

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE OV, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, AS IDENTIFIED AS EXISTING TAX PARCEL 040.01-01-04.05-0000, WHICH IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200915151.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

ROANOKE OV, LLC

BY: [Signature] ITS: Manager

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

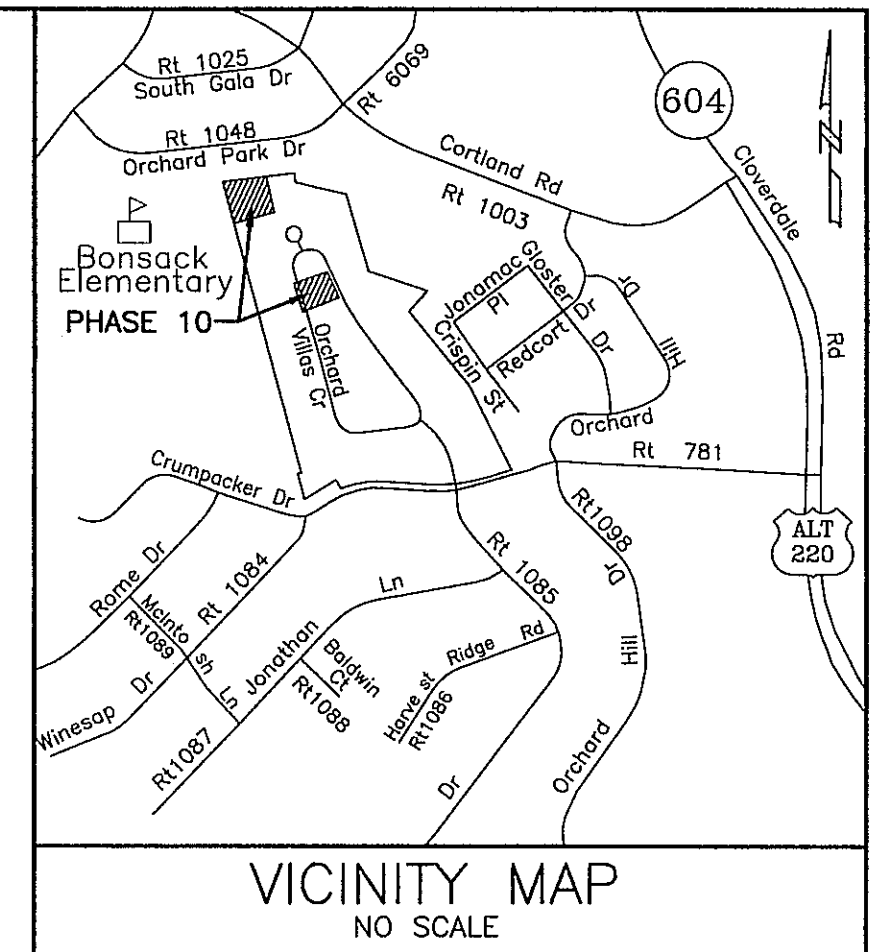
I, [Signature] A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Roger A. Glover, III
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 12th
DAY OF April, 2011

[Signature]
NOTARY PUBLIC MY COMMISSION EXPIRES 2-28-13



NOTES:

1. OWNER OF RECORD: ROANOKE OV, LLC
2. LEGAL REFERENCE: INST. #200915151
3. TAX MAP NUMBER: PORTION OF 040.01-01-04.05-0000
4. THIS EXHIBIT PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT PERFORMED BY LAWYERS TITLE INSURANCE CORP. DATED SEPTEMBER 22, 2009 (ORDER #2930969). ALL EASEMENTS THAT ARE LOCATABLE ARE SHOWN HEREON. SEE SAID REPORT FOR ALL EASEMENTS AND ENCUMBRANCES THAT AFFECT SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
5. PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0159G (REVISED DATE: SEPTEMBER 28, 2007). THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS AND NO ELEVATION STUDY HAS BEEN PERFORMED AS PART OF THIS PROJECT.
6. PROPERTY CURRENTLY ZONED: R3
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
8. PROPOSED UTILITIES ARE TO BE UNDERGROUND.
9. WATER AND SANITARY SEWER SERVICE ARE TO BE PUBLIC.
10. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.
11. PRIOR PHASES SHOWN HEREON TRACED FROM RECORD PLAT OF PHASE 9 RECORDED AS INSTRUMENT #200816715 OF THE CIRCUIT COURT CLERKS OFFICE OF ROANOKE COUNTY, VIRGINIA.



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE AREA SHOWN WAS ACQUIRED BY ROANOKE OV, LLC BY INST. #200915151, OF THE CIRCUIT COURT CLERKS OFFICE OF ROANOKE COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THIS PLAT AND PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.58(a)&(b) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

John R. McAden 4-7-11
JOHN R. McADEN, L.S. #002002 DATE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 9:31 O'CLOCK A.M. ON THIS 10 DAY OF May, 2011, IN INSTRUMENT No. 2011-04504.

TESTE: STEVEN A. MCGRAW, Clerk [Signature]
CLERK DEPUTY CLERK

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

DRN: CPB
CHK: JRM

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



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
ENGINEERS ARCHITECTS SURVEYORS

EXHIBIT C
PLAT OF ORCHARD VILLAS
A CONDOMINIUM
PHASE 10
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED APRIL 1, 2011
REVISED APRIL 7, 2011
JOB #R0900144.00
SCALE: N.T.S.
SHEET 1 OF 8