

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MCNEIL PROPERTIES, LLC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON DESIGNATED AS TAX MAP NUMBERS 077.20-01-11.00-0000, 077.20-01-15.01-0000, 077.20-01-17.00-0000, 077.20-01-21.00-0000, 077.20-01-22.00-0000, AND 077.20-01-24.00-0000 BEING THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 200316394 AND PLAT INSTRUMENT NUMBERS 201201979 AND 201302920.

THAT ESTATES AT SOUTH PEAK, LLC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON DESIGNATED AS TAX MAP NUMBER 087.08-03-11.00-0000, BEING THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 201306358 AND PLAT INSTRUMENT NUMBER 201211691.

THAT SLATE HILL II, LLC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON DESIGNATED AS TAX MAP NUMBER 077.20-01-52.00-0000, BEING THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 200312754 AND PLAT INSTRUMENT 201211691.

THAT SOUTH PEAK HOTEL LLC. IS THE FEE SIMPLE OWNER THE LAND SHOWN HEREON DESIGNATED AS TAX MAP NUMBERS 77.20-01-55.00-0000 AND 077.20-01-55.01-0000. BEING THE SAME PROPERTY CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 201202228, AND PLAT INSTRUMENT NUMBER 201302920.

THAT WOODCLIFF INVESTMENTS, LLC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON DESIGNATED AS TAX MAP NUMBERS 077.20-01-03.00-0000, 077.20-01-04.00-0000, 077.20-01-14.00-0000 AND 077.20-01-54.00-0000, BEING THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 200312753 AND PLAT INSTRUMENT NUMBER 201201979.

THAT BY VIRTUE OF THE RECORDATION OF THIS PLAT, THE OWNERS HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER AND WATER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE SEWER AND WATER 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.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL:

JAMES R. SMITH - CHAIRMAN MANAGER FOR
MCNEIL PROPERTIES, LLC
ESTATES AT SOUTH PEAK, LLC
SLATE HILL II, LLC
SOUTH PEAK HOTEL, LLC
WOODCLIFF INVESTMENTS, LLC

8-6-13
DATE

STATE OF VIRGINIA COMMONWEALTH AT LARGE

Carol A. Doudiken, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO CERTIFY THAT JAMES R. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AN ACKNOWLEDGED THE SAME ON THIS 6 DAY OF August, 2013.

MY COMMISSION EXPIRES: 10-31-16

Carol A. Doudiken
NOTARY PUBLIC

226376
REG. No.

CAROL A. DOUDIKEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #226376
My Commission Expires Oct. 31, 2016

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CURRENT ROANOKE COUNTY SUBDIVISION AND/OR ZONING ORDINANCES.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 8:32 O'CLOCK A.M. ON THIS 14 DAY OF Aug, 2013.

