TANGLEWOOD 50

ELECTRIC RD.

LOCATION MAP

SHEET 1 OF

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WOODCLIFF INVESTMENTS, ILC IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED AND COMBINED, BOUNDED BY CORNERS 16 TO 25 THRU 30 TO 19 TO 18 TO 17 TO 18, BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE IN INSTRUMENT #200312753.

THAT MONEIL PROPERTIES, LLC IS THE FEE SIMPLE OWNER & PROPRIETOR OF TH Land shown hereon to be re—subdivided and combined, bounded by corners 1 thru 19 to 1 inclusive, being a portion of the land conveyed to said OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE IN INSTRUMENT #200316394.

MICNEIL PROPERTIES, LLC AS THE OWNER OF TAX #077.20-01-21.00, ALSO JOINS IN THE SIGNING OF THIS PLAT FOR THE GRANTING OF THE PRIVATE STORWHATER MANAGEMENT EASEMENTS #5 & #6.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FIRE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2–2240 THRU 2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF ROANOKE COUNTY, VIRGINIA.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 19 DAY OF December 2015.

OWNER: WOODCLIFF INVESTMENTS, LLC

115 Vice Chairman Manger Hunter D. Smith

OWNER MCNEIL PROPERTIES, LLC

115 Vice Chageman Manager Hunter D. Smith

STATE OF VICTIMA County of Roanoke

1. DELANDOUR. TS. IDDLE, TIL. A NOTARY PUBLIC IN AND FOR THE AFORESAID

COUNTY. AND STATE DO HEREBY CERTIFY THAT HOWELL D. SMETCH.

FOR UNIVERSE VALUE FOR WOODCLIFF INVESTMENTS, LLC, OWNER, WHOSE NAME IS SIGNED NOTES:

TO THE FOREGOING WITTING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID

OF AFFECT THE COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS LINE. DAY OF AFFECT THE DESCRIPTION. 2015.

MY COMMISSION EXPIRES 2 29 2016 REGISTRATION #7202996 Penden R. B. Hle, II

STATE OF Ungains County of Roanske Reg. #7202996 2/24/16

PEYTON R. BIDDLE, TIT COLORS MAD STATE DO HEREBY CERTIFY THAT HONNEY D. SMITH AFORESAID THE CLASSIAND MADE FOR MONEIL PROPERTIES, LLC, OWNER, WHOSE NAME IS SCHED TO THE FOREGOING WITTING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COMMITTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 18TH. DAY OF DECEMBER. 2015.

MY COMMISSION EXPIRES 2/29/2016 REGISTRATION # 7202996 Penter R. Buddley III





EXTERIOR BOUNDARY COORDINATES MCNEIL PROPERTIES, LLC

UNIGIN OF COORDINATES IS ASSUMED				
CORNER	NORTHING	EASTING		
1	10983,48675	53769.04875		
2	10992,59338	53777.97844		
3	11043.65571	53828.04867		
4	10979.85051	53922.49829		
_ 5	10766.98078	54169.84886		
6	10762.57415	54164.52620		
7	10641.25214	54260.26894		
8	10542.07312	54132.34154		
9	10170.42468	54394.67262		
10	10137.30550	54330.56714		
11	10182.09791	54197.55180		
12	10285,47753	54110.59226		
13	10373.28545	53979.89705		
14	10378.62056	53903.34752		
15	10803.32089	53593.49299		
16	10810.72270	53600.77019		
17	10531.93931	53805.37805		
18	10744.71555	53967.90907		
19	10802.49514	53918.68936		
1	10983.48675	53769.04875		
TOTAL AREA = 5.0937 AC. (221,880 S.F.)				

