAP #51161C0019 D. (EFFECTIVE DATE: OCTOBER 15, 1993)
- THE 100-YEAR WATER SURFACE ELEVATION SHOWN HEREON IS BASED UPON A STUDY PERFORMED BY BALZER & ASSOCIATES, INC.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON THIS PLAT AND IN AN EASEMENT PROPERTY DEDICATED.
- THE NATURAL WATERCOURSE CROSSING LOT 1A DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. AN ELEVATION CERTIFICATE MAY BE REQUIRED ON LOT 1A.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	44.82'	25.00'	31.28	S58°23'40"W	39.06'	102°43'44"
C2	163.39'	200.00'	86.56	N46°50'15"W	158.88'	46°48'26"
C3	135.45'	525.00'	68.11	N30°49'31"W	135.08'	14°46'58"
C4	22.72'	25.00'	12.21	S12°10'51"E	21.95'	52°04'18"
C5	271.30'	55.00'	44.04	N52°32'28"E	68.76'	282°37'39"
C6	104.53'	55.00'	76.96	S40°35'39"E	89.50'	108°53'53"
C7	51.97'	55.00'	28.11	S57°53'09"W	50.06'	54°08'30"
C8	114.80'	55.00'	94.48	S28°58'44"E	95.06'	119°35'16"
C9	22.06'	25.00'	11.81	S63°29'41"E	21.35'	50°33'22"
C10	18.74'	25.00'	9.84	S67°17'49"E	18.31'	42°57'06"
C11	3.32'	25.00'	1.66	S42°01'08"E	3.32'	7°36'16"
C12	122.55'	475.00'	61.62	S30°49'31"E	122.21'	14°46'58"
C13	58.52'	475.00'	29.30	S34°41'13"E	58.49'	7°03'34"
C14	52.19'	475.00'	26.12	S28°00'34"E	52.17'	6°17'44"
C15	11.84'	475.00'	5.92	S24°08'52"E	11.84'	1°25'40"
C16	224.61'	250.00'	120.52	S49°10'19"E	217.13'	51°28'33"
C17	5.43'	250.00'	2.72	S24°03'24"E	5.43'	1°14'44"
C18	52.00'	250.00'	26.09	S30°38'18"E	51.91'	11°55'03"
C19	52.00'	250.00'	26.09	S42°33'21"E	51.91'	11°55'03"
C20	52.00'	250.00'	26.09	S54°28'24"E	51.91'	11°55'03"
C21	63.17'	250.00'	31.75	S67°40'15"E	63.00'	14°28'40"
C22	35.75'	25.00'	21.71	S33°56'24"E	32.78'	81°56'23"
C23	431.53'	349.01'	248.22	S42°27'04"W	404.56'	70°50'32"
C24	190.09'	475.00'	96.33	S26°45'08"E	188.82'	22°55'43"
C25	75.07'	475.00'	37.62	N33°41'20"W	75.00'	9°03'21"
C26	115.01'	475.00'	57.79	N22°13'28"W	114.73'	13°52'23"
C27	188.12'	525.00'	95.08	N25°33'12"W	187.12'	20°31'51"
C28	138.17'	225.00'	71.34	N18°13'36"W	136.01'	35°11'02"
C29	493.38'	10056.05'	246.74	N02°02'26"W	493.33'	2°48'40"
C30	22.31'	25.00'	11.96	N22°07'27"E	21.58'	51°08'24"
C31	271.31'	55.00'	44.04	S86°22'36"W	68.75'	282°38'07"
C32	222.30'	55.00'	113.84	N68°05'37"W	99.05'	231°34'31"
C33	20.38'	55.00'	10.31	S14°29'49"E	20.26'	21°13'53"
C34	28.63'	55.00'	14.65	S40°01'36"E	28.31'	29°49'43"
C35	22.47'	25.00'	12.06	S29°11'33"E	21.72'	51°29'49"
C36	490.61'	10006.05'	245.36	S02°02'22"E	490.57'	2°48'34"
C37	168.87'	275.00'	87.19	S18°13'36"E	166.23'	35°11'02"
C38	170.21'	475.00'	86.03	S25°33'12"E	169.30'	20°31'51"
C39	210.10'	525.00'	106.47	S26°45'08"E	208.70'	22°55'43"
C40	129.70'	525.00'	65.18	S22°21'55"E	129.37'	14°09'16"
C41	80.40'	525.00'	40.28	S33°49'46"E	80.32'	8°46'27"
C42	121.61'	349.01'	61.43	N17°00'45"E	121.00'	19°57'54"
C43	309.91'	349.01'	166.01	N52°26'01"E	299.83'	50°52'38"

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN 002002



VICINITY MAP
(NOT TO SCALE)

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	8069.8488	9762.0729
2	8611.4706	9652.5212
3	8858.1322	9415.1419
4	9021.4132	9622.5109
5	9028.4782	9605.6238
6	9138.2527	9601.9668
7	9244.4604	9558.5711
8	9462.5143	9498.9671
9	9527.7129	9505.3200
10	9279.6079	9618.1599
11	9167.3953	9690.1500
12	9040.0142	9775.2633
13	8761.2758	9932.6449
14	8635.8823	10128.7173
15	8381.7176	10097.3747
16	8083.2119	9824.3129
1	8069.8488	9762.0729

AREA TABLE	
6.079 ACRES	- LOTS 1 THRU 14 & LOT 1A
1.919 ACRES	- STORMWATER MANAGEMENT AREA
1.102 ACRES	- R/W DEDICATION FOR SECTION 1
0.582 ACRE	- UTILITY LOT
+ 21.531 ACRES	- REMAINING AREA/FUTURE DEVELOPMENT
31.213 ACRES	- TOTAL TAX MAP #35.00-1-27

PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF THE PROPERTY
OWNED BY FRALIN R. DEVELOPMENT CORPORATION
RECORDED IN INSTRUMENT #200406675
TO BE KNOWN AS

HANGING ROCK TERRACE
SECTION 1

BEING A PORTION OF TAX MAP #35.00-1-27

CREATING HEREON LOTS 1 THRU 14, LOT 1A,
A STORMWATER MANAGEMENT LOT &
A UTILITY LOT FOR THE COUNTY OF ROANOKE

SITUATED ON RED LANE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED OCTOBER 15, 2004
JOB #R0200117.00

SCALE: 1"= 40'
SHEET 1 OF 5

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



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