

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT R. FRALIN 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 OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE WESTER VIRGINIA WATER AUTHORITY THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC WATER AND/OR SEWER EASEMENTS.

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

ALL ABOVE DESCRIBED OWNER HEREBY CERTIFIES 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 OWNER 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:

R. FRALIN DEVELOPMENT CORPORATION

BY: Robert P. Fralin ITS: president

TRUSTEE: Duane E. Mink LENDER: FNB Salem Bank and Trust, N.A.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Doris S. Custer, 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 1st DAY OF NOVEMBER, 2005.

Doris S. Custer MY COMMISSION EXPIRES Oct 31, 2009
NOTARY PUBLIC

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Carmen Overstreet, 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 21st DAY OF October, 2005.

Carmen Overstreet MY COMMISSION EXPIRES 7/31/2009
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 Jordan 11/17/05
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

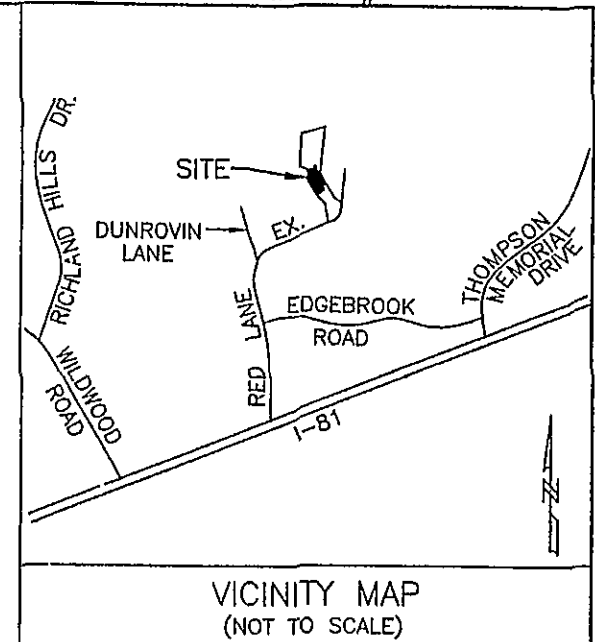
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IN ADMITTED TO RECORD AT _____ O'CLOCK _____ M. ON THIS 18 DAY OF Nov., 2005, IN PLAT BOOK 29, PAGE 156.

TESTE: STEVEN A. MCGRAW
CLERK

John R. McAden
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: R. FRALIN DEVELOPMENT CORPORATION
INSTRUMENT #200406675
PLAT BOOK 28, PAGE 128
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 THE SECTION 1 PLAT OF HANGING ROCK TERRACE (PLAT BOOK 28, PAGE 128).
- ACREAGE AS SHOWN FOR LOTS 15, 16, & 17 INCLUDES THE AREA WITHIN THE TEMPORARY CUL-DE-SAC.