TESTEE: STEVEN A. MCGRAW
CLERK

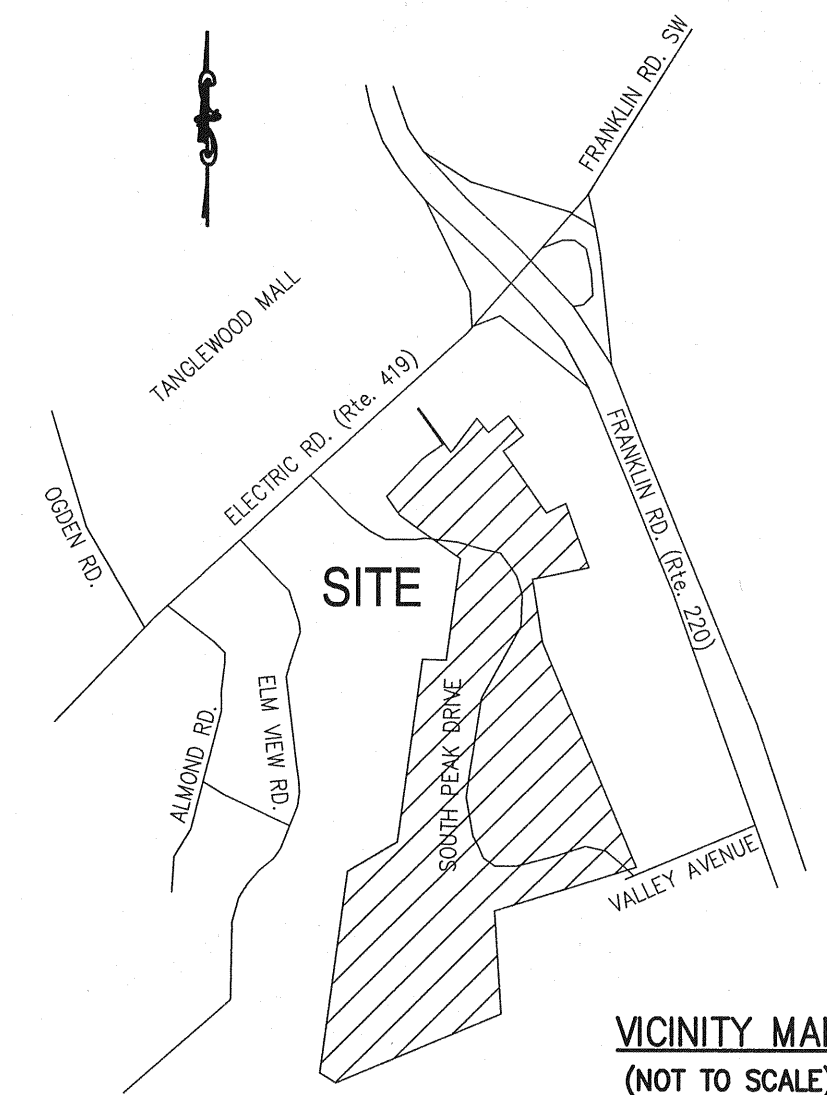
Robert W. Shaw
DEPUTY CLERK

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS

701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
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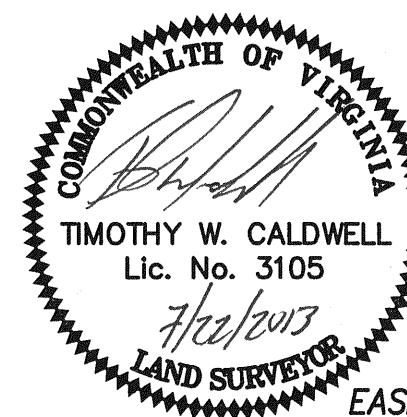
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	96° 59' 24"	110.24'	186.61'	N 72° 24' 00" W	165.12'
C2	38° 38' 36"	435.00'	293.39'	S 82° 12' 29" W	287.86'
C3	34° 01' 01"	105.00'	62.34'	N 61° 27' 43" W	61.43'
C4	119° 55' 12"	105.00'	219.76'	N 15° 30' 24" E	181.79'
C5	43° 30' 03"	312.36'	237.16'	N 56° 05' 43" E	231.50'
C6	16° 59' 12"	607.00'	179.96'	N 19° 46' 10" E	179.30'
C7	13° 21' 38"	607.00'	141.54'	N 04° 35' 45" E	141.22'
C8	3° 43' 25"	607.00'	39.45'	N 03° 56' 46" W	39.44'
C9	8° 40' 46"	607.00'	91.95'	N 10° 08' 52" W	91.86'
C10	12° 14' 26"	243.00'	51.91'	N 08° 42' 55" W	51.82'
C11	6° 22' 41"	243.00'	27.05'	N 00° 35' 38" E	27.04'
C12	13° 06' 41"	257.00'	58.81'	N 02° 27' 48" W	58.68'
C13	3° 40' 46"	257.00'	16.50'	N 10° 51' 31" W	16.50'
C14	11° 20' 22"	257.00'	50.86'	N 18° 22' 06" W	50.78'
C15	57° 40' 11"	257.00'	258.68'	N 52° 52' 21" W	247.90'
C16	12° 42' 54"	393.00'	87.21'	N 75° 48' 27" W	87.03'
C17	3° 38' 00"	158.97'	10.08'	N 20° 00' 06" W	10.08'
C18	53° 18' 37"	158.97'	147.91'	N 08° 28' 13" E	142.63'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C19	26° 30' 08"	109.69'	50.74'	S 54° 01' 05" E	50.28'
C20	34° 30' 53"	63.64'	38.34'	S 84° 31' 35" E	37.76'
C21	39° 59' 00"	46.78'	32.65'	N 58° 13' 29" E	31.99'
C22	47° 22' 51"	32.59'	26.95'	N 14° 32' 33" E	26.19'
C23	21° 06' 41"	174.62'	64.34'	N 19° 42' 13" W	63.98'
C24	17° 51' 47"	242.83'	75.71'	N 34° 26' 03" E	75.40'
C25	9° 39' 39"	242.83'	40.94'	N 20° 40' 20" E	40.90'
C26	13° 42' 46"	155.74'	37.27'	N 23° 42' 35" E	37.18'
C27	11° 55' 02"	155.74'	32.39'	N 36° 31' 29" E	32.33'
C28	0° 34' 57"	200.00'	2.03'	S 21° 52' 27" E	2.03'
C29	21° 47' 37"	200.00'	76.07'	S 10° 41' 10" E	75.62'
C31	28° 34' 13"	194.33'	96.90'	S 14° 04' 56" W	95.90'
C33	20° 34' 43"	200.00'	71.83'	S 17° 39' 52" W	71.45'
C34	4° 11' 40"	200.00'	14.64'	S 59° 56' 56" E	14.64'
C36	18° 12' 20"	200.00'	63.55'	S 48° 44' 56" E	63.28'



NOTES:

- THIS PLAT WAS DRAWN FROM RECORDS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY IS IN FEMA DEFINED "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 51161C0251G, PANEL 251 OF 310, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- ALL VISIBLE EASEMENTS ARE SHOWN.
- THE 50' CROSS ACCESS EASEMENT (SOUTH PEAK BOULEVARD AND THE PEAKS DRIVE) SERVING THE PARCELS SHOWN HEREON IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES 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 THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.



