

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TOWNSIDE CONSTRUCTION CO., INC. IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 17 TO 1, INCLUSIVE CONTAINING 31.499 ACRES BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY JAMES E. LYLE, JR. AND EVELYN JOYCE D. LYLE AND CHEROKEE HILLS ASSOCIATES, A VIRGINIA PARTNERSHIP AND LOT 11, BLOCK 5, SECTION 2, CHEROKEE HILLS, BY DEED DATED SEPTEMBER 3, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA AS INSTRUMENT NO. 200417737 BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST TO ELLIS L. GUTSHALL AND J. RANDY WOODSON, TRUSTEES SECURING A NOTE TO VALLEY BANK, BENEFICIARY RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 200417738.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE PROPERTY SHOWN HEREON OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO THE COUNTY OF ROANOKE THE ROADS, DRAINAGE EASEMENTS, ACCESS TO STORMWATER MANAGEMENT AREA EASEMENT AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS 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 SLOPES, 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.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNER, TRUSTEE AND BENEFICIARY:

JERRY GRUBB, SR., PRESIDENT DATE 7/21/05  
TOWNSIDE CONSTRUCTION CO., INC.  
INST. NO. 200417737

J. RANDY WOODSON, DATE 7.13.05  
TRUSTEE FOR VALLEY BANK  
INST. NO. 200417738

J. RANDY WOODSON DATE 7.13.05  
AGENT FOR VALLEY BANK  
INST. NO. 200417738

STATE OF VIRGINIA  
COUNTY OF Roanoke TO WIT:

I, FORREST R. BLEY, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JERRY GRUBB, SR., PRESIDENT OF TOWNSIDE CONSTRUCTION CO., INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 21st DAY OF JULY, 2005.

MY COMMISSION EXPIRES: 11/30/2006  
NOTARY PUBLIC

STATE OF VIRGINIA  
City OF Roanoke TO WIT:

I, Susan Larkin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. RANDY WOODSON, TRUSTEE FOR VALLEY BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15th DAY OF July, 2005.

MY COMMISSION EXPIRES: 2/29/08  
NOTARY PUBLIC

STATE OF VIRGINIA  
City OF Roanoke TO WIT:

I, Susan Larkin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. RANDY WOODSON, AGENT FOR VALLEY BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15th DAY OF July, 2005.

MY COMMISSION EXPIRES: 2/29/08  
NOTARY PUBLIC

NOTE: ARROWHEAD TRAIL WAS FORMERLY PLATTED AS ARROWHEAD DRIVE AS SHOWN ON MAP OF SECTION 2, CHEROKEE HILLS, RECORDED IN P.B. 9, PG. 131.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:59 O'CLOCK A.M. ON THIS 25 DAY OF July, 2005.

