


KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE ESTATES AT SOUTH PEAK, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 22 TO 1, INCLUSIVE AND 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 THE ESTATES AT SOUTH PEAK, LLC BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THAT THE ESTATES AT SOUTH PEAK, LLC HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS OR TRUSTEES, IF ANY, IN ACCORDANCE WITH SECTION 15.2 - 2240 THROUGH 15.2 - 2279 OF THE CODE OF VIRGINIA 1950 (AS AMENDED) TO DATE, AND THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, VIRGINIA.

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


JAMES R. SMITH - CHAIRMAN MANAGER

12-16-13
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 16 DAY OF December, 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

APPROVED:

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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.


AGENT, ROANOKE COUNTY PLANNING COMMISSION

12/16/13
DATE

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 10:53 O'CLOCK A.M. ON THIS 16 DAY OF Dec., 2013.

TESTEE: STEVEN A. McGRAW
CLERK


DEPUTY CLERK

| CURVE TABLE | | | | | |
|-------------|-------------|---------|------------|---------------|---------|
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD |
| C1 | 50°07'09" | 220.00' | 192.44' | N02°53'39"E | 186.37' |
| C2 | 90°00'00" | 20.00' | 31.42' | N17°02'46"W | 28.28' |
| C3 | 17°25'32" | 220.00' | 66.91' | N53°20'00"W | 66.65' |
| C4 | 49°51'00" | 20.00' | 17.40' | N69°32'44"W | 16.86' |
| C5 | 294°36'19" | 55.00' | 282.80' | S52°49'56"W | 59.42' |
| C6 | 68°31'19" | 20.00' | 23.92' | S14°07'34"E | 22.52' |
| C7 | 13°39'33" | 180.00' | 42.91' | S55°13'00"E | 42.81' |
| C8 | 90°00'00" | 20.00' | 31.42' | N72°57'14"E | 28.28' |
| C9 | 20°34'43" | 180.00' | 64.65' | N17°39'52"E | 64.30' |
| C10 | 57°46'09" | 20.00' | 20.17' | S21°30'34"E | 19.32' |
| C11 | 295°32'17" | 55.00' | 283.70' | S82°37'30"E | 58.67' |
| C12 | 57°46'09" | 20.00' | 20.17' | S36°15'35"W | 19.32' |
| C13 | 20°34'43" | 220.00' | 79.02' | S17°39'52"W | 78.59' |
| C14 | 50°07'09" | 180.00' | 157.45' | N02°53'39"E | 152.48' |
| C15 | 144°21'28" | 53.50' | 134.79' | N82°21'32"E | 101.87' |
| C16 | 53°30'04" | 24.50' | 22.88' | N36°55'49"E | 22.06' |
| C17 | 39°53'46" | 77.50' | 53.96' | S43°43'58"W | 52.88' |
| C18 | 0°32'00" | 220.00' | 2.05' | N21°53'55"W | 2.05' |
| C19 | 25°10'58" | 220.00' | 96.70' | N09°02'26"W | 95.92' |
| C20 | 24°24'11" | 220.00' | 93.70' | N15°45'08"E | 92.99' |

NOTES:

- THIS PLAT IS BASED ON CURRENT FIELD SURVEY PERFORMED ON OCTOBER 25, 2011.
- 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 UNSHADED ZONE X 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 ROADS SERVING THESE LOTS ARE PRIVATE AND THERE 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.
- PRIVATE STREETS SHOWN HEREON SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM AND OF THE STORM WATER MANAGEMENT FACILITY LOCATED THEREIN INCLUDING THE STORM WATER MANAGEMENT ACCESS ROAD AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.
- 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 CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.
- LEGAL REFERENCES: INSTRUMENT NUMBER 201306358 AND PLAT INSTRUMENT NUMBER 201211691.
- ROANOKE COUNTY TAX MAP NUMBER: 087.08-03-11.00-0000.
- INSPECTION, MAINTENANCE AND REPAIR ACCESS RIGHTS AND RESPONSIBILITIES FOR RETAINING WALLS THAT CROSS LOT LINES (E.G. LOTS 4-7 AND 8-10, AS SHOWN ON THE DEVELOPMENT PLANS) SHALL BE CONTAINED IN THE HOMEOWNERS ASSOCIATION (H.O.A.) DOCUMENTS. H.O.A. DOCUMENTS SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ANY NEW RETAINING WALL.
- IF INSTALLED BY THE DEVELOPER, THE STREET SIGN MAINTENANCE AND REPLACEMENT WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT.