EASEMENT PLAT FROM RECORDS FOR

**MCNEIL PROPERTIES, LLC,
WOODCLIFF INVESTMENTS, LLC,
ESTATES AT SOUTH PEAK, LLC
SLATE HILL II, LLC AND
SOUTH PEAK HOTEL, LLC**

CREATING NEW SANITARY SEWER EASEMENTS
AND WATER LINE EASEMENTS

SITUATE ON SOUTH PEAK BOULEVARD
CAVE SPRING MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: JULY 22, 2013

M&C COMM. No. 3101-B

SHEET 1 OF 4

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 78° 28' 13" W	17.53'	L26	S 10° 37' 48" W	47.09'	L51	N 6° 49' 37" W	20.00'	L76	S 67° 50' 26" W	145.02'
L2	N 7° 16' 11" E	21.23'	L27	N 66° 28' 31" W	12.23'	L52	N 18° 04' 37" W	20.00'	L77	S 29° 03' 00" E	191.92'
L3	N 78° 51' 13" W	43.34'	L28	S 72° 06' 40" W	49.60'	L53	N 40° 34' 37" W	20.00'	L78	S 29° 03' 00" E	38.61'
L4	N 88° 52' 23" E	18.33'	L29	N 67° 53' 20" W	12.63'	L54	N 51° 49' 37" W	49.10'	L79	S 29° 03' 00" E	68.90'
L5	N 84° 38' 03" E	34.23'	L30	N 24° 05' 31" W	29.14'	L55	N 28° 03' 56" W	44.50'	L80	S 15° 07' 36" W	43.05'
L6	S 87° 01' 39" W	43.00'	L31	N 48° 40' 24" W	38.42'	L56	S 27° 57' 14" W	51.31'	L81	S 29° 03' 00" E	42.24'
L7	N 80° 58' 53" E	34.00'	L32	N 43° 29' 51" E	100.67'	L57	S 27° 57' 14" W	11.43'	L82	S 60° 57' 00" W	38.20'
L8	N 79° 07' 25" E	18.13'	L33	N 16° 07' 43" E	47.49'	L58	S 27° 54' 55" W	57.20'	L83	S 13° 31' 55" W	10.80'
L9	N 24° 02' 16" W	46.18'	L34	N 38° 39' 37" W	73.93'	L59	S 62° 02' 46" E	20.00'	L84	S 30° 25' 04" W	118.97'
L10	N 56° 28' 18" W	40.17'	L35	S 56° 36' 06" W	53.96'	L60	S 27° 59' 14" W	65.85'	L85	S 36° 21' 33" W	18.84'
L11	N 29° 28' 18" W	18.00'	L36	S 45° 21' 06" W	20.00'	L61	S 7° 22' 30" W	16.24'	L86	S 36° 21' 39" W	68.64'
L12	N 21° 49' 05" W	22.27'	L37	S 22° 51' 06" W	20.00'	L62	S 82° 37' 30" E	20.00'	L87	N 30° 22' 44" W	40.01'
L13	S 64° 26' 35" E	30.45'	L38	S 0° 21' 06" W	20.00'	L63	S 7° 22' 30" W	119.81'	L88	N 27° 57' 14" E	36.98'
L14	N 35° 07' 31" E	10.14'	L39	S 22° 51' 06" W	40.00'	L64	S 7° 48' 14" W	9.01'	L89	N 59° 59' 13" E	10.77'
L15	N 64° 26' 35" W	14.27'	L40	S 45° 21' 06" W	29.15'	L65	S 7° 18' 17" W	54.85'			
L16	N 42° 00' 31" E	61.41'	L41	S 67° 51' 01" W	65.69'	L66	N 82° 32' 07" W	25.69'			
L17	S 40° 46' 01" E	64.71'	L42	S 67° 51' 01" W	5.87'	L67	S 7° 22' 30" W	15.00'			
L18	S 49° 13' 59" W	26.36'	L43	N 11° 46' 37" W	21.66'	L68	S 7° 22' 30" W	40.00'			
L19	S 40° 46' 01" E	92.51'	L44	N 0° 31' 37" W	20.00'	L69	N 82° 37' 30" W	21.74'			
L20	S 67° 16' 09" E	18.29'	L45	N 21° 58' 23" E	20.00'	L70	S 48° 00' 49" E	27.67'			
L21	N 78° 12' 58" E	40.32'	L46	N 44° 28' 23" E	25.30'	L71	S 62° 02' 46" E	102.42'			
L22	N 38° 13' 59" E	66.66'	L47	N 49° 25' 23" E	20.00'	L72	N 27° 57' 14" E	20.00'			
L23	N 9° 08' 52" W	68.36'	L48	N 38° 10' 23" E	20.00'	L73	S 62° 02' 46" E	76.64'			
L24	N 30° 15' 33" W	83.12'	L49	N 26° 55' 23" E	20.00'	L74	N 32° 08' 54" E	20.00'			
L25	N 66° 28' 31" W	96.32'	L50	N 4° 25' 23" E	20.00'	L75	S 59° 34' 56" E	53.45'			