

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HIDDEN VALLEY VILLAS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED WITHIN OUTSIDE CORNERS 1 THROUGH 21 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 19, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200709433, BY DEED DATED AUGUST 1, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200612628 AND BY DEED DATED SEPTEMBER 15, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200615401, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO WILLIAM C. MOSES AND TERRANCE E. O'SHAUGHNESSY, TRUSTEES (EITHER OF WHOM MAY ACT), SECURING HOMETOWN BANK, BENEFICIARY, RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #201312643. SAID LAND IS ALSO SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO C. COOPER YUELL, IV AND BRYSON J. HUNTER, TRUSTEES (EITHER OF WHOM MAY ACT), SECURING VICTOR F. FOTI, JR. LENDER, RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200709435.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RE-SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION (LARYN & LEIGH LANE - 48,369 S.F. / 1.1104 ACRES); ALL PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 6 DAY OF May, 2014.

OWNER: HIDDEN VALLEY VILLAS, LLC

BY: Victor F. Foti, ITS Manager

BENEFICIARY: HOMETOWN BANK

BY: Terrance E. O'Shaughnessy, ITS Executive Vice President

LENDER: VICTOR F. FOTI, JR.

BY: Victor F. Foti

TRUSTEE: WILLIAM C. MOSES OR TERRANCE E. O'SHAUGHNESSY

BY: Terrance E. O'Shaughnessy

TRUSTEES: C. COOPER YUELL, IV OR BRYSON J. HUNTER

BY: C. Cooper Yuell, IV

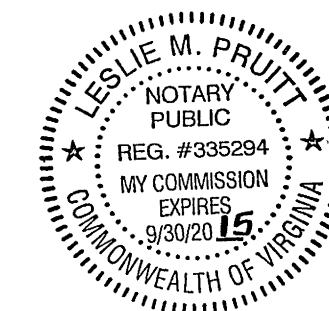
STATE OF VIRGINIA

City of Roanoke

I, Leslie M. Pruitt, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Terrance E. O'Shaughnessy FOR HOME TOWN BANK, BENEFICIARY, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 6th, 2014.

MY COMMISSION EXPIRES ON 9/30/15 REGISTRATION # 335294

Leslie M. Pruitt
NOTARY PUBLIC



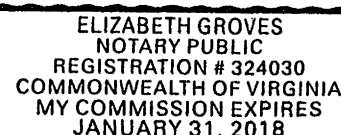
STATE OF VIRGINIA

County of Roanoke

I, Elizabeth Groves, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Victor F. Foti FOR HIDDEN VALLEY VILLAS, LLC, OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 6th, 2014.

MY COMMISSION EXPIRES ON 1/31/18 REGISTRATION # 324030

Elizabeth Groves
NOTARY PUBLIC



STATE OF VIRGINIA

OF

I, Elizabeth Groves, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Victor F. Foti TRUSTEE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 6th, 2014.

MY COMMISSION EXPIRES ON 1/31/18 REGISTRATION # 324030

Elizabeth Groves
NOTARY PUBLIC

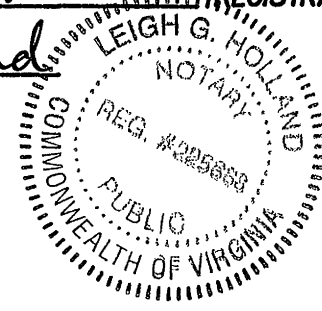
STATE OF VIRGINIA

City of Roanoke

I, Leigh G. Holland, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT C. Cooper Yuell, IV TRUSTEE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 5, 2014.

