

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WAREHOUSES, INC. & W.G. INDIAN TRAIL, L.L.C. ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 202 THROUGH 210, 245 THROUGH 239, 235 THROUGH 232, 230, TO 202, INCLUSIVE, AS WELL AS THE LAND COMPRISING THE EASEMENTS SHOWN HEREON, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEEDS OF RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE, VIRGINIA, AS INSTRUMENT #200508910 & #200508914 (W.G. INDIAN TRAIL, L.L.C.), AND BY DEED OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, AS INSTRUMENT #200512489 (WAREHOUSES, INC.), SAID DEEDS BEING THE LAST INSTRUMENTS IN THE CHAIN OF TITLE TO SAID PROPERTY.

THAT HIDDEN VALLEY VILLAS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 201, 202, 230, 227 THROUGH 229, TO 201, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN INSTRUMENT #2006012628, SAID DEED BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

THAT HIDDEN VALLEY VILLAS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 227, 230, 232, 221 THROUGH 227, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN INSTRUMENT #2006015401, SAID DEED BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

THE ABOVE DESCRIBED OWNERS (WAREHOUSES, INC. & W.G. INDIAN TRAIL, L.L.C.), BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE 0.701 ACRE OF LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY GRANT TO THE COUNTY OF ROANOKE, VIRGINIA, AN EASEMENT OVER THOSE CERTAIN AREAS SHOWN ON THIS PLAT AS SET APART TO BE USED FOR PUBLIC DRAINAGE.

THE ABOVE DESCRIBED OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE COUNTY OF ROANOKE, VIRGINIA, AN EASEMENT OVER THOSE CERTAIN AREAS SHOWN ON THIS PLAT AS SET APART TO BE USED FOR STORMWATER MANAGEMENT.

THE ABOVE DESCRIBED OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE COUNTY OF ROANOKE, VIRGINIA, AN EASEMENT OVER THOSE CERTAIN AREAS SHOWN ON THIS PLAT AS SET APART TO BE USED FOR STORMWATER MANAGEMENT ACCESS.

THE ABOVE DESCRIBED OWNERS, BY VIRTUE OF THE RECORDATION OF THIS RE-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 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 PLATING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS:

Alan B. Kahn 9/12/07
WAREHOUSES, INC. - AUTHORIZED AGENT
(INST. #200512489) DATE

W.G. Indian Trail, L.L.C. 9/12/07
W.G. INDIAN TRAIL, L.L.C. - AUTHORIZED AGENT
(INST. #200508910 & INST. #200508914) DATE

Mike Littleton 9/4/07
HIDDEN VALLEY VILLAS, LLC - AUTHORIZED AGENT
(INST. #2006012628 & INST. #2006015401) DATE

APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF THE COUNTY OF ROANOKE, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

John J. Murphy 10-11-07
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Ralph O. Clements, L.S. 08/30/07
RALPH O. CLEMENTS, L.S. #1864 DATE

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:34 O'CLOCK A.M. ON THIS 12 DAY OF Oct., 2007.

TESTE: STEVEN A. McGRATH
CLERK
BY: Michael Chase
DEPUTY CLERK

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: SC
CITY / COUNTY OF: Richland
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
Sept. 12, 2007 BY Alan B. Kahn
OF WAREHOUSES, INC.
A _____
CORPORATION ON BEHALF OF THE CORPORATION.
Michael R. Evans
NOTARY PUBLIC

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: SC
CITY / COUNTY OF: Richland
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
Sept. 12, 2007 BY Alan B. Kahn
OF W.G. Indian Trail, LLC
A _____
CORPORATION ON BEHALF OF THE CORPORATION.
Michael R. Evans
NOTARY PUBLIC

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: VIRGINIA
CITY / COUNTY OF: CHESTERFIELD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
SEPT 4, 2007 BY MICHAEL LITTLETON
OF HIDDEN VALLEY VILLAS, LLC
A _____
CORPORATION ON BEHALF OF THE CORPORATION.
Mary R. Slaughter
NOTARY PUBLIC
Registration #: 246010

