

05006-c02-c01.plt

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**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT BOONE HOMES, INC. OF ROANOKE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 45 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM DEED DATED 2006, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200512303.

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 15.2-2284 OF THE CODE OF VIRGINIA OF 1950, AS AMENDED TO DATE, AND WITH SECTION THE ROANOKE COUNTY SUBDIVISION ORDINANCE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, DEVISEES 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 OR 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 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.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION; ALL PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS WITHIN AND OUTSIDE SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE. ALL OF THE SANITARY SEWER AND WATERLINE EASEMENTS WITHIN AND OUTSIDE SAID BOUNDARY ARE HEREBY DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY, THE UTILITY EASEMENT ALONG THE COMMON LOT LINE BETWEEN LOTS 68 AND 69 IS DEDICATED TO THE CITY OF SALEM, AND ALL PRIVATE EASEMENTS ARE TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS DAY OF 2007.

BOONE HOMES, INC. OF ROANOKE (OWNER):

BY: \_\_\_\_\_ ITS \_\_\_\_\_

STATE OF VIRGINIA

OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID \_\_\_\_\_ AND STATE DO HEREBY CERTIFY THAT FOR BOONE HOMES, INC. \_\_\_\_\_ ITS \_\_\_\_\_ HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID \_\_\_\_\_ AND STATE AND ACKNOWLEDGED THE SAME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS LOCATED OUTSIDE THE LIMITS OF STUDY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP. SEE COMMUNITY PANEL NO. 510190 0039 E MAP NUMBER 51161C0039 E, DATED OCTOBER 18, 1995.
3. 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.
4. LEGAL REFERENCE: INSTRUMENT # \_\_\_\_\_
5. APPROVAL HEREOF BY THE 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 PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
6. LINES FROM CORNERS 21 THROUGH 44 ARE NEW DIVISION LINES.
7. IRON PINS SET AT ALL CORNERS UNLESS INDICATED OTHERWISE.
8. LOTS 78 AND 79 ARE NON-BUILDABLE LOTS AND WILL BE COMMON PROPERTY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. COMMON SPACE LOTS ARE FOR THE BENEFIT OF THE RESIDENTS OF THIS DEVELOPMENT AND ARE FOR RECREATIONAL AND/OR LANDSCAPING PURPOSES ONLY.
9. STORMWATER MANAGEMENT AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. PRIVATE LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF STABILIZATION OF SLOPE AREAS.
11. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
12. THE CITY OF SALEM UTILITY EASEMENT IS FOR ACCESS TO TAX #68.04-2-8.01. THE CITY SHALL NOT BUILD OR CLEAR OUT THIS EASEMENT.
13. NO MORE THAN TWO RESIDENCES MAY BE SERVED BY ONE DRIVEWAY.

APPROVED:

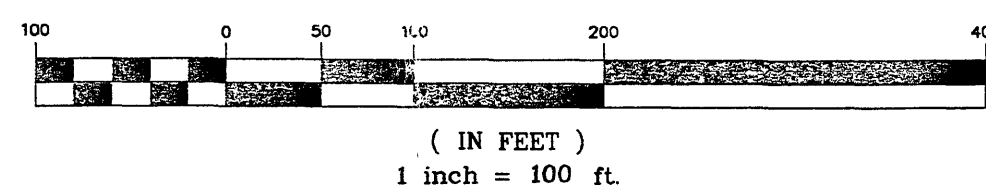
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE \_\_\_\_\_

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 2006, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

