

04136rc-sheet1.plt

OPEN GREEN SPACE SUMMARY:	
SEC. 1 OGS/ARA =	11.047 ACRES
SEC. 1 OGS/ARA =	0 ACRES
TOTAL OGS/ARA PROJECTED =	36 ACRES
TOTAL OGS/ARA PROJECTED =	8 ACRES
TOTAL OGS PROJECTED =	93 ACRES
% OGS IN SEC. 1 =	11.8%
SECTION 1 UNIT TOTALS:	
LAND USE	UNITS
RD - SINGLE FAMILY WITHOUT ARCHITECTURAL GUIDELINES	21
VC - VILLAGE CLUSTER WITH ARCHITECTURAL GUIDELINES	34
TOTALS	55

TAX #97.01-02-17 AREA SUMMARY	
TOTAL	= 91.066 AC.
PORTION OF TAX #97.01-02-17 IN SECTION #1	= 9.135 AC.
REMAINING AREA	= 81.931 AC.
TAX #97.03-02-05 AREA SUMMARY	
TOTAL	= 13.264 AC.
PORTION OF TAX #97.03-02-05 IN SECTION #1	= 2.571 AC.
REMAINING AREA	= 10.693 AC.
TAX #97.03-02-02 AREA SUMMARY	
TOTAL	= 31.200 AC.
PORTION OF TAX #97.03-02-02 IN SECTION #1	= 18.148 AC.
REMAINING AREA	= 13.052 AC.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT RADFORD & COMPANY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 58 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO RADFORD & COMPANY BY DEED DATED APRIL 8, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200405888 & BY DEED DATED MARCH 30, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200405304, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO DUANE E. MINK AND CARL E. TANGLEY, JR. TRUSTEES (EITHER OF WHOM MAY ACT) SECURING THE SALEM BANK & TRUST, DATED AUG. 30, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200418220, AND THAT RADFORD & COMPANY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE DEDICATED TO THE COUNTY OF ROANOKE FOR PUBLIC STREET PURPOSES, BOUNDED BY CORNERS 1 TO 83 THROUGH 85 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LANDS CONVEYED TO RADFORD & COMPANY BY DEED DATED JUNE 1, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200411081 & 200411082.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE 0.208 ACRES FOR PUBLIC STREET PURPOSES. ALL PUBLIC UTILITY EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE FOR PUBLIC USE TO THE WESTERN VIRGINIA WATER AUTHORITY ALL SANITARY SEWER AND WATERLINE EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 9th DAY OF November, 2005.

RADFORD & COMPANY

By David F. Radford, President
By Duane E. Mink, Sole Acting Trustee

STATE OF VIRGINIA

County of Roanoke
I, John A. Smiley, a Notary Public in and for the aforesaid County, and State do hereby certify that David F. Radford, President of RADFORD & COMPANY, OWNER, whose name is signed to the foregoing writing dated Nov. 9, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON Nov. 9, 2005.

MY COMMISSION EXPIRES ON March 31, 2007

By John A. Smiley
Notary Public

STATE OF VIRGINIA

County of Roanoke
I, Caroline O'Connell, a Notary Public in and for the aforesaid County, and State do hereby certify that Duane E. Mink, Sole Acting Trustee, whose name is signed to the foregoing writing dated November 9, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON November 11, 2005.

MY COMMISSION EXPIRES ON July 31, 2009

By Caroline O'Connell
Notary Public

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN NOT VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 50020 0064 & MAP NUMBER 500000000, DATED OCTOBER 18, 1993, ZONE "X".
4. LEGAL REFERENCE: INSTRUMENT # 200405304, 200405888.
5. 400 LOT MAXIMUM FOR MASON'S CREST PLANNED RESIDENTIAL DEVELOPMENT, SECTION #1 OF MASON'S CREST HAS 50 LOTS.
6. SEE SHEET 5 OF 5 FOR SECTION #1, MASON'S CREST BOUNDARY TABLE AND CURVE TABLE.

8. THE ROAD SERVING MASON'S CREST IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CHANGE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

9. ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF SAID ROADS. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF STREET SIGNS. BUSINESS/EDUCATION ACROSS PRIVATE ROADS SHALL BE GRANTED TO THE COUNTY OF ROANOKE FOR ACCESS TO STORMWATER MANAGEMENT AREAS.

10. 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 THE SUBDIVISION.

SHEET 4

SHEET 3

SHEET 2

APPROVAL:

Nancy Smith
AGENT, ROANOKE COUNTY PLANNING COMMISSION

11/5/05
DATE

CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, HERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 12 DAY OF Nov., 2005, AT 11:11 O'CLOCK P.M.

