

KNOW ALL MEN BY THESE PRESENTS TO WIT:

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 10 TO 1, INCLUSIVE AND 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 #200911597 AND INSTRUMENT #201200513.

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 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.

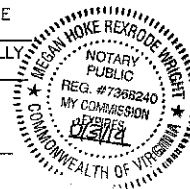
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

AIRPORT ROAD HOLDINGS II, LLC

BY: Robert Fein ITS: MADISON

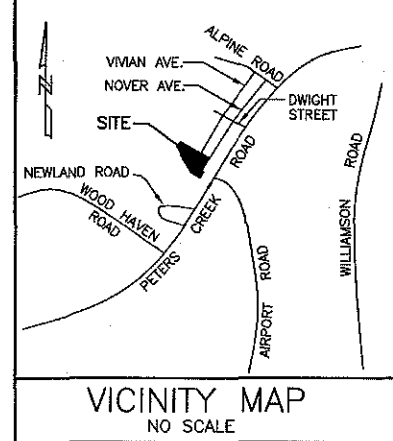
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Megan Hoke Rexrode Wright, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert Fein WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF JULY, 2013.

NOTARY PUBLIC
REG. # 7368240MY COMMISSION EXPIRES 01/31/14

NOTES:

1. OWNER OF RECORD: AIRPORT ROAD HOLDINGS II, LLC.
LEGAL REFERENCE: INSTRUMENT #200911597 AND INSTRUMENT #201200513
OLD TAX MAP NUMBER: 026.16-02-14.00-0000 (LOT B-1)
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (SHADED), X (UNSHADED), & AE. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161001536, (EFFECTIVE DATE: 9/28/07) AND ARE NOT BASED ON ACTUAL FIELD ELEVATIONS.
4. CARVINS CREEK DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. 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.
5. PROPERTY IS CURRENTLY ZONED R4C (SEE DENSITY ZONING LINE BETWEEN TOWNHOUSE AND MULTI-FAMILY AREAS)
6. THE EXISTING 20' PUBLIC WATER LINE EASEMENT RECORDED IN DEED BOOK 1093, PAGE 7 SHALL BE VACATED BY THE WESTERN VIRGINIA WATER AUTHORITY ONCE THE WATER LINE HAS BEEN RELOCATED.
7. THE EXISTING 5' PUBLIC GAS LINE EASEMENT RECORDED IN DEED BOOK 1098, PAGE 127 SHALL BE VACATED BY ROANOKE GAS COMPANY ONCE THE GAS LINE HAS BEEN RELOCATED.
8. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
9. PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	1696.9088	817.0033
2	1778.8459	915.3715
3	1598.6213	1187.0426
4	1354.6213	1554.8738
5	1062.7845	1360.2094
6	1035.0389	1401.8049
7	911.7712	1319.5814
8	1044.4715	1120.5899
9	1445.1475	926.5941
10	1585.4117	887.6527
11	1160.5143	1425.3982
12	1308.6023	1201.7312
13	1509.4756	1104.5750
14	1609.1265	1170.5529
1	1696.9088	817.0033

ACREAGE TABLE

ORIGINAL SQUARE FOOTAGE

289,953 SQUARE FEET FOR (LOT B-1) TAX MAP 026.16-02-14.00-0000
(BOUNDED BY CORNERS 1 THROUGH 10 TO 1)

NEW SQUARE FOOTAGE

96,534 SQUARE FEET FOR NEW LOT B-1A
+ 193,419 SQUARE FEET FOR NEW LOT B-1B

289,953 TOTAL SQUARE FOOTAGE

TAX MAP TABLE

LOT	OLD TAX MAP # (OMN)	PROPOSED PARCEL ID FULL	PROPOSED PROPERTY ID
B1-A	026.16-02-14.00-0000	026.16-02-14.00-0000	
B1-B	026.16-02-14.00-0000	026.16-02-14.06-0000	10012571 00002

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: Janice Sander
AGENT, ROANOKE COUNTY PLANNING COMMISSION

7/19/13
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 13:49 O'CLOCK P.M. ON THIS 19 DAY OF July, 2013, IN INSTRUMENT NO. 2013-09618.

TESTE: STEVEN A. MCGRAW, Clerk
CLERK

John R. Mcaden
DEPUTY CLERK

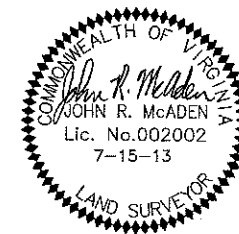
PIERCE DRIVE AND MADENHAIR LANE SERVING LOT B-1 ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS THEY ARE CONSTRUCTED AND OTHERWISE COMPLY WITH ALL REQUIREMENTS 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.

John R. Mcaden
JOHN R. MCADEN

002002

RESUBDIVISION PLAT FOR
AIRPORT ROAD HOLDINGS II, LLC

BEING THE RESUBDIVISION OF
LOT B-1 AS SHOWN ON
SUBDIVISION PLAT FOR

SUNCREST

INSTRUMENT #201200513
CREATING HEREON LOT B-1A (2.216 ACRES)
AND LOT B-1B (4.440 ACRES)
SITUATED ALONG NOVER AVENUE
AND ARCHCREST DRIVE
CATAWABA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED MAY 31, 2013
DATED JULY 15, 2013
JOB #R1310395.00
SHEET 1 OF 2



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