

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BUCKLAND SOUTH LLC ARE THE OWNERS OF A 4.915 ACRE TRACT, BOUNDED BY OUTSIDE CORNERS 1 THRU 25 INCLUSIVE, CONVEYED TO THE SAID OWNERS BY BUCKLAND SOUTH LLC BY DEED RECORDED AS INSTRUMENT #201511457 DATED NOVEMBER 19, 2015.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE, VIRGINIA OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OF ROANOKE OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME AS ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS SHOWN HEREON.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE 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 THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.

THE ABOVE DESCRIBED 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:

BY: J. Russell ITS Member 2/25/16
BUCKLAND SOUTH LLC - OWNER DATE

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

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.
3. PROPERTY WITHIN THE TEMPORARY CUL-DE-SAC EASEMENTS SHOWN HEREON ARE DESIGNATED FOR PUBLIC USE. THOSE HATCHED PORTIONS OF THE CUL-DE-SAC SHALL REVERT TO THE ADJOINING PROPERTY OWNERS UPON EXTENSION AND ACCEPTANCE OF (NAMED ROAD) INTO VDOT SECONDARY STREET SYSTEM. THE RESPONSIBILITY OF MAINTENANCE OF THE TEMPORARY CUL-DE-SAC INCLUDING THE EASEMENTS DESIGNATED AS TEMPORARY WILL BE THE DEVELOPER'S UNTIL SUCH TIME AS VDOT ACCEPTS (NAMED ROAD) INTO THE SECONDARY SYSTEM FOR MAINTENANCE.

APPROVED: Steven A. McGraw 2/25/16
SUBDIVISION AGENT FOR
ROANOKE COUNTY PLANNING COMMISSION DATE

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 8:42 O'CLOCK A.M. ON THIS 26 DAY OF Feb. 2016.

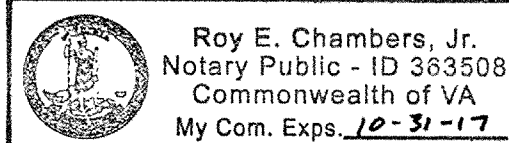
TESTE: STEVEN A. MCGRAW
CLERK

BY: Robert Chambers, Jr.
DEPUTY CLERK

STATE OF VIRGINIA
COUNTY OF Roanoke TO WIT:

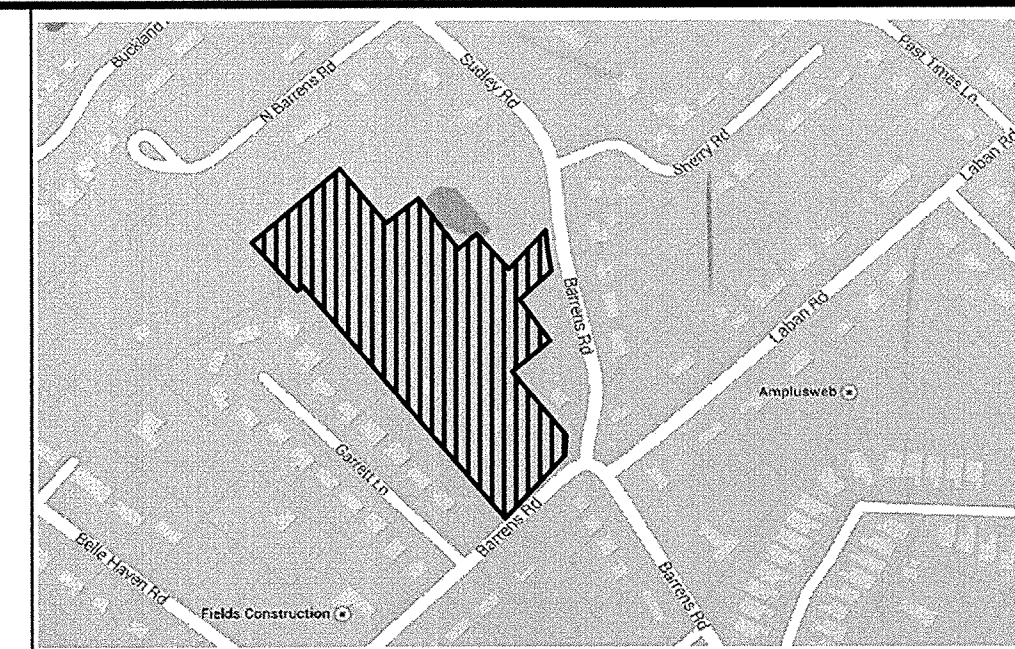
I, Roy E. Chambers, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NICHOLAS G. PALMIERI, JR, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 25 DAY OF FEB, 2016.