TESTED: Steven A. Hargis, Clerk
DEPUTY CLERK

PLAT SHOWING
SECTION No. 1

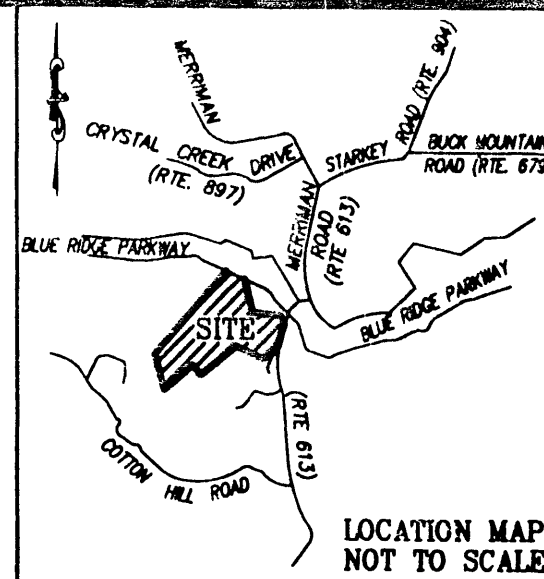
"MASON'S CREST"

BEING A SUBDIVISION OF
ORIGINAL TAX #97.01-02-17 (91.066 AC.)(P.B. 27, PG. 131),
TAX #97.03-02-02 (31.200 AC.)(P.B. 27, PG. 130) &
TAX #97.03-02-05 (15.854 AC.)(P.B. 27, PG. 131)

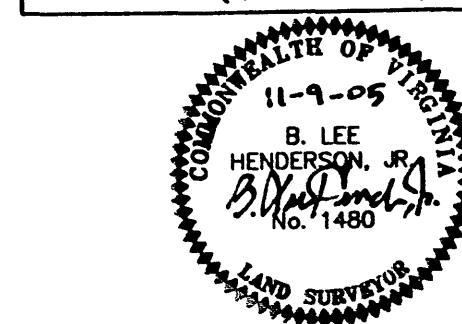
PROPERTY OF

RADFORD & COMPANY
INSTRUMENT #200405394 & #200405868

AND
DEDICATING 0.208 AC. FOR ROAD WIDENING PURPOSES
ALONG MERRIMAN ROAD - RTE. #613
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



SECTION #1 BOUNDARY COORDINATES VIRGINIA STATE PLAN - GRID NORTH (SOUTH ZONE) MAG 83		
CORNER	NORTHING	EASTING
1	3596914.44267	11045521.02685
2	3596879.56332	11045434.65718
3	3596837.44945	11045423.42483
4	3596641.31489	11045408.93158
5	3596701.66303	11045344.39538
6	3596503.43227	11045164.63693
7	3596296.20987	11044677.28902
8	3596640.68551	11044495.28100
9	3596856.61932	11044507.87720
10	3596858.13753	11044481.25303
11	3596769.88670	11044407.05464
12	3596848.39727	11044313.67494
13	3596723.85284	11044042.86081
14	3596723.09070	11044028.26992
15	3596625.43415	11044061.59847
16	3596581.01831	11043983.28520
17	3596344.03282	11043811.99033
18	3596257.85704	11043589.56521
19	3596328.98591	11043285.13237
20	3596384.94704	11043131.11568
21	3596876.74997	11043118.00353
22	3596708.48862	11043264.54877
23	3596648.83650	11043387.87729
24	3596572.68232	11043538.51408
25	3596838.51338	11043867.74235
26	3596800.08490	11043783.80523
27	3596884.27017	11043883.62318
28	3596887.66435	11043993.10303
29	3596768.37418	11044018.58353
30	3596768.84384	11044041.94084
31	3596841.42134	11044238.88118
32	3596838.88211	11044183.45434
33	3597032.57418	11044238.83688
34	3597080.65895	11044285.03790
35	3597180.97768	11044385.50213
36	3597248.81148	11044282.95875
37	3597240.78283	11044240.61958
38	3597210.01153	11044215.47878
39	3597240.88781	11044181.38283
40	3597258.98870	11044197.48041
41	3597308.37794	11044184.87785
42	3597358.58828	11044204.74805
43	3597375.62870	11044140.41825
44	3597447.74888	11044154.93822
45	3597488.90458	11044148.50407
46	3597580.12015	11044127.91883
47	3597627.55277	11044119.74822
48	3597637.94385	11044235.31658
49	3597688.63483	11044288.92988
50	3597628.47284	11044323.98373
51	3597758.65457	11044438.72058
52	3597630.58175	11044478.74882
53	3597431.58544	11044458.64432
54	3597425.23452	11044548.34428
55	3597275.98841	11044588.38831
56	3597238.86342	11045088.04631



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



DATE: OCTOBER 27, 2005
COM. NO.: 04-136
SCALE: 1" = 200'
SHEET 1 OF 5