

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT NICHOLAS G. AND FAITH H. PALMIERI JR. ARE THE OWNERS OF A 5.511 ACRE TRACT, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 13 THRU 15 TO 1 INCLUSIVE, CONVEYED TO THE SAID OWNERS BY JULIANNE C. HOLLADAY BY DEED DATED OCTOBER 4, 2002 AND RECORDED AS INSTRUMENT #200220205 AND A 3.117 ACRE TRACT BOUNDED BY OUTSIDE CORNERS 6 THRU 13 TO 6 INCLUSIVE, CONVEYED TO SAID OWNERS BY DEED DATED JANUARY 27, 2011 AS RECORDED IN INSTRUMENT #201101192.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Nicholas G. Palmieri, Jr. 12-29-14  
NICHOLAS G. PALMIERI, JR. - OWNER DATE  
INSTRUMENT #200220205, AND INSTRUMENT #201101192

Faith H. Palmieri 12-29-14  
FAITH H. PALMIERI - OWNER DATE  
INSTRUMENT #200220205

STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:

I, KRISTEN VIAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NICHOLAS G. PALMIERI, JR. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29TH DAY OF DECEMBER, 2014.

KRISTEN VIAR  
NOTARY PUBLIC, DATE & SEAL  
REGISTRATION # 7234721

STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:

I, KRISTEN VIAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT FAITH H. PALMIERI, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 29TH DAY OF DECEMBER, 2014.

KRISTEN VIAR  
NOTARY PUBLIC, DATE & SEAL  
REGISTRATION # 7234721

**ROANOKE COUNTY NOTES:**

1. 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.
2. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.

APPROVED:

Denise Sander 12/30/14  
SUBDIVISION AGENT FOR DATE  
ROANOKE COUNTY PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:39 O'CLOCK A.M. ON THIS 30 DAY OF Dec, 2014.

TESTE: STEVEN A. McGRAW  
CLERK

BY: Robert J. Davis  
DEPUTY CLERK

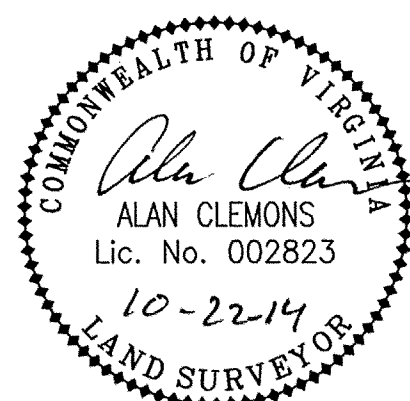
CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	96.10'	203.04'	48.97'	27°07'11"	N 17°32'53" W	95.21'
C2	39.21'	203.04'	19.67'	11°03'52"	N 25°34'32" W	39.15'
C3	56.90'	203.04'	28.64'	16°03'19"	N 12°00'56" W	56.71'
C4	104.13'	593.17'	52.20'	10°03'30"	S 9°01'34" E	104.00'
C5	79.48'	593.17'	39.80'	7°40'39"	S 7°50'08" E	79.42'
C6	24.65'	593.17'	12.33'	2°22'51"	S 12°51'53" E	24.65'
C7	36.85'	25.00'	22.69'	84°27'40"	N 30°33'22" E	33.61'
C8	43.27'	220.00'	21.70'	11°16'08"	S 67°09'09" W	43.20'
C9	58.89'	180.00'	29.71'	18°44'43"	S 61°22'30" W	58.63'
C10	41.54'	25.00'	27.38'	95°12'22"	N 61°38'58" W	36.92'

EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C25	315.49'	200.00'	201.33'	90°22'49"	S 82°48'27" E	283.78'
C26	94.55'	200.00'	48.17'	27°05'09"	S 65°32'43" W	93.67'
C27	222.25'	150.00'	137.19'	84°53'36"	S 13°37'13" W	202.47'