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	22.72'	25.00'	12.21	S12°10'51"E	21.95'	52°04'18"
C2	271.30'	55.00'	44.04	S52°32'28"W	68.76'	282°37'39"
C3	104.53'	55.00'	76.96	N40°35'39"W	89.50'	108°53'53"
C4	51.97'	55.00'	28.11	S57°53'09"W	50.06'	54°08'30"
C5	114.80'	55.00'	94.48	S28°58'44"E	95.06'	119°35'16"
C6	22.06'	25.00'	11.81	N63°29'41"W	21.35'	50°33'22"
C7	18.74'	25.00'	9.84	N67°17'49"W	18.31'	42°57'06"
C8	3.32'	25.00'	1.66	N42°01'08"W	3.32'	7°36'16"
C9	190.09'	475.00'	96.33	S26°45'08"E	188.82'	22°55'43"
C10	75.07'	475.00'	37.62	S33°41'20"E	75.00'	9°03'21"
C11	115.01'	475.00'	57.79	S22°13'28"E	114.73'	13°52'23"
C12	188.12'	525.00'	95.08	N25°33'12"W	187.12'	20°31'51"
C13	129.94'	525.00'	65.30	S22°22'42"E	129.61'	14°10'50"
C14	58.19'	525.00'	29.12	N32°38'37"W	58.16'	6°21'00"
C15	50.34'	225.00'	25.28	S29°24'33"E	50.24'	12°49'09"
C16	20.96'	25.00'	11.14	S05°27'09"E	20.35'	48°01'55"
C17	271.14'	55.00'	44.17	N57°19'59"E	68.88'	282°27'38"
C18	106.18'	55.00'	79.45	S36°44'33"E	90.44'	110°36'42"
C19	52.18'	55.00'	28.24	N60°46'27"E	50.24'	54°21'18"
C20	112.79'	35.00'	90.63	N25°09'01"W	94.04'	117°29'38"
C21	24.06'	25.00'	13.05	N56°19'37"W	23.14'	55°08'25"
C22	16.28'	25.00'	8.44	N65°14'20"W	16.00'	37°19'00"
C23	7.78'	25.00'	3.92	S37°40'07"E	7.75'	17°49'25"
C24	56.08'	275.00'	28.14	S29°58'37"E	55.98'	11°41'01"
C25	170.21'	475.00'	86.03	N25°33'12"W	169.30'	20°31'51"
C26	58.54'	475.00'	29.31	N32°17'16"W	58.51'	7°03'43"
C27	47.54'	475.00'	23.79	S25°53'23"E	47.52'	5°44'03"
C28	54.02'	475.00'	27.04	S19°45'52"E	54.00'	6°31'00"
C29	10.10'	475.00'	5.05	S15°53'49"E	10.10'	1°13'05"
C30	210.10'	525.00'	106.47	S26°45'08"E	208.70'	22°55'43"
C31	24.87'	525.00'	12.44	S16°38'42"E	24.87'	2°42'51"
C32	54.27'	525.00'	27.16	S20°57'50"E	54.25'	5°55'23"
C33	54.72'	525.00'	27.38	S26°54'40"E	54.69'	5°58'18"
C34	53.97'	525.00'	27.01	S32°50'31"E	53.95'	5°53'25"
C35	22.26'	525.00'	11.13	S37°00'07"E	22.26'	2°25'46"
C36	7.43'	475.00'	3.71	N29°12'18"W	7.43'	0°53'46"

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	8858.1322	9415.1419
2	8882.3916	9391.7955
3	9144.6872	9246.1898
4	9341.4928	9130.5604
5	9485.1964	9178.0271
6	9586.6901	9145.6612
7	9660.2942	9376.4709
8	9666.9938	9361.9447
9	9704.1727	9419.9303
10	9683.9152	9421.8640
11	9564.0710	9471.2072
12	9244.4604	9558.5711
13	9138.2527	9601.9668
14	9138.2528	9601.9669
15	9044.9200	9604.2826
16	9021.5493	9622.6836
1	8858.1322	9415.1419

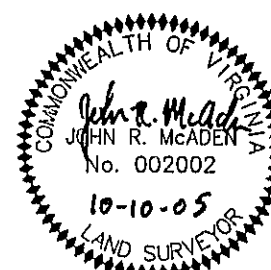
AREA TABLE	
21.531 ACRES,	TOTAL TAX MAP #35.00-1-27
+ 0.051 ACRE,	FROM SECTION 1 R/W NOW INCLUDED
	IN LOTS 15, 16 & 17
- 4.739 ACRES,	LOTS 15 THRU 27
- 0.885 ACRES,	R/W DEDICATION FOR SECTION 2
15.958 ACRES,	REMAINING AREA/FUTURE DEVELOPMENT

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

HANGING ROCK TERRACE
SECTION 2

BEING A PORTION OF TAX MAP #35.00-1-27
CREATING HEREON LOTS 15 THRU 27
SITUATED ON CONNORS RUN
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED OCTOBER 10, 2005
JOB #R0200117.00
SCALE: 1"= 40'
SHEET 1 OF 2

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



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