

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

THAT ET PURE ROANOKE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED WITHIN OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 29, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201407996,

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED 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, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES, IN FEE SIMPLE TO THE COMMONWEALTH OF VIRGINIA, 0.3048 AC. (13,277 S.F.) (BY SEPARATE INSTRUMENT) FOR STREET WIDENING PURPOSES.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE WATER 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 28 DAY OF January, 2015.

OWNER: ET PURE ROANOKE, LLC

BY: James G. Koman ITS MANAGER  
JAMES G. KOMAN

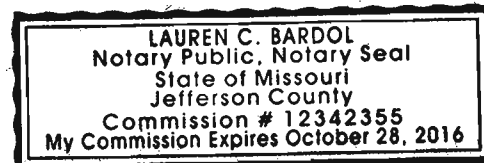
STATE OF MISSOURI

COUNTY OF ST. LOUIS

I, Lauren C. Bardol, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT JAMES G. KOMAN, MANAGER, FOR ET PURE ROANOKE, LLC, OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON January 28, 2015.

MY COMMISSION EXPIRES ON October 28, 2016 REGISTRATION # 12342355

Lauren C. Bardol  
NOTARY PUBLIC



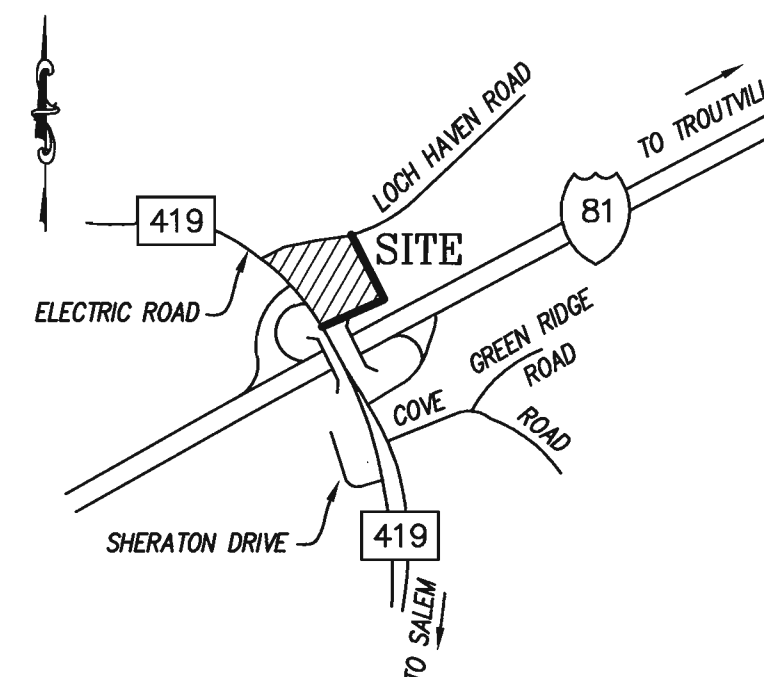
BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	1845.05789	1558.23129
2	1381.69484	1709.70965
3	1262.18216	1622.20667
4	1133.14402	1463.28166
5	1268.41403	1330.16048
6	1482.79880	1172.65438
7	1568.47131	1037.66838
8	1732.65565	875.17067
9	1809.02792	1043.37736
10	1828.18739	1043.79635
11	1823.83329	1272.70123
12	1823.36153	1379.75122
1	1845.05789	1558.23129
TOTAL AREA = 7.4893 AC. (326,233 S.F.)		

NEW RIGHT-OF-WAY LINE COORDINATES		
CORNER	NORTHING	EASTING
A	1804.30669	1032.97904
B	1800.74483	1093.09683
C	1799.98149	1133.22764
D	1799.12574	1206.28340
E	1798.36177	1379.64105
F	1821.23965	1566.01773

CENTERLINE OF NEW PUBLIC 20' WATERLINE EASEMENT		
LINE	BEARING	DISTANCE
B-W1	S 44°42'15" E	39.64' (TIE)
W1-W2	N 41°07'58" E	7.45'
W2-W3	N 65°41'33" E	14.43'
W3-W4	S 89°44'51" E	15.84'

