

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 13 TO H TO D TO C TO J TO 14 TO 15 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 COUNTY, VIRGINIA, IN INSTRUMENT NUMBERS 200406674 & 200406675.

THAT R. FRALIN DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED LABELED AS 1.919 ACRES, STORMWATER MANAGEMENT AREA, AS SHOWN ON "HANGING ROCK TERRACE, SECTION 1" PLAT BOOK 28, PAGE 128, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER IN INSTRUMENT NUMBERS 200406674 & 200406675, ALL OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

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 WESTERN 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 & PUBLIC UTILITY EASEMENTS.

THE 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:

*First National Bank Successor to 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 22nd DAY OF August, 2006.

Jessica L. Nash MY COMMISSION EXPIRES 8-31-08
NOTARY PUBLIC

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

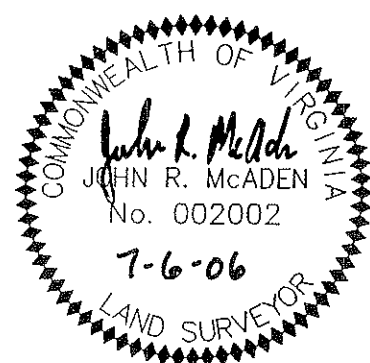
I, Carmen Overstreet, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Duane E. Mink, Trustee WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23rd DAY OF August, 2006.

Carmen Overstreet MY COMMISSION EXPIRES 7/31/09
NOTARY PUBLIC

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



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*
AGENT, ROANOKE COUNTY PLANNING COMMISSION

8/24/06
DATE

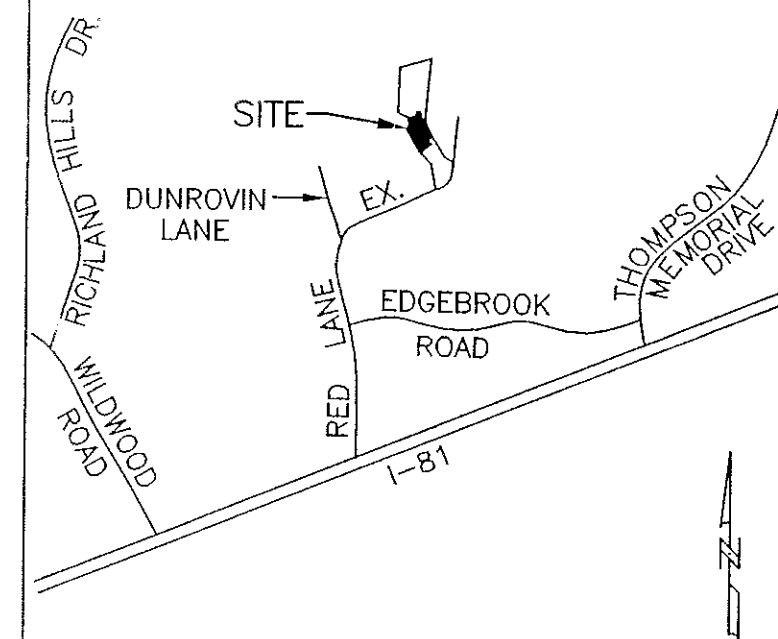
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT HERETO ANNEXED IN ADMITTED TO RECORD AT 16:06 O'CLOCK P.M. ON THIS 25 DAY OF Aug, 2006, IN PLAT BOOK 30, PAGE 120.

TESTE: *Steven A. McGraw*
CLERK

John R. McAden
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: R. FRALIN DEVELOPMENT CORPORATION
INSTRUMENT #200406674
INSTRUMENT #200406675
PLAT BOOK 28, PAGE 128
T.M. #35.00-1-27
T.M. #35.04-7-15
- 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.
- 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 HANGING ROCK TERRACE HOMEOWNERS ASSOCIATION 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) AND AS REVISED HEREON.
- ACREAGE AS SHOWN FOR LOTS 15, 16, & 17 INCLUDES THE AREA WITHIN THE TEMPORARY CUL-DE-SAC.
- UNDERGROUND UTILITY SERVICE LINES.

VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°03'15"W	25.11
L2	S27°03'15"E	25.11