CORNER	N OF COORDINAT	
	HORTHING	EASTING
16	10810.72270	53600.77019
25	10850.43862	53639.7010
26	10845.53526	53643.84850
27	10836.10703	53653.67769
28	10824.22184	53669.20008
29	10795.82745	53698.59592
30	10706.62620	53776.07211
19	10802.49514	53918.68936
18	10744.71555	53967.90907
17	10531.93931	53805.37805
16	10810.72270	53600,77019

NEW DIVISION LINE BOUNDARY					
COORDINATES (NEW PARCEL B-1)					
ORIGIN OF COORDINATES IS ASSUMED					
CORNER	NORTHING	EASTING			
A	10501.24468	53813.88293			
В	10563.93727	53840.54944			
C	10609.65229	53853,59519			
D	10695.95748	53945.13366			
E	10689.22705	54079.52890			
F	10400.08258	54022.04072			
G	10411.35736	53992.16462			
Н	10417.25161	53892.29732			
_1	10449.53615	53868.76223			
J	10499.06350	53815.47429			
A	10501.24468	53813.88293			
TOTAL AREA = 1.2714 AC. (55,380 S.F.)					

DINATES LLC SUMED		NEW DIVISION LINE BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED			
TING	CORNER	NORTHING	EASTING		
2.77019	K	10773.75166	54161.98123		
9.70101	L	10708.69358	54083.39920		
.84850					
67769					
.20008					
59592					
5.07211					

CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 10:13 O'CLOCK ON THIS 21 DAY OF

TESTEE: STEVEN A. McGRAW, CLERK

PLAT SHOWING THE COMBINATION AND SUBDIVISION OF

TAX #077.20-01-14.00

PROPERTY OF

INSTRUMENT #200312753 CREATING HEREON NEW

WOODCLIFF INVESTMENTS, LLC

PARCEL 1A-1

1.0798 AC. (47,036 S.F.)

TAX #077.20-01-11.00 (PARCEL B),

TAX 077.20-01-15.01, TAX #077.20-01-17.00 AND

TAX #077.20-01-22.00

PROPERTY OF

MCNEIL PROPERTIES, LLC

INSTRUMENT #200316394

CREATING HEREON NEW

1.2714 AC. (55,380 S.F.).

PARCEL B-1

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON WHICH MAY THIS PLAT WAS PREPARED FROM A CURRENT BOUNDARY 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 NUMBER 51161C0251G, DATED SEPTEMBER 28, 2007, ZONE X (UN-SHADED).

IRON PINS WERE SET AT CORNERS A THRU J, INCLUSIVE AND CORNERS K AND L

5. APPROVAL HEREOF BY THE ROANONE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANONE 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.

6. A (0.0344 AC.) PORTION OF ORIGINAL TAX #077.20-01-14.00, PROPERTY OF MODOCLIFF INVESTMENTS, LLC, BOUNDED BY CORNERS 35 TO C TO 34 TO 35 IS TO BE CONVEYED TO MCNEEL PROPERTIES, LLC AND IS TO BE ADDED TO AND COMBINED WITH A (0.8775 AC.) REMARKING PORTION OF ORIGINAL PARCEL B,
TAX #077.20-01-11.00, BOUNDED BY CORNERS A TO B TO 35 TO 34 TO D TO 33 TO 21 TO 24 TO 36 TO F THRU J TO A AND A (0.3262 AC.) PORTION OF ORIGINAL TAX #077.20-01-22.00 BOUNDED BY CORNERS 31 TO E TO 36 TO 24 TO 31 AND A (0.0125 AC.) PORTION OF ORIGINAL TAX #077.20-01-15.01, BOUNDED BY CORNERS 20 TO 21 TO 33 TO 32 TO 20 AND A (0.0208 AC.) PORTION OF ORIGINAL TAX #077.20-01-17.00, BOUNDED BY CORNERS 20 TO 32 TO 31 TO 20, CREATING HEREON NEW PARCEL B-1 (1.2714 AC.).

37 TO 20, CREATING MEMBERS ARE TAKED BY CORNERS A TO 15 THRU 17 TO 35 TO

B TO A IS TO BE CONVEYED TO WOODCLIFF INVESTMENTS, LLC AND IS TO BE ADDED TO AND COMBINED WITH A (0.9665 AC.) REMAINING PORTION OF ORIGINAL
PARCEL 1A, TAX #077.20-01-14.00, BOUNDED BY CORNERS 16 TO 25 THRU 30 TO 19 TO 18 TO 34 TO C TO 35 TO 17 TO 16, CREATING HEREON NEW PARCEL 1A-1 (1.0798 AC).