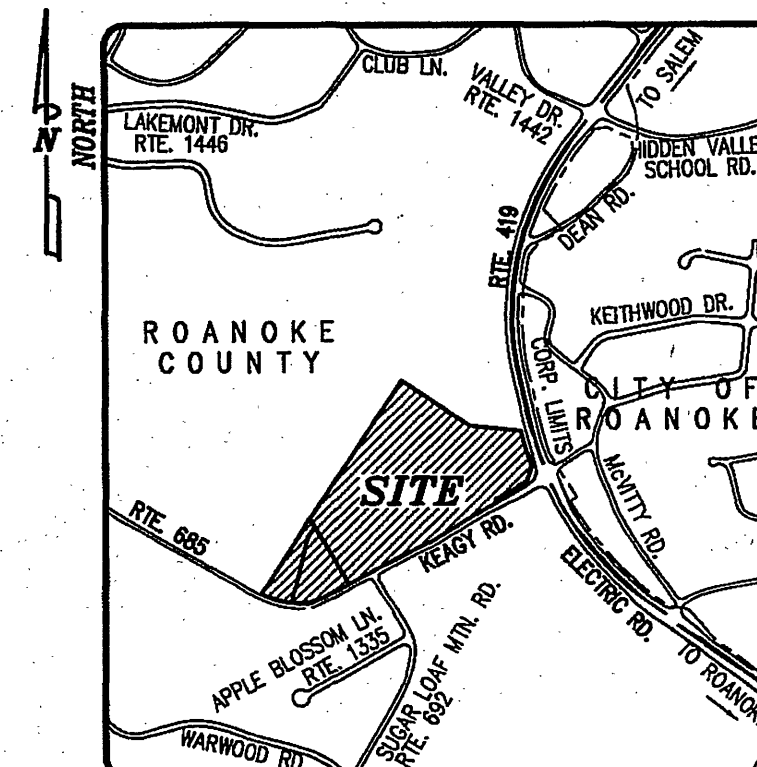
NOTES:

- CURRENT OWNERS & LEGAL REFERENCES:
PARCEL "A" (TAX PARCELS 067.18-02-01.00-0000, 067.18-02-02.00-0000, 067.18-02-03.00-0000, & 067.18-02-04.00-0000)=W.G. INDIAN TRAIL, L.L.C.(1/2 INTEREST); INST. #200508910 & INST. #200508914 AND WAREHOUSES, INC. (1/2 INTEREST); INST. #200512489
LOT 1A (TAX PARCEL 067.18-02-07.00-0000)=HIDDEN VALLEY VILLAS, L.L.C.; INST. #2006012628
LOT 2A (TAX PARCELS 067.18-02-06.00-0000 & 067.18-02-05.00-0000)=HIDDEN VALLEY VILLAS, L.L.C.; INST. #2006015401
- THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THE ABOVE-LISTED ROANOKE COUNTY TAX PARCELS (SEE NOTE #1) TO HEREBY CREATE LOT 1A (0.969 ACRE), LOT 2A (1.462 ACRES), PARCEL "A" (14.615 ACRES), AND TO DEDICATE 0.701 ACRE TO THE COUNTY OF ROANOKE FOR STREET-WIDENING PURPOSES, AS WELL AS TO GRANT THE NEW DRAINAGE, STORMWATER MANAGEMENT, AND STORMWATER MANAGEMENT ACCESS EASEMENTS TO THE COUNTY OF ROANOKE, VIRGINIA AND TO GRANT THE DEDICATED WATERLINE EASEMENTS, AND DEDICATED SANITARY SEWER EASEMENTS, AS SHOWN HEREON, ON THE ABOVE-LISTED ROANOKE COUNTY TAX PARCELS (SEE NOTE #1) TO THE WESTERN VIRGINIA WATER AUTHORITY FOR IMPROVEMENTS TO THE FUTURE KEAGY VILLAGE.
- BOUNDARY SURVEY PERFORMED BY GAY AND NEEL, INC.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY, AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
- THE TERM "HEREBY DEDICATED" DENOTES ITEMS DEDICATED TO THE COUNTY OF ROANOKE BY RECORDATION OF THIS PLAT.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC., "MISS UTILITY" MARKINGS, AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.E.M.A. MAP NO. 51161C0043 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE 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 RE-SUBDIVISION.
- PARCEL "A" (14.615 ACRES) IS BOUNDED BY CORNERS 204 THROUGH 219, 219A, 231, TO 204, INCLUSIVE.
- LOT 1A (0.969 ACRE) IS BOUNDED BY CORNERS 201 THROUGH 204, 231, 230, 227 THROUGH 229, TO 201, INCLUSIVE.
- LOT 2A (1.462 ACRES) IS BOUNDED BY CORNERS 227, 230, 231, 219 THROUGH 227, INCLUSIVE.
- PLAT REFERENCES:
1-P.B. 29 PG. 46-BOUNDARY SURVEY OF TAX PARCELS 067.18-02-02.00-0000, 067.18-02-03.00-0000, & 067.18-02-04.00-0000
2-P.B. 29 PG. 47-BOUNDARY SURVEY OF TAX PARCELS 067.18-02-01.00-0000
3-D.B. 806 PG. 581-BOUNDARY SURVEY OF TAX PARCELS 067.18-02-05.00-0000, 067.18-02-06.00-0000, & 067.18-02-07.00-0000
4-P.B. 30 PG. 3-CLF ELECTRIC ROAD ROANOKE, L.L.C. RIGHT-OF-WAY DEDICATION PLAT
5-P.B. 30 PG. 60-GRADING AND SLOPE MAINTENANCE EASEMENT ACROSS THE PROPERTY OF EDWARD B. VIA