| CURVE TABLE | | | | | |
|-------------|-------------|---------|------------|---------------|---------|
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD |
| C21 | 4°11'40" | 220.00' | 16.11' | N59°56'56"W | 16.10' |
| C22 | 13°13'52" | 220.00' | 50.80' | N51°14'10"W | 50.69' |
| C23 | 52°39'24" | 55.00' | 50.55' | N68°08'32"W | 48.79' |
| C24 | 59°23'10" | 55.00' | 57.01' | N12°07'15"W | 54.49' |
| C25 | 47°35'31" | 55.00' | 45.68' | N41°22'05"E | 44.38' |
| C26 | 47°50'48" | 55.00' | 45.93' | N89°05'14"E | 44.61' |
| C27 | 87°07'27" | 55.00' | 83.63' | S23°25'38"E | 75.81' |
| C28 | 5°05'19" | 180.00' | 15.99' | S50°55'53"E | 15.98' |
| C29 | 8°34'14" | 180.00' | 26.93' | S57°45'39"E | 26.90' |
| C30 | 19°45'44" | 20.00' | 6.90' | N02°30'22"W | 6.86' |
| C31 | 38°00'24" | 20.00' | 13.27' | N31°23'26"W | 13.02' |
| C32 | 92°22'49" | 55.00' | 88.68' | N04°12'13"W | 79.38' |
| C33 | 62°39'31" | 55.00' | 60.15' | N73°18'57"E | 57.20' |
| C34 | 50°50'56" | 55.00' | 48.81' | S49°55'49"E | 47.23' |
| C35 | 89°39'00" | 55.00' | 86.06' | S20°19'09"W | 77.54' |
| C36 | 11°32'56" | 220.00' | 44.34' | S13°08'59"W | 44.27' |
| C37 | 9°01'47" | 220.00' | 34.67' | S23°26'20"W | 34.64' |
| C38 | 15°48'03" | 180.00' | 49.64' | S20°03'12"W | 49.48' |
| C39 | 34°19'06" | 180.00' | 107.81' | S05°00'23"E | 106.21' |

LINE TABLE

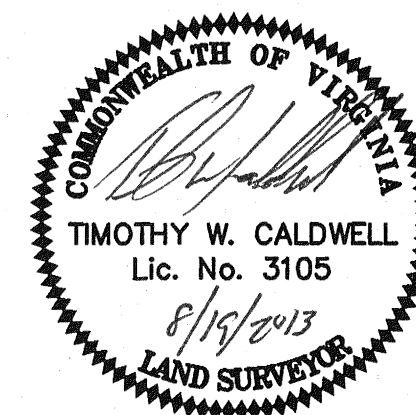
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L4 | N27°57'14"E | 185.79' |
| L5 | N07°22'30"E | 136.48' |
| L6 | S07°22'30"W | 136.48' |
| L7 | S27°57'14"W | 185.79' |
| L8 | S22°09'56"E | 41.23' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L9 | N60°36'52"E | 28.78' |
| L10 | N64°32'14"E | 7.38' |
| L11 | N63°40'51"E | 11.03' |
| L12 | N62°02'46"W | 139.06' |
| L13 | S62°02'46"E | 139.06' |

