

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT R. FRALIN DEVELOPMENT CORP. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 14 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT #070013085.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

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

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BEING 1.6550 ACRES TOTAL.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR 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 CORP.

BY: Robert P. Fralin ITS: president

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Britni N. Seagle, 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 14th DAY OF November, 2007.

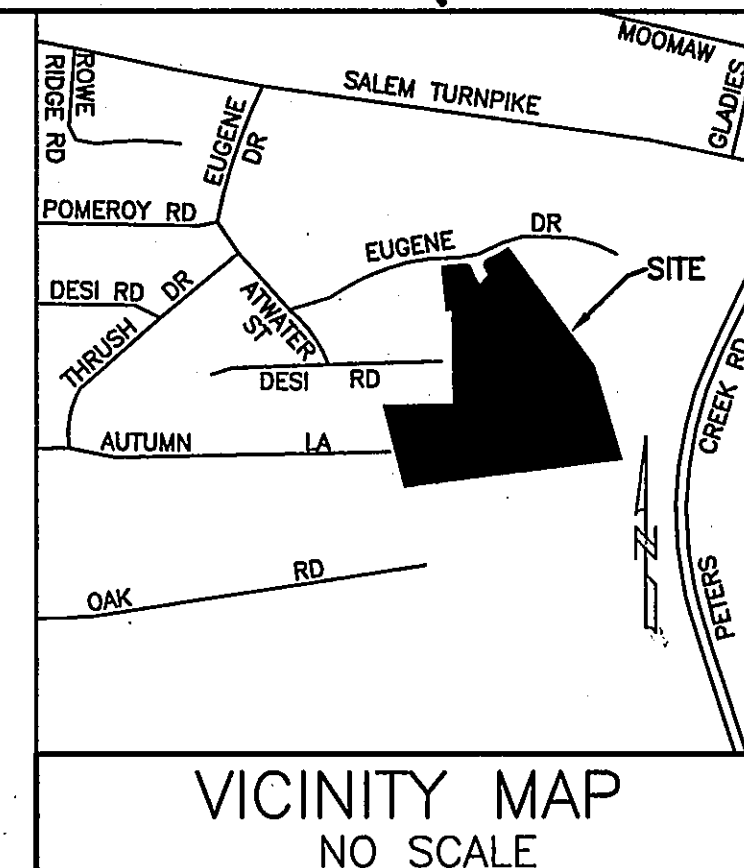
Britni N. Seagle REG. # 368929  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2009

# NOTES:

1. OWNER OF RECORD: R. FRALIN DEVELOPMENT CORP.
2. LEGAL REFERENCE: INSTRUMENT #070013085
3. ORIGINAL TAX MAP #6050507
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
6. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
7. LOT 16 IS A NON-RESIDENTIAL LOT TO BE GRANTED TO AND MAINTAINED BY THE MAPLE RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER MANAGEMENT AND DRAINAGE STRUCTURES.
8. ALL AREAS DESIGNATED "PRIVATE DRAINAGE EASEMENT" ARE TO BE GRANTED TO THE MAPLE RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER MANAGEMENT AND DRAINAGE STRUCTURES.
9. LOTS 32-34 SHALL NOT ACCESS DESI ROAD, NW. THESE LOTS SHALL INSTEAD ACCESS TIMOTHY LANE, NW.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.



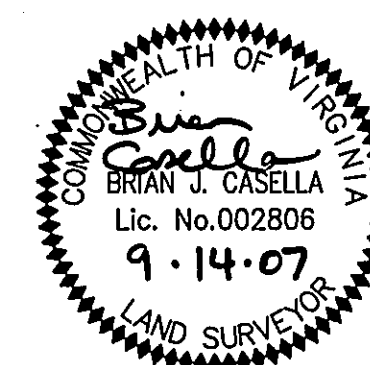
COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	3206.8962	2123.4109
2	3200.8101	2136.7639
3	3339.1512	2265.9673
4	3321.6491	2280.6134
5	3279.1258	2323.3761
6	3354.2203	2404.1596
7	2970.3423	2673.7868
8	2924.3856	2681.2576
9	2623.5681	2764.6817
10	2533.9235	1925.8564
11	2848.9290	1850.4725
12	2848.0626	2121.2711
13	2978.0602	2122.0463
14	3028.0594	2122.3444

ORIGINAL ACREAGE TABLE	
10.0159 ACRES, TAX MAP# 6050507	
10.0159 ACRES TOTAL	
SUBDIVISION ACREAGE TABLE	
8.3609 ACRES, LOTS 1-42	
1.6550 ACRES, BEING DEDICATED FOR PUBLIC RIGHT-OF-WAY	
10.0159 ACRES TOTAL	

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

Brian J. Casella  
BRIAN J. CASELLA

002806



APPROVED  
Chad C. Sumner 11/15/07  
CITY ENGINEER, CITY OF ROANOKE DATE  
Chris Bell 11/16/07  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

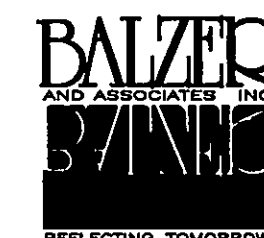
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 8:56 O'CLOCK PM ON THIS 16 DAY OF NOVEMBER, 2007, IN MAP BOOK 1, PAGE 3259-3261

TESTE: BRENDA S. HAMILTON  
CLERK  
Melinda M Thomas  
DEPUTY CLERK

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0041 D (EFFECTIVE DATE: OCT. 15, 1993)

PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
R. FRALIN DEVELOPMENT CORP.  
RECORDED IN INSTRUMENT #070013085  
TO BE KNOWN AS  
**MAPLE RIDGE**  
CREATING HEREON LOTS 1 THRU 42  
SITUATED ON TIMOTHY LANE, NW  
AND AUTUMN LANE, NW  
CITY OF ROANOKE, VIRGINIA  
DATED SEPTEMBER 14, 2007  
JOB #R0400131.03  
SCALE: 1" = 50'  
SHEET 1 OF 3

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



• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS