

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MKP CONSTRUCTION COMPANY, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AS TAX PARCEL 044.03-04-37.00-0000 TO BE SUBDIVIDED, 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 #201215200.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC 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 OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS BOUNDED BY CORNERS 8 THROUGH 10 TO 8, INCLUSIVE.

THE ABOVE DESCRIBED OWNER 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 OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 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:

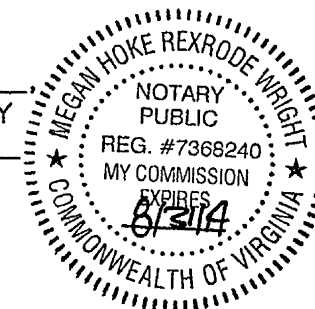
MKP CONSTRUCTION COMPANY, LLC

BY: [Signature] ITS: member

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Megan Hoke REXRODE WRIGHT, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KEVEN POFF WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30 DAY OF AUGUST, 2013.

[Signature]
NOTARY PUBLIC
REG. # 7368240 MY COMMISSION EXPIRES 8/31/14



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] 9-4-13
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 12:12 O'CLOCK P.M. ON THIS 5 DAY OF sept, 2013, IN INSTRUMENT No. 2013-11927.

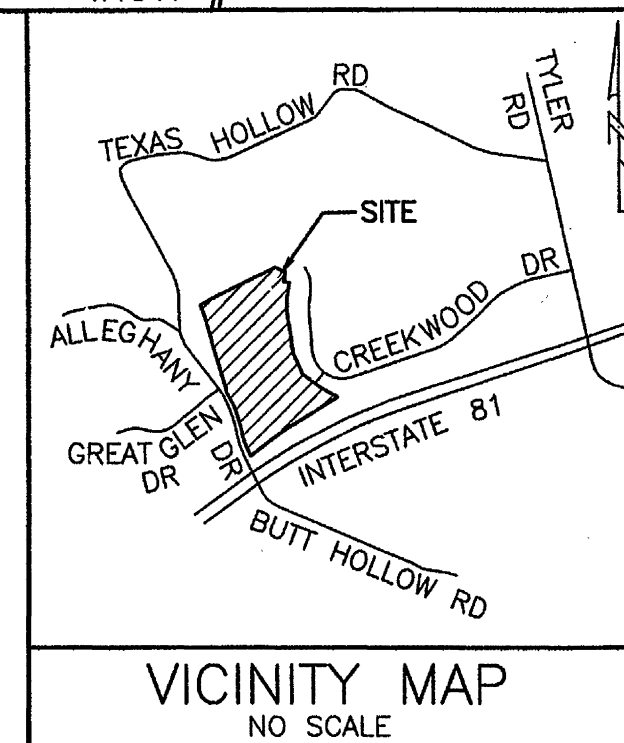
TESTE: STEVEN A. MCGRAW, Clerk
CLERK

[Signature]
DEPUTY CLERK

NOTES:

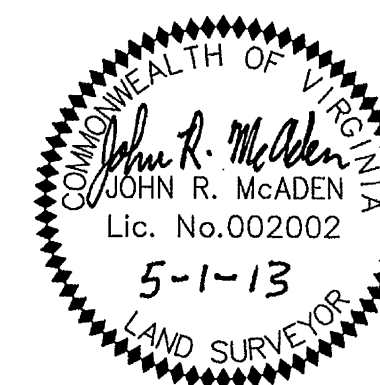
1. OWNER OF RECORD: MKP CONSTRUCTION COMPANY, LLC
2. LEGAL REFERENCES: INSTRUMENT #201215200
INSTRUMENT #PLAT BOOK 8, PAGE 16
O.M.N.: 044.03-04-37.00-0000

3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
4. THIS PROPERTY IS CURRENTLY ZONED R-1 - ZERO LOT LINE OPTION. SETBACKS SHOWN HEREON ARE BASED UPON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED - ZERO LOT LINE OPTION.
5. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE COMMUNITY PANEL #51161C0136G, DATED 09/28/07. THESE LOTS ARE LOCATED IN A NON-FEMA DESIGNATED FLOODPLAIN. 100 YEAR FLOODPLAIN, 100 YEAR FLOODWAY, AND MINIMUM FLOOR ELEVATIONS SHOWN HEREON ARE BASED UPON AN INDEPENDENT FLOOD STUDY PERFORMED BY BALZER AND ASSOCIATES, INC. DATED SEPTEMBER 11, 2007; LAST REVISED JUNE 9, 2008.
6. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE & ACCESS EASEMENT AND THE STORMWATER MANAGEMENT FACILITY.
7. THIS WATER COURSE DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. AN ELEVATION CERTIFICATE MAY BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON LOTS 1 THROUGH 6. MINIMUM FINISHED FLOOR ELEVATIONS ARE ESTABLISHED FOR COMPLIANCE WITH FLOODPLAIN REQUIREMENTS IN THE ROANOKE COUNTY ZONING ORDINANCE. ELEVATION DATUM IS NAVD 88.
8. FENCES, WALLS, OR OTHER STRUCTURES SHALL NOT BE ALLOWED IN THE AREAS DEFINED AS 100 YEAR FLOODWAY, PRIVATE DRAINAGE EASEMENTS, AND STORMWATER MANAGEMENT ACCESS EASEMENTS.
9. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
10. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	5630.9588	10667.3728
2	5693.8616	10933.6654
3	5426.8776	11131.0696
4	6474.1425	10430.8451
5	5200.9964	10792.1423
6	5329.3832	10742.7333
7	5544.3084	10691.9643
8	5649.9027	10660.7548
9	5640.3819	10633.8921
10	5770.0294	10602.0101
1	5630.9588	10667.3728

MINIMUM FLOOR ELEVATIONS TABLE (SEE NOTE #7)		
LOT	BASE FLOOD ELEVATION	REQUIRED MINIMUM FINISHED FLOOR
1	1157.51	1159.51
2	1156.43	1158.43
3	1155.50	1157.50
4	1154.52	1156.52
5	1153.16	1155.16
6	1152.34	1154.34



PURSUANT TO VIRGINIA STATE CODE 15.2-2271.1, THIS PLAT SUPERCEDES THE PLAT RECORDED IN INSTRUMENT #200901618 RECORDED ON 2-9-09 AND PLAT RECORDED IN INSTRUMENT #201112298 RECORDED ON 12-16-11.

PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF
OF PROPERTY OWNED BY
MKP CONSTRUCTION COMPANY, LLC
TO BE KNOWN AS

HOLLOW CREEK
SITUATED ON ALLEGHANY DRIVE AND U.S. INTERSTATE 81
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED MAY 1, 2013
JOB #R0700180.02
SHEET 1 OF 2

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

[Signature]
JOHN R. McADEN 002002

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.

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

