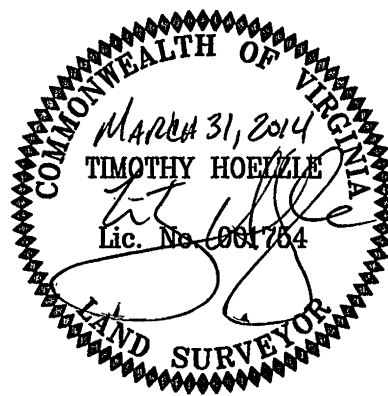
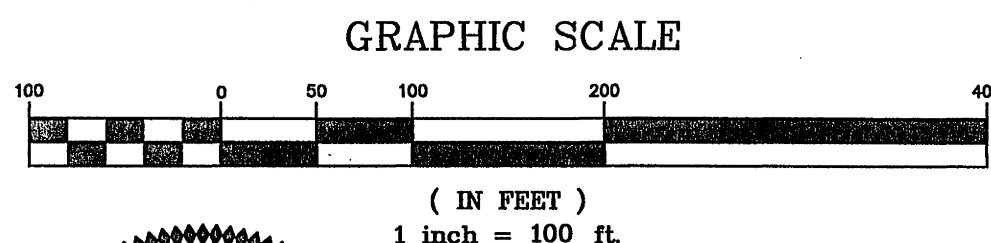


PLAT SHOWING THE RE-SUBDIVISION OF
PARCEL A
"THE TOWNES AT HIDDEN VALLEY"
 TAX #067.17-01-01.06
 PLAT INSTRUMENT #201309943
 CREATING HEREON NEW
PHASE 4
"THE TOWNES AT HIDDEN VALLEY"
 AND
PARCEL A1
8.6259 AC. (375,744 S.F.)
 SITUATED ALONG KEAGY ROAD
 WINDSOR HILLS MAGISTERIAL DISTRICT
 ROANOKE COUNTY,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



TAX #067.17-01-02.00
 NELSON B. & BRENDA Z. GREENE
 D.B. 1383, PG. 778
 D.B. 1383, PG. 782 (PLAT)

**NEW
 PARCEL A1
 8.6259 AC.
 375,744 S.F.**

ORIGINAL
PARCEL A
 13.6250 AC.
 593,506 S.F.

LINE TABLE		
LINE	BEARING	DISTANCE
9-10	S 29°43'23" E	136.51'
10-11	S 52°37'06" W	117.00'
*11-12	N 36°57'55" W	8.35'
12-13	S 53°27'03" W	50.00'
*13-14	S 05°11'10" W	25.30'
*14-15	S 39°40'25" W	133.73'
*15-16	S 74°19'12" W	24.04'
16-17	N 63°47'12" W	90.46'
17-18	N 59°58'51" W	279.24'
*18-19	N 51°32'45" W	161.35'
*19-20	N 38°13'17" W	246.34'
20-21	N 33°14'29" W	119.84'
*21-1	N 32°35'37" W	54.60'

* DENOTES CHORD BEARING & DISTANCE

LEGEND	
W.B.	WILL BOOK
P.B.	PLAT BOOK
D.B.	DEED BOOK
P.G.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
EX.	EXISTING
IP	IRON PIN
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.E.	PEDESTRIAN EASEMENT
D.E.	PUBLIC DRAINAGE EASEMENT
TYP	TYPICAL
L	ARC LENGTH
R	RADIUS
WVWA	WESTERN VIRGINIA WATER AUTHORITY

AREA SUMMARY	
ORIGINAL PARCEL A	= 13.6250 ACRES
AREA DEDICATED TO ROANOKE COUNTY FOR RIGHT-OF-WAY IN LARYN & LEIGH LANE	= 1.1104 ACRES
AREA WITH IN LOTS 33-34 & 65-86	= 3.8887 ACRES
NEW PARCEL A1	= 8.6259 ACRES

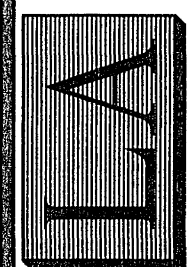
EXTERIOR BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
11-12	575.00'	8.35'	4.18'	8.35'	N 36°57'55" W	0°49'57"
13-14	19.00'	27.68'	16.95'	25.30'	S 05°11'10" W	83°29'09"
14-15	530.00'	134.09'	67.40'	133.73'	S 39°40'25" W	14°29'44"
15-16	18.00'	26.32'	16.15'	24.04'	S 74°19'12" W	83°47'30"
18-19	550.00'	161.94'	81.56'	161.35'	N 51°32'45" W	16°52'11"
19-20	1445.00'	246.64'	123.62'	246.34'	N 38°13'17" W	9°46'46"
21-1	2415.00'	54.60'	27.30'	54.60'	N 32°35'37" W	1°17'44"

NEW DIVISION LINES CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	530.00'	88.89'	44.55'	88.78'	S 42°07'01" W	9°36'33"
C5	530.00'	45.20'	22.61'	45.19'	S 34°52'09" W	4°53'11"
C10	575.00'	86.04'	43.10'	85.96'	N 32°16'00" W	8°34'26"
C11	575.00'	47.58'	23.81'	47.57'	N 34°10'58" W	4°44'29"
C12	575.00'	38.46'	19.24'	38.45'	N 29°53'45" W	3°49'57"
C13	18.97'	29.86'	19.03'	26.87'	N 17°01'24" E	90°10'58"
C14	56.00'	261.65'	58.29'	80.76'	S 71°49'49" E	267°42'27"
C15	56.00'	40.24'	21.03'	39.38'	S 41°26'22" W	41°10'03"
C16	56.00'	88.25'	56.28'	79.40'	S 24°17'19" E	90°17'19"
C17	56.00'	57.94'	31.86'	55.39'	N 80°55'42" E	59°16'41"
C18	56.00'	57.40'	31.51'	54.92'	N 21°55'34" E	58°43'33"
C19	56.00'	17.83'	8.99'	17.76'	N 16°33'38" W	18°14'51"
C20	19.00'	29.08'	18.25'	26.33'	N 18°10'11" E	87°42'27"
C21	19.00'	29.85'	19.00'	26.87'	S 72°58'36" E	90°00'00"
C22	625.00'	93.53'	46.85'	93.44'	S 32°15'59" E	8°34'25"
C23	625.00'	45.68'	22.85'	45.67'	S 30°04'24" E	4°11'15"
C24	625.00'	47.85'	23.93'	47.83'	S 34°21'36" E	4°23'10"
C25	575.00'	55.94'	27.99'	55.92'	S 34°35'57" E	5°34'26"

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.

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



DATE: March 31, 2014
 COMM. NO.: 2011-137
 SCALE: 1" = 100'

SHEET 2 OF 3

4664 BRAMBLETON AVENUE, SW
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 ROANOKE, VIRGINIA 24018

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