

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT VILLAGE GREEN OF VIRGINIA, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AND BEING ALL OF THE PROPERTY RECORDED IN THE OFFICE OF THE CLERK OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200609894.

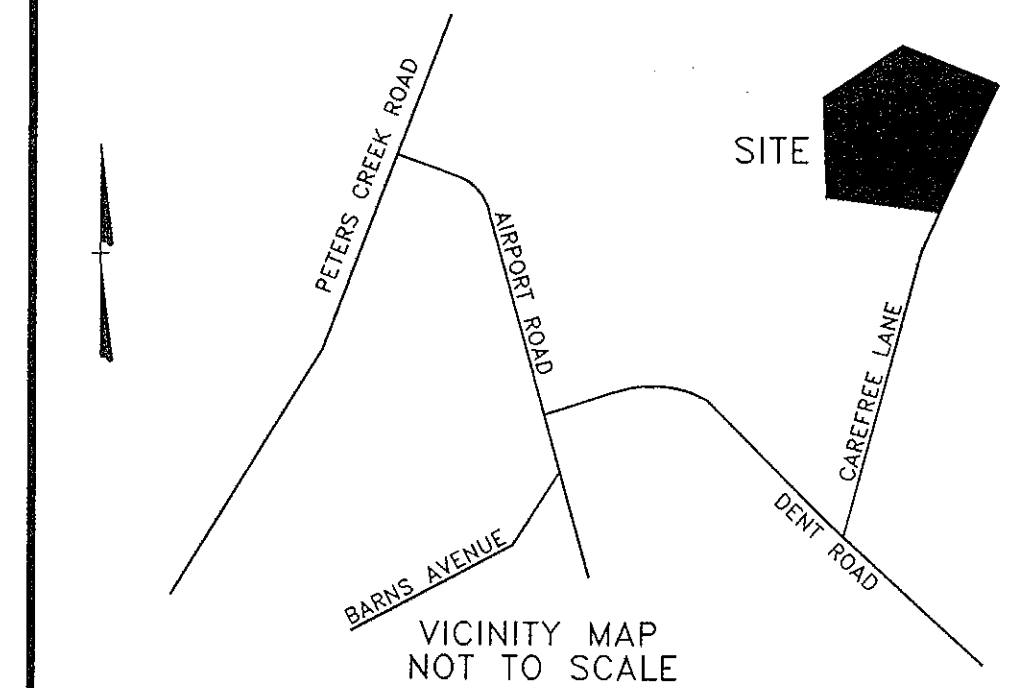
THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED IN ACCORDANCE WITH SAID WILL.

WITNESS THE SIGNATURES AND SEAL OF THE SAID OWNER:

Terry E. Parsell 9/14/2010
 REPRESENTATIVE FOR DATE:
 VILLAGE GREEN OF VIRGINIA, LLC

THE ROADS SERVING THESE LOTS ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS THEY ARE CONSTRUCTED AND OTHERWISE COMPLY 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 CAUSE THESE STREETS TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

THE SAID OWNER, BY VIRTUE OF 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 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.



COUNTY OF ROANOKE
 STATE OF VIRGINIA

I, KRISTEN VIAR A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT TERRY E. PARSELL WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 09-01-2010 2010, HAS PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 14 DAY OF SEPTEMBER 2010.

MY COMMISSION EXPIRES: 12-31-2013

NOTARY PUBLIC: KRISTEN VIAR

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 14 DAY OF SEPT 2010 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD 13:18 O'CLOCK P.M.

TESTE: Terry E. Parsell
 CLERK

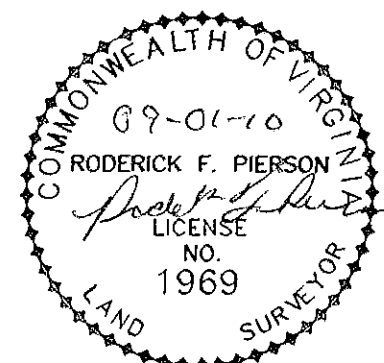
APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

NO EXISTING DWELLINGS EXIST WITHIN 10' OF THE NEW DIVISION LINES.

ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITY (AREA) AND FILTERRA UNITS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

APPROVED: Denise Souder 9/7/10
 AGENT, ROANOKE COUNTY PLANNING COMMISSION. DATE:

I, hereby certify that this survey to the best of my knowledge and belief, is correct and complies with the minimum standards and procedures established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



RODERICK F. PIERSON, LLS 1969

THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

FLOODNOTE:

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. AREA IS DESIGNATED AS FLOOD ZONE "X". AS SHOWN IN PANEL #51161C0154G DATED 09/28/07. THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PLAT IS DRAWN FROM A CURRENT FIELD SURVEY.

COMMON AREAS WILL NOT BE USED FOR ANY RESIDENTIAL BUILDINGS.

NOTE:

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 AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

CURRENT OWNER:

VILLAGE GREEN OF VIRGINIA, LLC
 112 KIRK AVENUE
 ROANOKE, VA 24011
 TAX NO. 027.17-04-13.06-0000
 INSTR. #200609894
 ZONED: R3

Subdivision Plat for
 Village Green of Virginia, LLC
 Showing a
 41 Lot Subdivision
 To Be Known As
 Village Green - Phase 1
 Located Adjacent To
 Carefree Lane N.W.
 In The
 Hollins Magisterial District
 County of Roanoke, Virginia

SCALE: 1" = 60' DATE: July 14, 2010

SHEET 1 OF 5

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

LEGEND:

- IP FOUND
- IP SET
- △ CALCULATED POINT