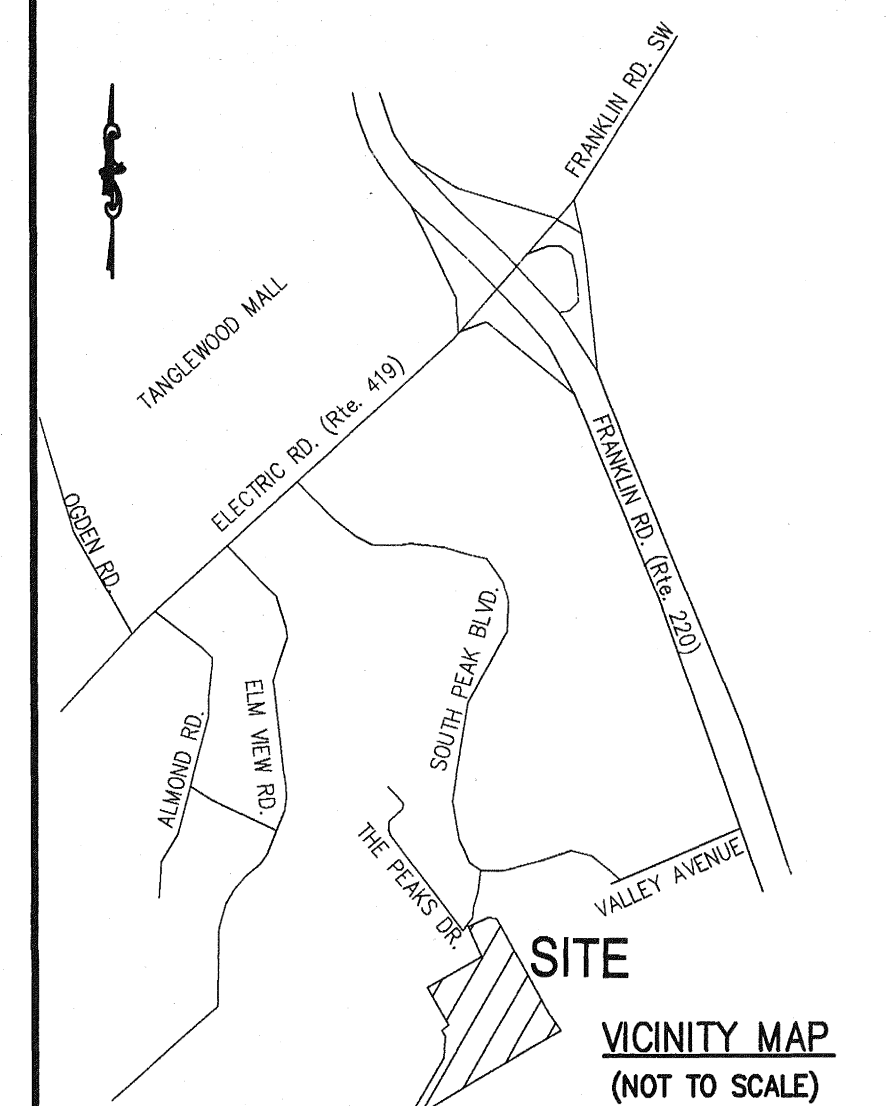
ACREAGE TABLE

10.042 ACRES - IN LOTS 1 THROUGH 24
1.449 ACRES - PRIVATE ROAD - SOUTH PEAK ESTATES DRIVE
+ 0.429 ACRES - PRIVATE ROAD - SOUTH PEAK COURT
11.920 ACRES - ORIGINAL TRACT B - 2



Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS

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COORDINATE LIST

| POINT | NORTHING | EASTING |
|-------|-----------|------------|
| 1 | 8639.6800 | 53813.7016 |
| 2 | 8522.9711 | 53794.2428 |
| 3 | 8514.2416 | 53846.6000 |
| 4 | 7928.3902 | 54172.0114 |
| 5 | 7815.6283 | 54250.1513 |
| 6 | 7645.3231 | 53955.3280 |
| 7 | 7615.7795 | 53902.6013 |
| 8 | 7499.7864 | 53701.7718 |
| 9 | 7274.5499 | 53338.3609 |
| 10 | 7325.8258 | 53325.6468 |
| 11 | 7642.1315 | 53511.1037 |
| 12 | 7776.6189 | 53523.4544 |
| 13 | 7815.7326 | 53501.3171 |
| 14 | 7848.3211 | 53541.8793 |
| 15 | 8085.2267 | 53408.4631 |
| 16 | 8278.5211 | 53751.7093 |
| 17 | 8566.4281 | 53621.2122 |
| 18 | 8569.6021 | 53627.8777 |
| 19 | 8583.1471 | 53728.8389 |
| 20 | 8600.7774 | 53742.0907 |
| 21 | 8605.6663 | 53751.9745 |
| 22 | 8643.8767 | 53788.5310 |

PLAT SHOWING RE-SUBDIVISION OF
TRACT B-2 (11.920 ACRES)
INSTRUMENT No. 201211691
BEING THE PROPERTY OF THE ESTATES AT SOUTH PEAK, LLC
CREATING HEREON

"THE ESTATES AT SOUTH PEAK"

CREATING HEREON LOTS 1 THROUGH 24
SITUATE AT THE CUL-DE-SAC OF THE PEAKS DRIVE
CAVE SPRING MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA
SCALE: 1" = 60' DATE: AUGUST 19, 2013

M&C COMM. No. 3101-C

SHEET 1 OF 3