B. A (0.0389 AC.) PORTION OF ORIGINAL PARCEL B, TAX #077.20-01-11.00, BOUNDED BY CORNERS 18 TO 33 TO D TO 34 TO 18 IS TO BE ADDED TO AND COMBINED WITH THE REMAINING (0.1072 AC.) PORTION OF ORIGINAL TAX #077.20-01-15.01, BOUNDED BY CORNERS 1 TO 2 TO 32 TO 33 TO 19 TO 1 CREATING HEREON NEW TRACT 1 (0.1461 ÅC.).

9. A (0.0001 AC.) PORTION OF ORIGINAL TAX \$1077.20-01-22.00 BOUNDED BY CORNERS 31 TO 37 TO E TO 31 IS TO BE ADDED TO AND COMBINED WITH THE REMAINING PORTION OF ORIGINAL TAX #077.20-01-17.00, BOUNDED BY CORNERS 2 THRU 4 TO K TO L TO E TO 31 TO 32 TO 2 CREATING HEREON NEW TRACT 2 (1.1297 AC.).

10. A (0.0256 AC.) PORTION OF ORIGINAL TAX #077.20-01-17.00 BOUNDED BY CORNERS 5 TO 37 TO L TO K TO 5 AND A (0.3104 AC.) PORTION OF ORIGINAL PARCEL B, TAX #077.20-01-11.00, BOUNDED BY CORNERS 22 TO 23 TO 36 TO F THRU J TO 14 TO 13 TO 12 TO 22 IS TO BE ADDED TO AND COMBINED WITH THE (2.1316 AC.) REMAINING PORTION OF ORIGINAL TAX #077.20-01-22.00, BOUNDED BY CORNERS 6 THRU 11 TO 22 TO 23 TO 36 TO 37 TO 6, CREATING HEREON NEW TRACT 3 (2.4675 AC.).

LINES FROM CORNERS A THRU J TO A AND K TO L TO E ARE NEW DIVISION LINES. 12. THE ROADS SERVING THIS PROJECT ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY 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 MIRGINIA 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

ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME LURIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

13. FOR CLARITY NO PHYSICAL IMPROVEMENTS TO THE PROPERTIES ARE SHOWN HEREON.

14. THE PROPERTY LINES BETWEEN CORNERS 14 THRU 18 TO 21 TO 6, WERE BASED ON PLAT BY MATTERN & CRAIG, RECORDED IN INSTRUMENT #201201979.

15. THE PROPERTY LINES BETWEEN CORNERS 9 THRU 14 WERE BASED ON PLAT BY MATTERN & CRAIG, RECORDED IN INSTRUMENT #201302920.

16. THE DEVELOPER OR THE OWNERS ASSOCIATION FOR THE LOTS SHOWN ON THIS PLAT SHALL ASSUME SHARED MANTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THE DEVELOPMENT PLANS FOR PARCEL B-1 (TEXAS ROADHOUSE).

17. SEE RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS AND PARKING ACROSS AND ON NEW PARCEL B-1, NEW TRACT 3 AND TAX #077.20-01-21.00 TO BE DEVELOPED BY SEPARATE INSTRUMENT FOR INGRESS AND EGRESS AND PARKING ACROSS AND ON NEW PARCEL B-1, NEW TRACT 3 AND TAX #077.20-01-21.00 TO BE DEVELOPED BY SEPARATE INSTRUMENTS. TO RE RECORDED BY SEPARATE BISTRIBUENT

5002-2016

TRACT 1 0.1461 AC. (6,366 S.F.). TRACT 2 1.1297 AC. (49,212 S.F.) & TRACT 3 2.4675 AC. (107,485 S.F.) SITUATED ALONG ELECTRIC RD., FRANKLIN ROAD & SOUTH PEAK BLVD. CAVE SPRING MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA