

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PR HOMES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR BY MERGER OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 29, 28, 27, 26, 25, 24, 23 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND ACQUIRED BY MERGER OF A&J HOLDINGS, INC.; DALTON PLACE, LLC; INTEGRA INVESTMENTS, LLC; PHEASANT RIDGE RE HOLDINGS, LLC; GRIFFIN ROAD, LLC AND ROY ROAD, LLC EFFECTIVE AS OF DECEMBER 31, 2008 AS CERTIFIED BY THE COMMONWEALTH OF VIRGINIA, STATE CORPORATION COMMISSION AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE FEBRUARY 11, 2009 IN INSTRUMENT #090001564.

THAT PRMC, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 24 THROUGH 29 TO 16 THROUGH 22 TO 24, INCLUSIVE, WHICH COMPRISES ALL THE LAND ACQUIRED BY DEED DATED DECEMBER 1, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE DECEMBER 4, 2015 IN INSTRUMENT #150011786.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND RE-SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS 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 SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM THE PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCEL OF LAND BELONGING TO THE OWNER.

THE WESTERN VIRGINIA WATER AUTHORITY JOINS IN THE SIGNING OF THIS PLAT FOR THE SOLE PURPOSE OF VACATING THAT PORTION OF THE EXISTING SANITARY SEWER, AS RECORDED IN PLAT INSTRUMENT #150011059 AND AS SHOWN HEREON ON SHEET 3 OF 4 AND THE ACCEPTANCE OF THE NEW 20' PUBLIC SANITARY SEWER EASEMENT AS SHOWN ON SHEET 4 OF 4 ON THE PROPERTY OF PR HOMES LLC.

ROANOKE IL INVESTORS, LLC JOINS IN THE SIGNING OF THIS PLAT FOR THE SOLE PURPOSE OF GRANTING THAT PORTION OF THE NEW 20' PUBLIC SANITARY SEWER EASEMENT THAT CROSSES TAX PARCEL #5460165 AS SHOWN ON SHEET 4 OF 4 TO THE WESTERN VIRGINIA WATER AUTHORITY.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 12th DAY OF July, 2017.

OWNER: PR HOMES LLC

OWNER: PRMC, LLC

BY: Hunter D. Smith, ITS Vice Chairman Manager
PRINTED NAME

BY: Hunter D. Smith, ITS Vice Chairman Manager
PRINTED NAME

ROANOKE IL INVESTORS, LLC

BY: Hunter D. Smith, ITS Vice Chairman Manager
PRINTED NAME

WESTERN VIRGINIA WATER AUTHORITY

BY: Robert W. Benninger, ITS DIRECTOR OF ENGINEERING
ROBERT W. BENNINGER

STATE OF VIRGINIA

City of Roanoke

I, Tammy Blankenship, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Hunter D. Smith FOR PR HOMES LLC, OWNER, WHOSE NAME IS SIGNED HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 12, 2017.

MY COMMISSION EXPIRES ON 9/30/2018 REG. # 220853

Tammy Blankenship
NOTARY PUBLIC

Tammy S. Blankenship
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #220853
My Commission Expires Sept. 30, 2018

STATE OF VIRGINIA

City of Roanoke

I, Tammy Blankenship, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Hunter D. Smith FOR PRMC, LLC, OWNER, WHOSE NAME IS SIGNED HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 12, 2017.

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Tammy Blankenship
NOTARY PUBLIC

Tammy S. Blankenship
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #220853
My Commission Expires Sept. 30, 2018

STATE OF VIRGINIA

City of Roanoke

I, Rachel Taylor, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ROBERT W. BENNINGER, FOR THE WESTERN VIRGINIA WATER AUTHORITY, WHOSE NAME IS SIGNED HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 7-12-2017.

MY COMMISSION EXPIRES ON 9-30-17 REG. # 265472

Rachel Taylor
NOTARY PUBLIC

RACHEL S. TAYLOR
NOTARY PUBLIC
REG. #265472
MY COMMISSION EXPIRES 9/30/2017
COMMONWEALTH OF VIRGINIA

STATE OF VIRGINIA

City of Roanoke

I, Tammy Blankenship, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Hunter D. Smith FOR ROANOKE IL INVESTORS, LLC, WHOSE NAME IS SIGNED HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON July 12, 2017.