TESTE: STEVEN A. McGRAW  
CLERK  
BY: Deputy Clerk

APPROVED: Denise Jordan 7/22/05  
ROANOKE COUNTY SUBDIVISION AGENT DATE

## PROPERTY OWNERS ADJOINING SECTION 4, CHEROKEE HILLS

Tax Map Parcel No.	Owners Name	Description Parcel No.	Recordation Information
CHEROKEE HILLS			
054.04-04-86	Shelor, Jeremie J. & Tabitha B.	Lot 19, Blk 1, Sec 1	Inst. No. 200419497
054.04-04-85	Roberts, Thomas L. & Kathleen M.	Lot 20, Blk 1, Sec 1	Inst. No. 200422161
054.04-04-84	Burke, Lester R. Jr., & Jeanette L.	Lot 21, Blk 1, Sec 1	Inst. No. 200318312
054.04-04-83	Abbott, Gerald W. & Cynthia A.	Lot 22, Blk 1, Sec 1	D.B. 1657, PG. 820
054.04-04-82	Willet, Connie D.	Lot 23, Blk 1, Sec 1	D.B. 1113, PG. 642
054.04-04-81	Fulton, B. Edward Jr. & McHatton, Sarah C.	Lot 24, Blk 1, Sec 1	Inst. No. 200201543
054.04-04-80	Lowe, Herman & Norce	Lot 25, Blk 1, Sec 1	D.B. 1079, PG. 81
054.04-04-79	Allison, George M. & Allison, Janna Boyd	Lot 26, Blk 1, Sec 1	D.B. 1693, PG. 214
054.04-04-78	Copen, Monte A. & Virginia A.	Lot 27, Blk 1, Sec 1	D.B. 1684, PG. 1480
054.04-04-77	Quesenberry, Roy G. & Dorothy M.	Lot 28, Blk 1, Sec 1	D.B. 1157, PG. 349
054.04-04-76	Phlegar, Richard G. & Kelly A.	Lot 29, Blk 1, Sec 1	D.B. 1418, PG. 44
054.04-04-75	Williams, Ronald L. & Donna D.	Lot 1, Blk 4, Sec 1	D.B. 1315, PG. 780
054.04-04-54	Montgomery B. W. & Melissa S.	Lot 2, Blk 4, Sec 1	D.B. 1314, PG. 1996
054.04-04-53	Raskin, Marc L.	Lot 3, Blk 4, Sec 1	D.B. 1499, PG. 1342
054.04-04-52	Gart, Matthew N. & Lisa A. Yagle	Lot 4, Blk 4, Sec 1	D.B. 1332, PG. 1922
054.04-04-51	Thompson, Christy K. & Jean L.	Lot 5, Blk 4, Sec 1	D.B. 1674, PG. 890
054.04-04-50	Hawryliw, William & Teresa A.	Lot 6, Blk 4, Sec 1	D.B. 1212, PG. 35
054.04-04-49	Vonderhaar, James C. & Beverly Marlen	Lot 7, Blk 4, Sec 1	D.B. 1192, PG. 897
054.04-04-48	Saunders, Carlton R. & Valentine A.	Lot 8, Blk 4, Sec 1	D.B. 1468, PG. 1384
054.04-04-47	Tolbert, William C. & Patricia H.	Lot 1, Blk 5, Sec 1	D.B. 1384, PG. 348
054.04-04-46	Wynn, Adrian A. & Julie A.	Lot 2, Blk 5, Sec 1	D.B. 1579, PG. 846
054.04-04-45	Salem, Albert	Lot 3, Blk 5, Sec 1	D.B. 1554, PG. 1135
054.04-04-44	Anderson, David E. & Carolyn M.	Lot 4, Blk 5, Sec 1	D.B. 1554, PG. 42
054.04-05-02	Holzmann, Jeanne M.	Lot 7, Blk 5, Sec 2	Inst. No. 200323001
054.04-05-03	Cundiff, William L. & Becky C.	Lot 8, Blk 5, Sec 2	D.B. 1331, PG. 1467
054.04-05-04	Fink, Dennis E. & Annie S.	Lot 9, Blk 5, Sec 2	Inst. No. 200327089
054.04-05-05	Kaus, Larry R. & Pamela C.	Lot 10, Blk 5, Sec 2	D.B. 1165, PG. 63
054.04-05-06	Townside Construction Co., Inc.	Lot 11, Blk 5, Sec 2	Inst. No. 200417737
054.04-05-07	Cook Kyle D. & Ann M.	Lot 1, Blk 13, Sec 2	D.B. 1627, PG. 1660
054.04-05-08	Cain, Tabitha Z. & Andrew M.	Lot 2, Blk 13, Sec 2	Inst. No. 200404051
054.04-05-09	Pennington, Kerry M. & Dawna A.	Lot 3, Blk 13, Sec 2	D.B. 1665, PG. 1688
054.04-05-10	Bagley, Alan W. & Susan W.	Lot 4, Blk 13, Sec 2	D.B. 1559, PG. 1702
054.04-05-11	Teague Michael N. & Patricia M.	Lot 5, Blk 13, Sec 2	D.B. 1216, PG. 1472
054.04-05-12	Edwards, Beata C.	Lot 6, Blk 13, Sec 2	Inst. No. 200400429
054.04-05-13	Hodgson, George J. & Helen E.	Lot 7, Blk 13, Sec 2	D.B. 1330, PG. 1531
054.04-05-14	Brandt, Thomas R. & Cynthia W.	Lot 8, Blk 13, Sec 2	D.B. 1223, PG. 536
054.04-05-15	Bryant, Cortland R. & Peggy Joyce	Lot 9, Blk 13, Sec 2	D.B. 1193, PG. 536
054.04-05-01.8	Arnold, George S. & Susan M.	Lot 1, Sec 3	D.B.. 1290, PG. 1802
054.04-05-01.7	Patel, Kanu D. & Sharda	Lot 2, Sec 3	D.B. 1312, PG. 131
054.04-05-01.6	Chester, Thomas F. & Martha J.	Lot 3, Sec 2	D.B. 1530, PG. 1767
054.04-05-01.5	Nicewonder, Steven G. & Suzanne H.	Lot 4, Sec 3	D.B. 1280, PG. 1551
054.04-05-01.4	Dunkenberger, George & Elizabeth	Lot 5, Sec 3	D.B. 1292, PG. 215