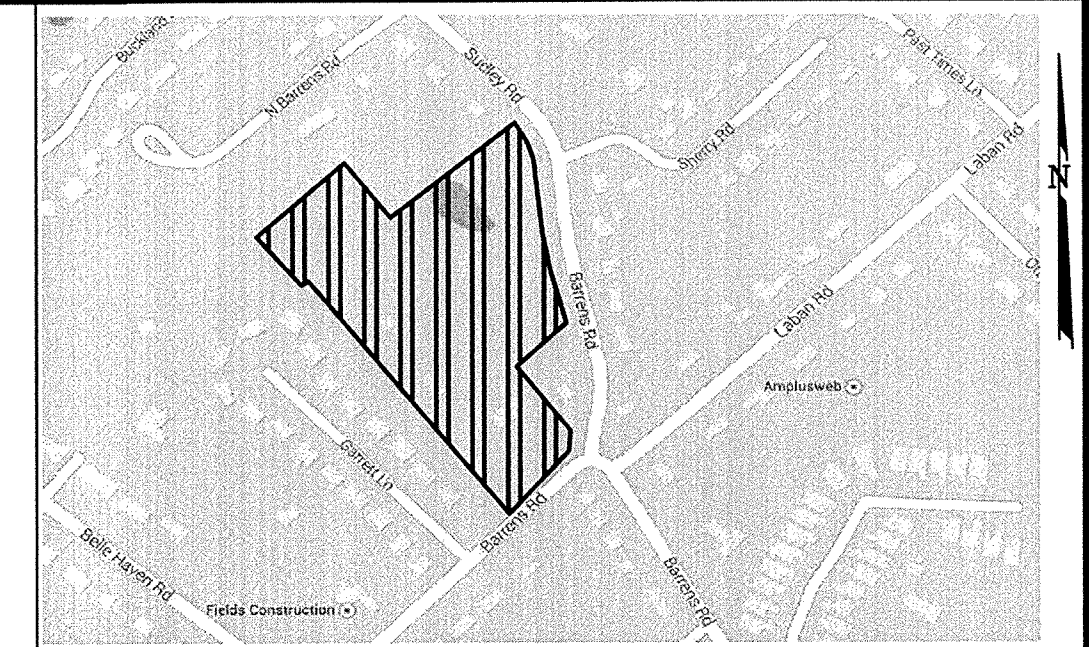
THE HOMEOWNERS ASSOCIATION FOR THE LOTS SHOWN ON THIS PLAT SHALL ASSUME SHARED MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE DEVELOPMENT PLANS FOR "BUCKLAND SOUTH".

**GENERAL NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" UNSHADED AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0151 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. THIS SUBDIVISION UTILIZES THE ZERO LOT LINE SUBDIVISION ORDINANCE. WHICH ALLOWS FOR REDUCED SETBACKS AND REARYARDS FOR INTERIOR LOTS



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. NICHOLAS G. AND FAITH H. PALMIERI, JR. ARE THE OWNERS OF RECORD, SEE INSTRUMENT #'S 20020205, AND 201101192



LOCATION MAP

NO SCALE

**OUTER BOUNDARY**

CORNER	NORTHING	EASTING
1	3654840.2689	11054573.7184
2	3655446.4262	11054099.2673
3	36554356746	11054082.5336
4	3655561.7576	11053975.1911
5	3655734.1204	11054205.9299
6	3655592.6872	11054314.2209
7	3655811.4029	11054638.3023
8	3655785.6143	11054653.8637
9	3655694.8348	11054682.5699
10	3655538.5338	11054693.4603
11	3655435.8233	11054709.7759
12	3655308.0612	11054741.7407
13	3655206.1911	11054610.9908
14	3655041.3817	11054737.5393
15	3654990.3952	11054732.1553

THESE COORDINATES ARE BASED  
ON VIRGINIA STATE PLANE COORDINATE SYSTEM  
VA 4502 SOUTH - NAD '83

SUBDIVISION PLAT FOR

**BUCKLAND SOUTH, LLC**

SHOWING THE RESUBDIVISION OF  
TACT A1 - 3.117 ACRES (3.11 ACRES BY RECORD) - P.B. 19, PG. 178  
& LOT 12A - 5.511 ACRES (5.5 ACRES BY RECORD),  
BLOCK 5, BELLE HAVEN - INST. #200219454  
SITUATED ON BARRENS ROAD AND NORTH BARRENS ROAD  
CREATING HEREON LOTS 1 & 26 THRU 31, BUCKLAND SOUTH,  
AND LOT 12A1 (1.465 ACRES) & TRACT A1A (4.915 ACRES)  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE VIRGINIA, VIRGINIA  
SCALE: 1"=60'  
SHEET 1 OF 4

TAX #s: 026.08-03-09  
AND 026.08-03-08.01  
DRAWN: MAC/REC

DATE: OCTOBER 22, 2014  
CALC: REC/MAC/PJB  
W.O.: 13-0087-07