LEGEND:

	PROPERTY LINE
	SPECIFIC DISTANCE
	ADJOINING PROPERTY LINE
	EXISTING BUILDING
	OVERHEAD UTILITY LINE
	CORPORATION LIMITS
	PROPERTY & EASEMENT CORNER
	CORNER NUMBER
	RIGHT-OF-WAY MONUMENT
	UTILITY POLE
	GUY WIRE
	WATER METER
	LIGHT POLE
	PROPOSED DEDICATED SANITARY SEWER EASEMENT
	PROPOSED PUBLIC DRAINAGE EASEMENT
	PROPOSED DEDICATED WATERLINE EASEMENT
	PROPOSED PRIVATE STORMWATER MANAGEMENT EASEMENT
	PROPOSED PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT

P.B. PG.



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX:

- SHEET 1 OF 7: SIGNATURES, NOTES, LEGEND, ETC.
SHEET 2 OF 7: RE-SUBDIVISION PLAT SHOWING LOT 1A, LOT 2A, & PARCEL "A", ABBREVIATIONS
SHEET 3 OF 7: OVERALL EASEMENT SHEET LAYOUT
SHEET 4 OF 7: NEW DRAINAGE, STORMWATER MANAGEMENT, AND WATERLINE EASEMENTS
SHEET 5 OF 7: NEW DRAINAGE, STORMWATER MANAGEMENT, SANITARY SEWER, & WATERLINE EASEMENTS
SHEET 6 OF 7: NEW DRAINAGE, STORMWATER MANAGEMENT, AND WATERLINE EASEMENTS
SHEET 7 OF 7: LINE TABLES AND COORDINATE LISTS

Plat Showing A Re-Subdivision

On The Properties Of

Warehouses, Inc.,

W.G. Indian Trail, L.L.C., &

Hidden Valley Villas, LLC

Creating Hereon

Lot 1A - 0.969 Acre, Lot 2A - 1.462 Acres,

& Parcel "A" - 14.615 Acres

Dedicating 0.701 Acre For Street-Widening Purposes,

And Granting New Drainage, Stormwater,

Waterline, & Sanitary Sewer Easements

For Improvements To The Future Keagy Village Site

Situated Along Keagy Rd., Route 685 & Electric Rd., Route 419

Windsor Hills Magisterial District Roanoke County, Virginia



GAY AND NEEL, INC.

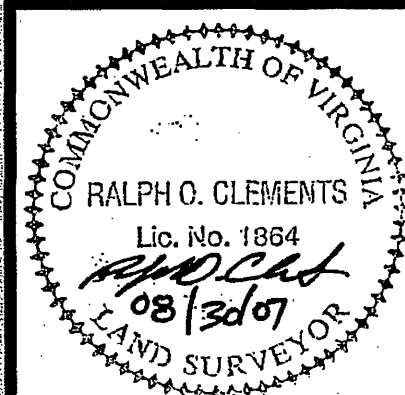
CIVIL ENGINEERING
LAND PLANNING
SURVEYING

1280 Radford St.

Christiansburg, Virginia 24073

Phone: (540) 381-6011 Fax: (540) 381-2773

Email: info@gayandneel.com



CALC'D.:
CHECKED:
DRAWN:
SCALE:
DATE:
REVISED:

MTM

MTM, PVH

AS SHOWN

03/23/07

08/30/07

JOB NO. 1560.0

SHEET 1 OF 7

P.B. PG.

Inst # 2007-15980