TESTEE: STEVEN A. MCGRAW, CLERK

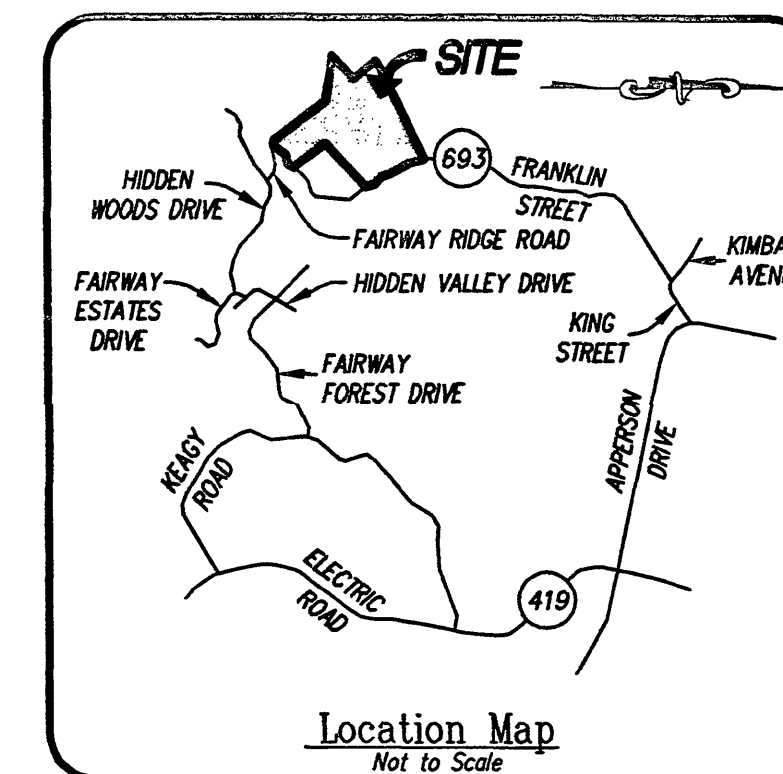
DEPUTY CLERK

GRAPHIC SCALE



BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	19808.96294	27747.39852
2	19745.84239	27714.12397
3	19668.53670	27592.39408
4	19653.43216	27547.11177
5	19573.24801	27386.49244
6	19399.50232	27256.29043
7	19369.81254	27217.81328
8	19364.81272	27217.77154
9	19363.57779	27114.14515
10	19361.10342	27009.87544
11	19341.16276	27011.41496
12	19329.01686	26829.29306
13	19274.61676	26716.20375
14	19274.61676	26716.20375
15	19365.23213	26552.06204
16	19441.72084	26526.42971
17	19450.46006	26631.01107
18	19458.89929	26643.15449
19	19652.47447	26810.09841
20	19679.47986	26574.33133
21	19757.08635	26490.43541
22	19825.16229	26455.91120
23	19897.91606	26345.79780
24	20011.98079	26300.04709
25	20338.71127	27059.88193
26	20548.42083	27100.77107
27	20676.78821	27100.77107
28	20676.20584	26895.00668
29	20736.77879	26896.62246
30	20733.63214	26856.74642
31	20829.97843	26842.62945
32	20853.14217	26807.76919
33	20840.48880	26718.95292
34	20880.29873	26715.05808
35	20886.98385	26768.30039
36	20890.62335	26767.15347
37	21065.72255	26757.15553
38	21143.08082	26791.71859
39	21222.65515	27136.39285
40	2138.62201	27328.21423
41	21020.15864	27500.62572
42	20826.10979	27579.01374
43	20645.37660	27614.14472
44	20382.63409	27614.14472
45	20192.00656	27451.96117
1	19808.96294	27747.39852

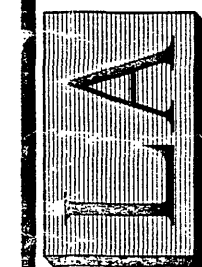
Total Area = 30.510 Acres

**INSTRUMENT #**

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

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

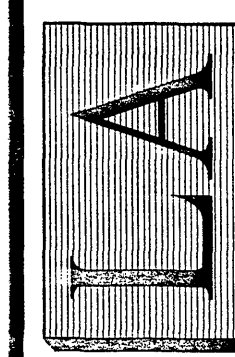
LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: December 17, 2006  
COMMISSION NO.: 2005-006  
SCALE: NONE  
SHEET 1 OF 4

Plot Showing  
the Subdivision of  
Tract "A" (\_\_\_\_ Acres)  
creating hereon  
Section 1,  
The Ridge at  
Fairway Forest  
(30.510 Acres) and  
Acres remaining Property of  
BOONE HOMES, INC. OF ROANOKE  
(Instrument # \_\_\_\_\_)  
Situated along Franklin Street  
Virginia Secondary Route #639  
Windsor Hills Magisterial District  
Roanoke County, Virginia

P.B. \_\_\_\_\_, PG. \_\_\_\_\_



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

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PHONE: (540) 774-4411  
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RECORD  
PLAT

SECTION No. 1  
"THE RIDGE AT FAIRWAY FOREST"  
PREPARED FOR  
BOONE HOMES, INC. OF ROANOKE  
WINDSOR HILLS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			

DATE: December 17, 2006  
SCALE: NONE  
COMMISSION NO.: 2005-006  
SHEET 3 OF 20