MY COMMISSION EXPIRES ON 9-30-14 REGISTRATION # 225668

Leigh G. Holland
NOTARY PUBLIC



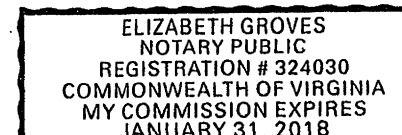
STATE OF VIRGINIA

County of Roanoke

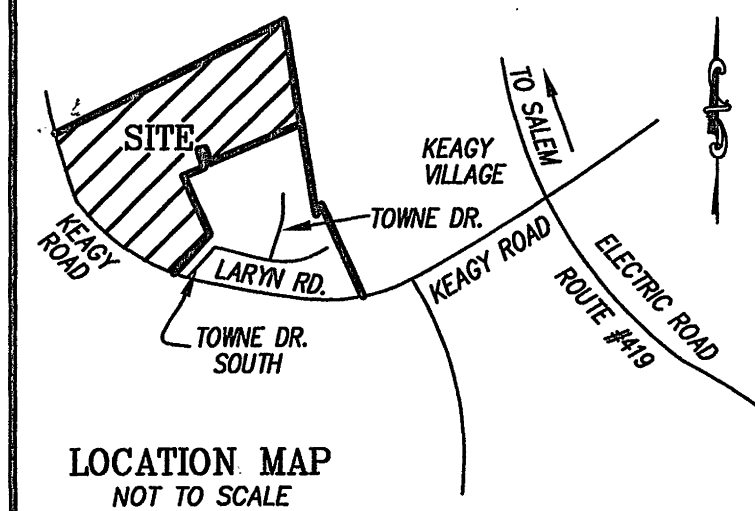
I, Elizabeth Groves, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT VICTOR F. FOTI, JR., LENDER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 6th, 2014.

MY COMMISSION EXPIRES ON 1/31/18 REGISTRATION # 324030

Elizabeth Groves
NOTARY PUBLIC

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP #51161C0143G & 231G DATED SEPTEMBER 28, 2007. ZONE "X" (UNSHADED)".
4. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON. IRON PINS WERE SET AT ALL CORNERS FOR LOTS 33-34 & 65-86.
5. LEGAL REFERENCE: INSTRUMENT #200709433, #200612628, #200615401, #200809588 (PHASE 1 PLAT), #200809589 (PHASE 2 PLAT), #201100759 (PHASE 3 PLAT) AND INSTRUMENT #201309943 (SUBDIVISION OF THE RESIDUE OF PARCEL B).
6. CURRENT OWNER: TAX #067.17-01-01.06 - HIDDEN VALLEY VILLAS, LLC.
7. 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 THE SUBDIVISION.



LOCATION MAP
NOT TO SCALE

EXTERIOR BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	5528.67799	3926.15221
2	5936.54013	5183.12291
3	5638.26855	5203.50352
4	5511.25010	4812.05146
5	5625.39161	4775.01480
6	5614.85468	4742.54154
7	5500.71316	4779.57820
8	5471.59617	4689.84395
9	5256.21826	4804.24993
10	5137.67080	4871.93144
11	5066.63757	4778.96220
12	5073.31289	4773.93831
13	5043.53727	4733.77100
14	5018.34084	4731.48410
15	4915.40970	4646.10908
16	4908.91255	4622.96370
17	4948.87005	4541.80701
18	5088.57094	4300.02479
19	5188.91445	4173.66775
20	5382.44429	4021.25776
21	5482.67469	3955.56536
1	5528.67799	3926.15221

PARCEL A = 13.6250 AC. (593,506 S.F.)

APPROVAL:

Denise Sander 5/8/14
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

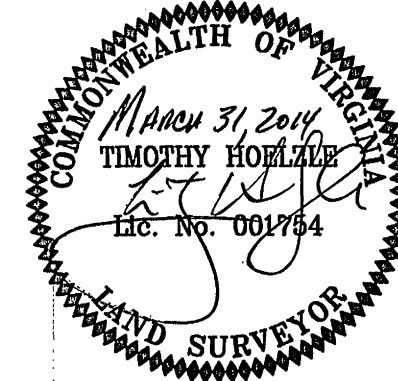
CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 8 DAY OF May, 2014, AT 11:07 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

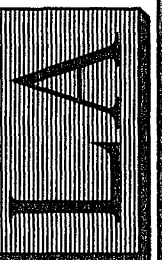
PLAT SHOWING THE RE-SUBDIVISION OF
PARCEL A
"THE TOWNES AT HIDDEN VALLEY"
TAX #067.17-01-01.06
PLAT INSTRUMENT #201309943
CREATING HEREON NEW
PHASE 4
"THE TOWNES AT HIDDEN VALLEY"
AND
PARCEL A1
8.6259 AC. (375,744 S.F.)
SITUATED ALONG KEAGY ROAD
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: March 31, 2014
COMM. NO.: 2011-137
SCALE: NONE
SHEET 1 OF 3