

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AIRPORT ROAD HOLDINGS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 7 THROUGH 10 TO 7, INCLUSIVE AND IS ALL 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 #200911597.

THAT AIRPORT ROAD HOLDINGS II, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE AND IS ALL 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 #200911598.

THE ABOVE DESCRIBED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON DESIGNATED AS LOT B-2 CONSISTING OF 5.632 ACRES.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT 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 ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND 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:

AIRPORT ROAD HOLDINGS, LLC

BY: [Signature] ITS: Manager

AIRPORT ROAD HOLDINGS II, LLC

BY: [Signature] ITS: Manager

REPRESENTATIVE: J. C. Co., Sr. Vice Pres LENDER: STELLARONE BANK

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 RESUBDIVISION.

APPROVED: [Signature] 1/17/12
AGENT, ROANOKE COUNTY PLANNING COMMISSION 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 9:06 O'CLOCK A.M. ON THIS 18 DAY OF Jan., 2012, IN INSTRUMENT No. 2012-00513

TESTE: STEVEN A. MCGRAW, Clerk
CLERK

[Signature]
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: AIRPORT ROAD HOLDINGS, LLC.
LEGAL REFERENCE: INSTRUMENT #200911597
OLD TAX MAP NUMBER: 026.16-02-14.02-000 (LOT A)
OWNER OF RECORD: AIRPORT ROAD HOLDINGS II, LLC.
LEGAL REFERENCE: INSTRUMENT #200911598
OLD TAX MAP NUMBER: 026.16-02-14.00-0000 (LOT B)
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (SHADED), X (UNSHADED), AE & AE (FLOODWAY). FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0153G. (EFFECTIVE DATE: 9/28/07) AND ARE NOT BASED UPON ACTUAL FIELD ELEVATIONS.
- CARVINS CREEK DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. MINIMUM FLOOR ELEVATIONS HAVE BEEN DETERMINED FOR APARTMENT UNITS A, B, AND C TO BE LOCATED ON LOT B-1. SEE APPROVED ENGINEERING DRAWINGS FOR "SUNCREST" PREPARED BY BALZER AND ASSOCIATES, INC. ELEVATION CERTIFICATES MAY BE REQUIRED TO OBTAIN BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY.
- PROPERTY IS CURRENTLY ZONED R4C (LOTS B-1 AND B-2, SEE DENSITY ZONING LINE BETWEEN TOWNHOUSE AND MULTI-FAMILY AREAS) & C2 (COMMERCIAL LOTS A-1, A-2 AND A-3).
- LOT B-2 IS HEREBY DEDICATED TO THE COUNTY OF ROANOKE. SHOULD THE COUNTY OF ROANOKE OR ITS SUCCESSORS CONVERT LOT B-2 OR A PORTION THEREOF TO A STORMWATER MANAGEMENT FACILITY, THE FACILITY SHALL ACCEPT AND ACCOUNT FOR THE STORMWATER REQUIREMENTS OF LOT A-1, LOT A-2, LOT A-3, LOT B-1 (INCLUDING ALL FUTURE SUBDIVIDED LOTS), LOT B-2, ARCHCREST DRIVE AND NOVER AVENUE AS SHOWN HEREON. UPON APPROVAL AND CONSTRUCTION OF ANY FUTURE STORMWATER FACILITY THAT IS SHOWN TO ACCEPT AND ACCOUNT FOR THE STORMWATER FROM LOT A-1, LOT A-2, LOT A-3, LOT B-1 (INCLUDING ALL FUTURE SUBDIVIDED LOTS), LOT B-2, ARCHCREST DRIVE AND NOVER AVENUE, THE STORMWATER EASEMENTS SHOWN HEREON WITHIN LOT B-2 SHALL TERMINATE.
- STORMWATER QUALITY MEASURES SHALL BE PROVIDED FOR LOTS A-1, A-2, AND A-3 AT THE TIME OF DEVELOPMENT OF THESE LOTS AND SHALL BE BASED ON REGULATIONS IN EFFECT AT THE TIME OF SUCH DEVELOPMENT.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE DRAINAGE AND STORMWATER MANAGEMENT EASEMENTS AS SHOWN ON THIS PLAT.
- TEMPORARY GRADING AND CONSTRUCTION EASEMENTS SHOWN HEREON SHALL TERMINATE ONCE ALL CONSTRUCTION WITHIN THE DESIGNATED AREAS IS COMPLETED.
- THE EXISTING 20' PUBLIC WATER LINE EASEMENT (HATCHED AREA ON SHEET 2) SHALL BE VACATED BY THE WESTERN VIRGINIA WATER AUTHORITY ONCE THE WATER LINE HAS BEEN RELOCATED.
- THE EXISTING 5' PUBLIC GAS LINE EASEMENT (HATCHED AREA ON SHEET 2) SHALL BE VACATED BY ROANOKE GAS COMPANY ONCE THE GAS LINE HAS BEEN RELOCATED.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- THERE SHALL BE NO VEHICULAR TRAFFIC FROM VIVIAN AVENUE AS PER ORDINANCE #102709-5 CONDITION #3.
- A WALKING TRAIL IS TO BE CONSTRUCTED ON PROPOSED LOT B-1 AS SHOWN ON THE CIVIL PLANS FOR THIS DEVELOPMENT. THE HOMEOWNERS ASSOCIATION SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR THE TRAIL UPON TURNOVER BY THE DEVELOPER.
- PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Thomas J. Fellers, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert Trulin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF January, 2012.

