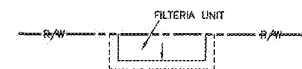


----- PRIVATE DRAINAGE EASEMENT
15' WIDE
----- S461 ----- PUBLIC SEWER EASEMENT
----- W459 ----- PUBLIC WATER EASEMENT



"B" DRAINAGE EASEMENT AREA
AROUND FILTERIA UNIT
FOR MAINTENANCE"

SETBACKS:
FRONT: 10' MBL
REAR: 25'
SIDES: 10'

TAX NO. 027-13-05-0560-0000
HAROLD F. TRENT, JR. &
CHERYL TRENT TRICKLE
D.B. 1536, P.C. 1077
ZONED: C1C

TAX NO. 027-17-04-13.05-0000
RAPP PROPERTIES, LLC
INSTRUMENT: 201200314
ZONED: R3

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.

30' R/W FOR ALL PRIVATE ROADS SHOWN ARE ALSO TO BE USED AS WATER AND SEWER EASEMENTS ON THIS PROJECT.

ALL PRIVATE ROADS SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

A 15' P.U.E. EASEMENT IS HEREBY CREATED ON THE FRONT OF ALL LOTS SHOWN.

ROANOKE COUNTY IS TO HAVE ACCESS WITHIN THE PRIVATE ROADWAY FROM THE STATE ROAD TO THE PRIVATE WATER QUALITY UNITS.

TAX NO. 027-17-04-14.00-0000
REDEEDER, LLC
INSTRUMENT: 201012583
ZONED: R3

AREA TABULATION:

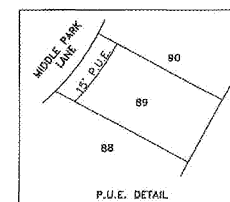
PHASE I

RIGHT-OF-WAY AREA	0.729 ACRES	17.02%
COMMON AREA - PHASE I	0.814 ACRES	19.00%
LOT AREA	2.740 ACRES	63.98%
TOTAL AREA	4.283 ACRES	

PHASE II

RIGHT-OF-WAY AREA	0.453 ACRES	13.36%
COMMON AREA - PHASE 2	0.000 ACRES	0.00%
LOT AREA	2.936 ACRES	68.64%
TOTAL AREA	3.389 ACRES	

REMAINING TOTAL AREA	6.358 ACRES	45.31%
REQUIRED COMMON AREA	1.436 ACRES	10.23%
PHASE 1 & 2 COMMON AREA	0.814 ACRES	56.66%
REQUIRED REMAINING COMMON AREA	0.622 ACRES	43.32%



CAREFREE LANE IS A PRIVATE ROAD
AND ALSO AN INGRESS/EGRESS EASEMENT
FOR TAX NO. 27.17-04-14, 15, 16, 17 & 18

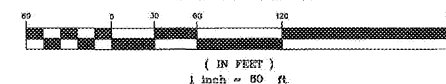
Subdivision Plat for
Village Green of Virginia, LLC
Showing a
39 Lot Subdivision
To Be Known As
Village Green - Phase 2
Located Adjacent To
Carefree Lane N.W.

In The
Hollins Magisterial District
County of Roanoke, Virginia

SCALE: 1" = 60' DATE: August 27, 2013

SHEET 3 OF 3

GRAPHIC SCALE



Pierson Engineering & Surveying
44 Calawba Road
P. O. Box 311
Daleville, Virginia 24083
(540) 868-5027

TAX NO. 027-17-04-13.04-0000
FRIENDSHIP MANOR
APARTMENT VILLAGE CORPORATION
PLAT INSTR. #200608136
ZONED: R3