MY COMMISSION EXPIRES ON 9/30/2018 REG. # 220853

Tammy Blankenship
NOTARY PUBLIC

Tammy S. Blankenship
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BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	9316.99158	15699.47868
2	9378.88766	15650.11125
3	9442.50408	15599.54306
4	9571.33366	15761.72539
5	9773.47459	15999.11020
6	9778.51703	15994.41208
7	9802.89242	16005.53317
8	9793.17617	16280.40089
9	9798.45477	16319.43285
10	9901.51348	16648.11590
11	9877.31143	16727.25031
12	9705.27379	16864.48910
13	9580.23699	16708.65285
14	9619.70580	16677.23217
15	9476.70175	16538.70161
16	9311.87694	16204.15648
17	8987.31746	16062.44294
18	9038.21008	16036.05019
19	9113.92615	15973.01443
20	9155.82055	15919.11033
21	9206.88608	15883.48818
22	9236.42648	15874.08793
23	9319.74927	15707.38237
1	9316.99158	15699.47868
TOTAL AREA = 11.3763 AC. (495,553 S.F.)		

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
24	9318.61278	15796.16323
25	9539.73202	15994.03941
27	9646.68306	16225.72810
28	9513.21018	16349.31255
29	9373.75068	16329.74168

NEW DIVISION LINE BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
A	9739.56784	16145.56022
B	9566.03519	16216.94881
C	9549.95004	16211.44719
D	9512.11701	16246.49375

VACATED BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
26	9648.26091	16111.25326

--INDEX OF DRAWINGS--

SHEET No.

DESCRIPTION

- 1 LEGAL VERBIAGE, NOTARY, NOTES, BOUNDARY COORDINATES & LOCATION MAP
- 2 GRAPHICAL SURVEY, BOUNDARY TABLE, CURVE TABLE, LEGEND & NOTES
- 3 EXISTING EASEMENTS & EASEMENTS BEING VACATED
- 4 NEW EASEMENTS

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE FOUND OR SET AT ALL CORNERS AS NOTED HEREON.
3. 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.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE MAP NUMBER 51161C0252G, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
5. CURRENT OWNERS: TAX #5470302 - PR HOMES, LLC - INSTRUMENT #090001564;
TAX #5460124 - PRMC, LLC - INSTRUMENT #150011786
LEGAL REFERENCE: PLAT INSTRUMENT #150011059, M.B. 1, PG. 3050-3051 & P.B. 3, PG. 55.
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
7. ORIGINAL DEED LINES FROM CORNER 25 TO 26 & 27 TO 28, ARE HEREBY VACATED. LINES FROM CORNERS 25 TO A TO 27 TO B THROUGH D TO 28, ARE NEW DIVISION LINES.
8. A (8,743 S.F.) PORTION OF ORIGINAL LOT 2A-1A BOUNDED BY CORNERS 25 TO A TO 27 TO 26 TO 25, IS TO BE CONVEYED TO PRMC, LLC AND IS TO BE ADDED TO AND COMBINED WITH REMAINING ORIGINAL LOT 2A-1B TO CREATE LOT 2A-1B1 (4,2170 AC.). A (8,743 S.F.) PORTION OF ORIGINAL LOT 2A-1B BOUNDED BY CORNERS 27 TO B THROUGH D TO 28 TO 27 IS TO BE CONVEYED TO PR HOMES, LLC AND IS TO BE ADDED TO AND COMBINED WITH THE REMAINING ORIGINAL LOT 2A-1A TO CREATE HEREON LOT 2A-1A1 (7.1594 AC.).