### GENERAL NOTES:

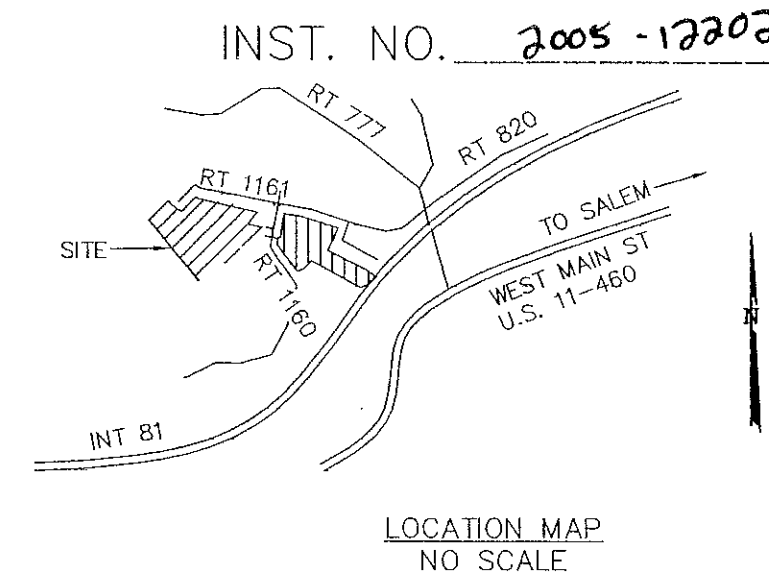
- THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED FOR SOUTHERN TITLE SETTLEMENT COMPANY CASE NO. RE2004076020RKE AND IS SUBJECT THERETO.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0038 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED.
- THE SAID OWNER DOES AS A PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, DEISEES, SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME AS ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT NY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

### ROANOKE COUNTY NOTES:

- 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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.

TAX # 54.04-05-01  
DRAWN: Z/LRD/18  
CALC: LRD  
N.B. JR-246

SCALE: 1" = 120'  
DATE: FEB. 15, 2005  
W.O. 04-0071  
REV: JULY 6, 2005



## SECTION 4 CHEROKEE HILLS COORDINATES

CORNER	NORTHING	EASTING
7	13638.56	17865.89
8	13242.85	18674.24
9	13095.84	18892.38
10	12958.15	18757.04
11	12870.50	18575.90
12	13398.53	17534.49
13	13245.25	17395.65
14	13174.25	17248.84
15	13738.87	16808.61
16	13887.18	16831.06
17	13881.20	16870.61
18	14009.21	16889.99
19	13968.60	17067.41
20	13785.00	17348.70
21	13769.45	17929.87
7	13638.56	17865.89

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

### STORMWATER MANAGEMENT LOT (LOT 49):

LOT 49 IS A UTILITY LOT TO BE RESERVED AS A STORMWATER DETENTION FACILITY. THIS LOT IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. ACCESS FROM THE PUBLIC RIGHT OF WAY ACROSS THE ENTIRE LOT IS DEDICATED TO THE COUNTY OF ROANOKE.

## SECTION 4 CHEROKEE HILLS

PROPERTY OF  
TOWNSIDE CONSTRUCTION COMPANY

CONTAINING 20.398 ACRES  
BEING A PORTION OF PROPERTY SHOWN IN P.B. 28, PG. 37  
64.205 ACRES REMAINING PROPERTY OF  
TOWNSIDE CONSTRUCTION COMPANY  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA



TPP&S  
ENGINEERS  
SURVEYORS  
PLANNERS  
540-387-1153

T. P. PARKER & SON  
816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153



THIS SUBDIVISION IS BASED ON A CURRENT FIELD SURVEY. TOWNSIDE CONSTRUCTION CO., INC. IS THE OWNER OF RECORD, SEE INST. NO. 200417737. SECTION 4, CHEROKEE HILLS IS BOUNDED BY CORNERS 7 THRU 21 TO 7 INCLUSIVE.