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	22.72'	25.00'	12.21	N12°10'51"W	21.95'	52°04'18"
C2	271.30'	55.00'	44.04	S52°32'28"W	68.76'	282°37'39"
C3	104.37'	55.00'	76.72	N40°30'26"W	89.40'	108°43'28"
C4	51.97'	55.00'	28.11	S58°03'40"W	50.06'	54°08'19"
C5	114.97'	55.00'	94.81	S28°53'25"E	95.15'	119°45'53"
C6	22.06'	25.00'	11.81	S63°29'41"E	21.35'	50°33'22"
C7	18.74'	25.00'	9.84	S67°17'49"E	18.31'	42°57'06"
C8	3.32'	25.00'	1.66	S42°01'08"E	3.32'	7°36'16"
C9	190.09'	475.00'	96.33	N26°45'08"W	188.82'	22°55'43"
C10	105.84'	475.00'	53.14	N31°50'01"W	105.62'	12°45'58"
C11	84.25'	475.00'	42.24	N20°22'09"W	84.14'	10°09'45"
C12	188.12'	525.00'	95.08	N25°33'12"W	187.12'	20°31'51"
C13	57.84'	225.00'	29.08	N28°27'16"W	57.68'	14°43'42"
C14	24.86'	55.00'	12.65	S77°11'17"E	24.65'	25°54'07"
C15	52.18'	55.00'	28.24	S62°41'00"W	50.24'	54°21'18"
C16	92.54'	475.00'	46.42	N32°38'08"W	92.39'	11°09'45"
C17	75.96'	475.00'	38.06	N33°38'09"W	75.87'	9°09'43"
C18	16.58'	475.00'	8.29	N28°03'16"W	16.58'	2°00'02"
C19	148.89'	725.00'	74.71	N21°10'16"W	148.62'	11°45'59"
C20	78.32'	275.00'	39.43	N23°26'48"W	78.05'	16°19'02"
C21	67.74'	275.00'	34.04	N22°20'40"W	67.57'	14°06'46"
C22	10.58'	275.00'	5.29	N30°30'11"W	10.58'	2°12'15"
C23	38.83'	528.00'	19.42	N33°42'43"W	38.82'	4°12'49"
C24	57.84'	225.00'	29.08	N28°27'16"W	57.68'	14°43'42"
C25	20.72'	25.00'	11.00	N05°39'13"W	20.14'	47°29'39"
C26	271.04'	55.00'	44.26	S56°55'06"W	68.96'	282°21'01"
C27	103.90'	55.00'	76.02	N36°01'22"W	89.12'	108°13'57"
C28	52.18'	55.00'	28.24	S62°41'00"W	50.24'	54°21'18"
C29	114.96'	55.00'	94.81	S24°22'32"E	95.15'	119°45'46"
C30	24.74'	25.00'	13.49	S55°54'23"E	23.74'	56°42'05"
C31	65.24'	275.00'	32.77	S29°01'20"E	65.09'	13°35'34"
C32	35.15'	478.00'	17.58	S33°42'43"E	35.14'	4°12'49"
C33	64.08'	225.00'	32.26	S23°26'48"E	63.86'	16°19'02"
C34	15.90'	225.00'	7.95	S29°34'49"E	15.90'	4°02'58"
C35	48.17'	225.00'	24.18	S21°25'18"E	48.08'	12°16'04"
C36	159.15'	775.00'	79.86	S21°10'16"E	158.87'	11°45'59"
C37	46.16'	775.00'	23.09	S16°59'40"E	46.15'	3°24'46"
C38	54.23'	775.00'	27.13	S20°42'19"E	54.22'	4°00'34"
C39	54.29'	775.00'	27.16	S24°43'01"E	54.28'	4°00'50"
C40	4.47'	775.00'	2.23	S26°53'21"E	4.47'	0°19'49"
C41	102.28'	525.00'	51.30	S32°38'08"E	102.12'	11°09'45"
C42	25.09'	525.00'	12.55	S28°25'23"E	25.08'	2°44'16"
C43	53.97'	525.00'	27.01	S32°44'13"E	53.95'	5°53'25"
C44	23.22'	525.00'	11.61	S36°56'58"E	23.22'	2°32'04"
C45	22.19'	55.00'	11.25	S49°08'29"E	22.04'	23°06'46"

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	9541.8216	9159.9696
7	9609.8445	9396.4949
8	9615.8016	9394.8666
9	9660.5629	9377.3052
10	9673.8721	9357.6428
11	9711.5149	9415.4269
12	9691.4778	9417.4105
13	9628.9852	9443.0972
H	9434.5547	9496.2435
D	9467.5141	9498.9679
C	9244.4600	9558.5715
J	9138.2528	9601.9669
14	9028.4783	9605.6238
15	9021.4132	9622.5108
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
- 4.359 ACRES,	LOTS 15 THRU 26
- 0.894 ACRES,	R/W DEDICATION FOR SECTION 2
- 0.052 ACRES,	COMBINED WITH STORMWATER MANAGEMENT
	AREA SHOWN ON SECTION 1
16.277 ACRES,	REMAINING AREA/FUTURE DEVELOPMENT

THE PLAT SUPERSEDES AND RENDERS NULL & VOID PLAT BOOK 29, PAGE 156. CHANGES TO RIGHT-OF-WAY LINE & EFFECTED EASEMENTS.

PLAT OF REVISED SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF THE PROPERTY OWNED BY R. FRALIN DEVELOPMENT CORPORATION TO BE KNOWN AS
HANGING ROCK TERRACE
SECTION 2
BEING A PORTION OF TAX MAP #35.00-1-27 CREATING HEREON LOTS 15 THRU 26 & REVISED STORMWATER MANAGEMENT AREA

SITUATED ON CONNORS RUN
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED JULY 6, 2006
JOB #R0200117.00
SCALE: 1"= 40'
SHEET 1 OF 3

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



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
ENGINEERS ARCHITECTS SURVEYORS