STATE OF VIRGINIA

City of Roanoke

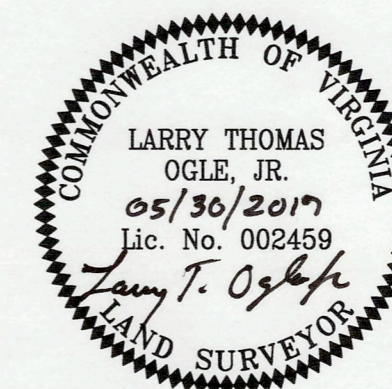
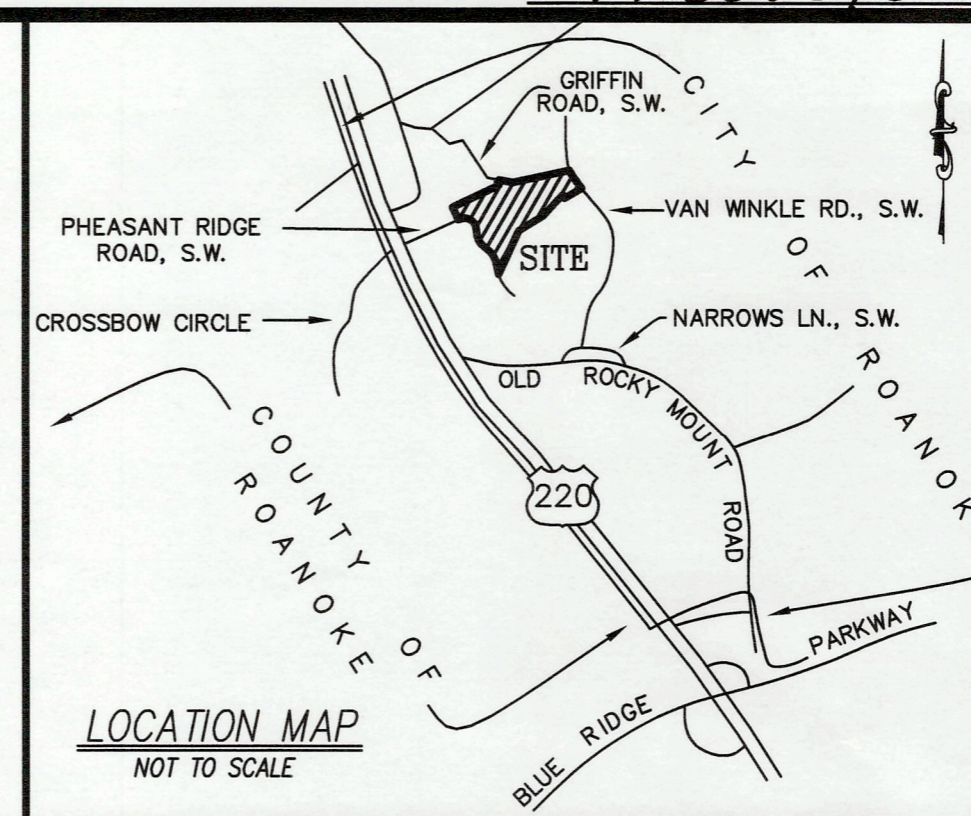
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MY COMMISSION EXPIRES ON 9/30/2018 REG. # 220853

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Tammy S. Blankenship
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #220853
My Commission Expires Sept. 30, 2018

INSTRUMENT # 170008548



APPROVED:

SUBDIVISION AGENT, CITY OF ROANOKE

DATE

CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON July 19, 2017, AT 9:48 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Brenda S. Hamilton
DEPUTY CLERK

PLAT SHOWING
THE COMBINATION & RE-SUBDIVISION OF

LOT 2A-1A

PLAT INSTRUMENT #150011059

PROPERTY OF

PR HOMES, LLC

CREATING HEREON

LOT 2A-1A1 (7.1594 AC.)

AND

LOT 2A-1B

PLAT INSTRUMENT #150011059

PROPERTY OF

PRMC, LLC

CREATING HEREON

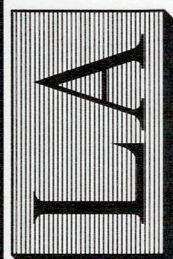
LOT 2A-1B1 (4.2170 AC.)

SITUATED ALONG PHEASANT RIDGE RD., SW,
GRIFFIN RD., SW & VAN WINKLE RD., SW
ROANOKE CITY, VIRGINIA

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: May 30, 2017
COMM. NO.: 2016-218
SCALE: NONE
SHEET 1 OF 4