

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ABRE HOLDINGS INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 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 NUMBER #170000130.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC 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 SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 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:

ABRE HOLDINGS INC.

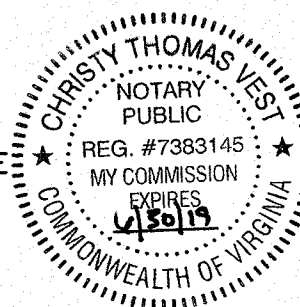
By: [Signature]

ITS: [Signature]

J. Alexander Boone
PRINT NAME

STATE OF Virginia
City of Roanoke

I, Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. Alexander Boone, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22 DAY OF March, 2017.



Christy Thomas Vest REG. # 7383145
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/30/19

APPROVED:

[Signature]
CITY ENGINEER, CITY OF ROANOKE

3/09/2017
DATE

[Signature]
SUBDIVISION AGENT

3/9/17
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 11:04 O'CLOCK A.M. ON THIS 10th DAY OF MARCH, 2017, IN INSTRUMENT # 170003570.

TESTE: BRENDA S. HAMILTON
CLERK

[Signature]
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: ABRE HOLDINGS INC.
2. LEGAL REFERENCE: INSTRUMENT #170000130
3. ORIGINAL TAX MAP #1290108
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. EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE SHOWN AS EXISTING.
7. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
8. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT AREAS SHOWN HEREON AND APPURTENANT STORM STRUCTURES WITHIN SAID EASEMENTS.
9. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE RIGHT OF WAY SHOWN HEREON.

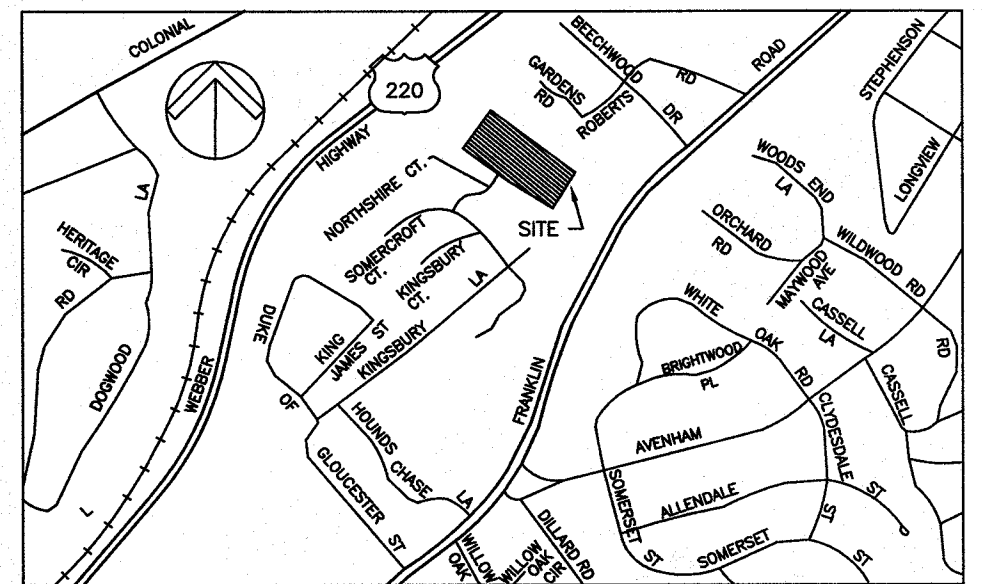
THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

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 #51161C0252G (REVISED DATE: SEPTEMBER 28, 2007)

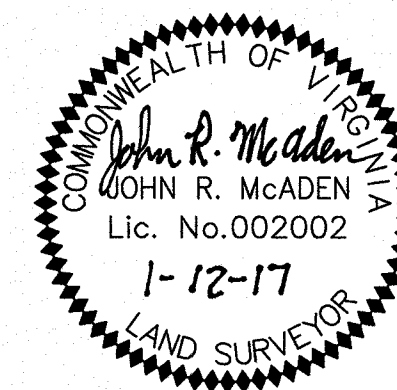
GRANTORS OF ANY LOTS IN THIS SUBDIVISION SHALL INCLUDE THE FOLLOWING STATEMENT IN EACH DEED OF CONVEYANCE: "THE STREET IN THIS SUBDIVISION IS INTENDED TO BE UNDER PRIVATE OWNERSHIP AND WILL NOT BE MAINTAINED BY THE CITY OF ROANOKE." BY RECORDATION OF THIS PLAT THE SUBDIVIDER GRANTS TO THE CITY OF ROANOKE RIGHTS OF ACCESS, IN PERPETUITY, OVER THE PRIVATE STREETS SHOWN ON THIS PLAT TO ACCOMPLISH ANY PUBLIC SERVICE FOR WHICH THE CITY IS RESPONSIBLE.

THE ROAD SERVING THESE LOTS 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 HIGHWAYS AND TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF HIGHWAY AND TRANSPORTATION.

VICINITY MAP NTS



COORDINATE LIST - VA STATE PLANE NAD83 SOUTH ZONE		
Point	Northing	Easting
1	3616034.644	11055997.213
2	3616064.708	11056017.912
3	3616134.219	11056089.802
4	3616166.890	11056184.314
5	3616130.140	11056255.373
6	3616081.412	11056331.041
7	3616062.704	11056419.075
8	3616083.129	11056511.454
9	3615918.207	11056688.595
10	3615908.160	11056698.995
11	3615833.437	11056636.162
12	3615751.596	11056697.922
13	3615667.701	11056643.427
14	3615515.965	11056589.391
15	3616011.727	11056148.842
16	3615972.277	11056181.620
17	3615876.409	11056205.132
18	3615778.907	11056337.595
19	3615992.967	11056608.296
20	3616008.804	11056345.845
21	3616072.058	11056375.058
D1	3615983.299	11056055.826
0	3615935.150	11056166.423
D5	3615925.937	11056149.358
D4	3615928.411	11056118.493
P	3615914.580	11056194.792
J	3615878.728	11056285.771



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

John R. McAden
JOHN R. MCADEN

002002

DRN: SCB
CHK: JRM

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
ABRE HOLDINGS INC.
RECORDED IN INSTRUMENT #170000130
TO BE KNOWN AS
COACH HOMES OF SOUTHWOOD
SECTION 6
CREATING HEREON LOTS 1 THROUGH 5
SITUATED ON NORTHSHIRE COURT
CITY OF ROANOKE, VIRGINIA
DATED JANUARY 12, 2017
JOB #R1300143.00
SCALE: 1"=40'
SHEET 1 OF 2



TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

SU17-0002