NEW PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT & ACCESS EASEMENT		
LINE	BEARING	DISTANCE
D-S1	S 89°44'51" E	73.00' (TIE)
S1-S2	S 00°15'09" W	124.76'
S2-S3	N 88°54'37" W	238.56'
S3-S4	S 01°05'23" W	45.00'
S4-S5	S 88°54'37" E	156.06'
S5-S6	S 18°06'11" E	165.16'
S7-S8	S 71°53'49" W	57.12'
S7-5	S 36°18'16" E	232.63'
5-S8	S 44°32'29" E	104.35'
S8-S9	N 18°06'11" W	266.51'
S9-S10	N 71°53'49" E	42.50'
S10-S11	N 18°06'11" W	200.51'
S11-S12	N 00°15'09" E	147.57'
S12-S1	N 89°44'51" W	20.00'

CENTERLINE OF NEW PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
*C-D1	S 89°06'33" E	34.73' (TIE)
D1-D2	S 73°49'20" E	73.48'
D2-D3	S 16°59'42" E	98.50'
D3-D7	S 31°32'50" W	221.28'
D7-6	S 57°35'52" E	25.00' (TIE)
*E-D4	N 89°55'14" E	8.63'
D4-D5	S 00°20'59" W	19.71'
D5-D6	S 42°39'35" W	98.51'
D6-D3	S 68°21'34" W	58.18'
* DENOTES CHORD BEARING & DISTANCE		



LOCATION MAP  
NOT TO SCALE

APPROVAL:

Denise J. Smith  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

1/29/15  
DATE

**CLERK'S CERTIFICATE:**

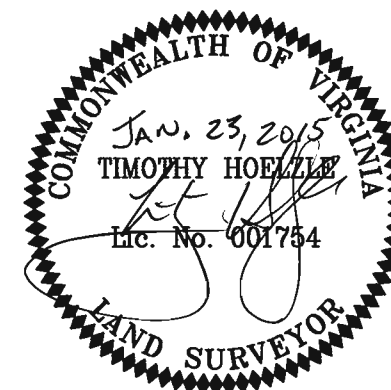
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 29 DAY OF Jan., 2015, AT 1:31 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Steven A. McGraw  
DEPUTY CLERK

PLAT SHOWING THE COMBINATION OF  
TAX #036.10-01-14.00  
TRACT "A", 1.5708 AC.  
AND  
TAX #036.10-01-14.04  
TRACT "B", 5.9185 AC.  
PLAT INSTRUMENT #2005-7565 (P.B. 29, PG. 38)

PROPERTY OF  
**ET PURE ROANOKE, LLC**  
AND DEDICATING  
0.3048 AC. (13,277 S.F.)  
FOR STREET WIDENING PURPOSES  
CREATING HEREON NEW  
**TRACT "A1"**  
7.1845 AC. (312,955 S.F.)  
SITUATED AT 1745 LOCH HAVEN DRIVE  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

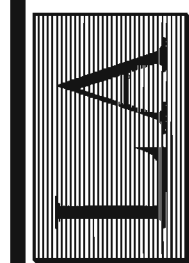


**NOTES:**

- 1) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No.: 4898501, EFFECTIVE DATE: JUNE 5, 2014, REVISION B - AUGUST 18, 2014.
- 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 #51161C0133G DATED SEPTEMBER 28, 2007. ZONE "X (UNSHADED)".
- 4) PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
- 5) CURRENT OWNER: TRACTS "A" & "B" - ET PURE ROANOKE LLC, INSTRUMENT #201407996, P.B. 29, PG. 38.
- 6) THIS PLAT IS THE COMBINATION OF ORIGINAL TAX #036.10-01-14.00 (TRACT "A") & #036.10-01-14.04 (TRACT "B") AND DEDICATING 0.3048 AC. (13,277 S.F.) TO THE COMMONWEALTH OF VIRGINIA (BY SEPARATE INSTRUMENT) FOR STREET WIDENING PURPOSES, CREATING HEREON NEW TRACT "A1" 7.1845 AC. (312,955 S.F.).
- 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.

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P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

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



DATE: January 23, 2015  
COMM. NO.: 2014-120  
SCALE: NONE