[Signature]
NOTARY PUBLIC
REG. # 7203310

MY COMMISSION EXPIRES 5/31/12
THOMAS JOHN FELLERS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7203310

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, DORIS S CUSTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. CHRIS PANNER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF JANUARY, 2012.

[Signature]
NOTARY PUBLIC
REG. # 226299

MY COMMISSION EXPIRES 10-31-13

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Thomas J. Fellers, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert Trulin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13 DAY OF January, 2012.

[Signature]
NOTARY PUBLIC
REG. # 7203310

MY COMMISSION EXPIRES 5/31/12
THOMAS JOHN FELLERS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7203310

PIERCE DRIVE AND MADENHAIR LANE SERVING LOT B-1 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 HIGHWAYS AND 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 TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF HIGHWAY AND TRANSPORTATION.

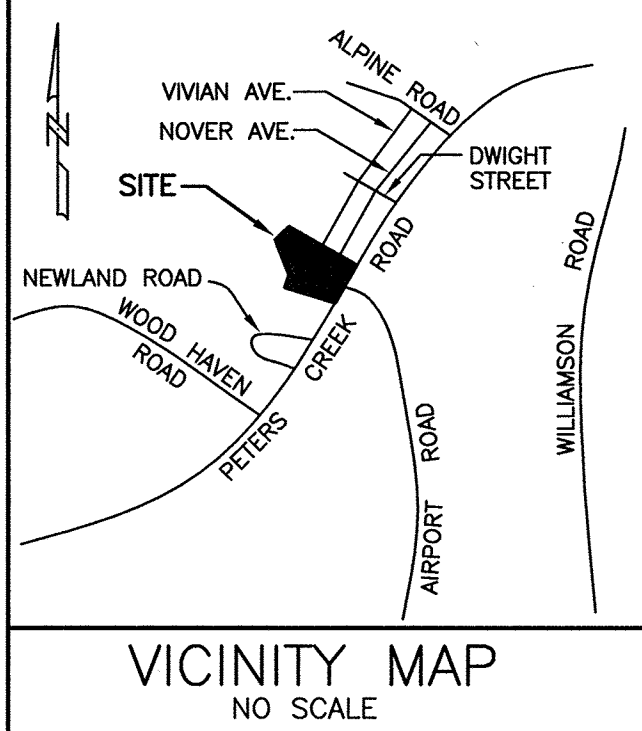
THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

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

[Signature]
BRIAN J. CASELLA
002806



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



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	-281.4283	3929.0896
2	-12.0455	3227.9330
3	162.2794	3295.2751
4	679.7206	3134.4431
5	848.4545	3337.0138
6	667.7680	3608.6849
7	396.6270	4018.2066
8	-26.4268	3736.1064
9	-194.0777	3987.3552
10	229.8373	4270.1199
1	-281.4283	3929.0896

ACREAGE TABLE

ORIGINAL SQUARE FOOTAGE

153,796 SQUARE FEET FOR (LOT A) TAX MAP 026.16-02-14.02-0000
(BOUNDED BY CORNERS 7 THROUGH 10 TO 7)
+ 552,828 SQUARE FEET FOR (LOT B) TAX MAP 026.16-02-14.00-0000
(BOUNDED BY CORNERS 1 THROUGH 9 TO 1)

706,624 TOTAL SQUARE FOOTAGE

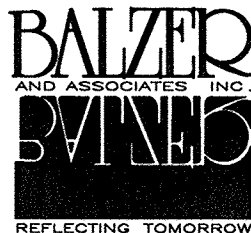
SQUARE FOOTAGE FOR SUNCREST

43,809 SQUARE FEET FOR NEW LOT A-1
43,819 SQUARE FEET FOR NEW LOT A-2
47,602 SQUARE FEET FOR NEW LOT A-3
289,954 SQUARE FEET FOR NEW LOT B-1
245,330 SQUARE FEET FOR NEW LOT B-2
+ 36,110 SQUARE FEET DEDICATED FOR NOVER AVENUE AND ARCHCREST DRIVE
706,624 TOTAL SQUARE FOOTAGE

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF
LOT A AND LOT B
AS SHOWN ON RESUBDIVISION PLAT FOR
JESSE N. JONES, JR.
ELIZABETH J. WHITESCAVER
& FRANK C. JONES
RECORDED IN PLAT INSTRUMENT #200911593
TO BE KNOWN AS

SUNCREST

CREATING HEREON LOT A-1, LOT A-2,
LOT A-3, LOT B-1 AND LOT B-2
SITUATED ON PETERS CREEK ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED AUGUST 16, 2010
JOB #R0900020.00
SHEET 1 OF 6



PLANNERS ARCHITECTS ENGINEERS SURVEYORS