Roy E. Chambers, Jr.
NOTARY PUBLIC, DATE & SEAL
REGISTRATION #: 363508

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	36.54'	220.00'	18.31'	9°30'56"	S 56°45'37" W	36.50'
C11	15.27'	180.00'	7.64'	4°51'40"	N 54°25'58" E	15.27'
C12	80.67'	181.10'	41.01'	25°31'20"	N 69°40'01" E	80.00'
C13	71.49'	181.26'	36.21'	22°35'47"	S 86°02'38" E	71.02'
C14	103.41'	180.00'	53.18'	32°55'05"	S 58°14'51" E	102.00'
C15	11.51'	180.00'	5.76'	3°39'46"	S 39°57'26" E	11.50'
C16	28.08'	220.00'	14.06'	7°18'51"	S 41°46'58" E	28.07'
C17	40.24'	220.00'	20.18'	10°28'48"	S 50°40'48" E	40.18'
C18	55.09'	220.00'	27.69'	14°20'54"	S 63°05'39" E	54.95'
C19	50.80'	220.00'	25.51'	13°13'50"	S 76°53'01" E	50.69'
C20	50.91'	220.00'	25.57'	13°15'31"	N 89°52'18" E	50.80'
C21	50.63'	220.00'	25.43'	13°11'07"	N 76°38'59" E	50.52'
C22	48.43'	220.00'	24.31'	12°36'43"	N 63°45'05" E	48.33'
C23	20.90'	220.00'	10.46'	5°26'35"	N 54°43'26" E	20.89'
C26	43.27'	220.00'	21.70'	11°16'08"	S 67°09'09" W	43.20'
C27	36.85'	25.00'	22.69'	84°27'40"	N 30°33'22" E	33.61'
C28	24.65'	593.17'	12.33'	2°22'51"	S 12°51'53" E	24.65'
C29	41.54'	25.00'	27.38'	95°12'22"	N 61°38'58" W	36.92'
C30	58.89'	180.00'	29.71'	18°44'43"	S 61°22'30" W	58.63'

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".

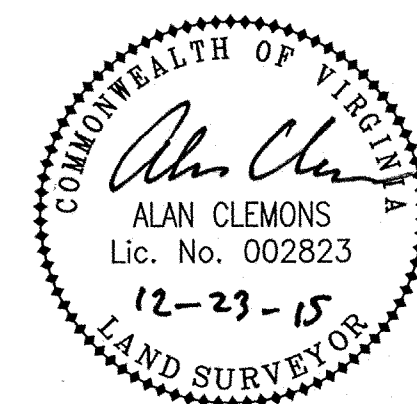


LOCATION MAP

NO SCALE

OUTER BOUNDARY

CORNER	NORTHING	EASTING
1	3655373.1649	11054725.4524
2	3655390.6992	11054692.9569
3	3655362.6120	11054641.4947
4	3655353.8573	11054630.2882
5	3655271.4094	11054694.6982
6	3655184.2021	11054582.7679
7	3655204.6093	11054575.3634
8	3655190.1641	11054503.6801
9	3655190.5625	11054430.5474
10	3655203.2054	11054358.1370
11	3655226.5166	11054301.1332
12	3655283.1642	11054242.7903
13	3655274.6434	11054233.7250
14	3655446.4262	11054099.2673
15	3655435.6746	11054082.5336
16	3655561.7576	11053975.1911
17	3655734.1204	11054205.9299
18	3655592.6872	11054314.2209
19	3655648.4039	11054396.7789
20	3655504.9072	11054494.6769
21	3655546.6904	11054556.9626
22	3655414.1383	11054647.3938
23	3655430.9118	11054687.2037
24	3655459.8508	11054704.2884
25	3655435.8233	11054709.7759



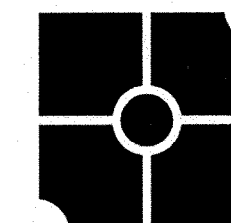
SUBDIVISION PLAT FOR
BUCKLAND SOUTH, LLC

SHOWING DIVISION OF
TAX PARCEL 026.08-03-08.01
SITUATED ON BARRENS ROAD
CREATING HEREON LOTS 2 THRU 25
BEING A ZERO LOT LINE SUBDIVISION
AND BEING KNOWN AS
BUCKLAND SOUTH - PHASE II
HOLLINS MAGISTERIAL DISTRICT
ROANOKE VIRGINIA, VIRGINIA
SCALE: 1"=60'

SHEET 1 OF 3

TAX #026.08-03-08.01
DRAWN: MAC

DATE: DECEMBER 23, 2015
CALC: MAC
W.O.: 13-0087-04



parker
DESIGN GROUP

ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

2122 Carolina Ave. SW
Roanoke, Virginia 24014
Phone: 540-387-1153
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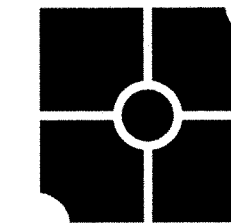
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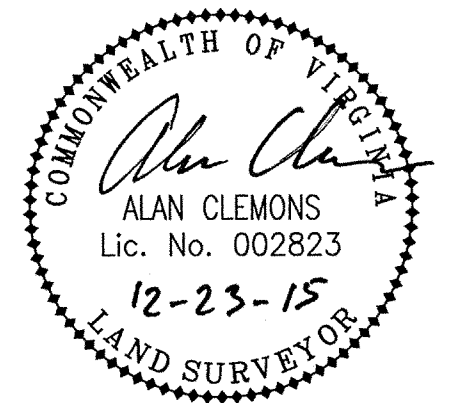
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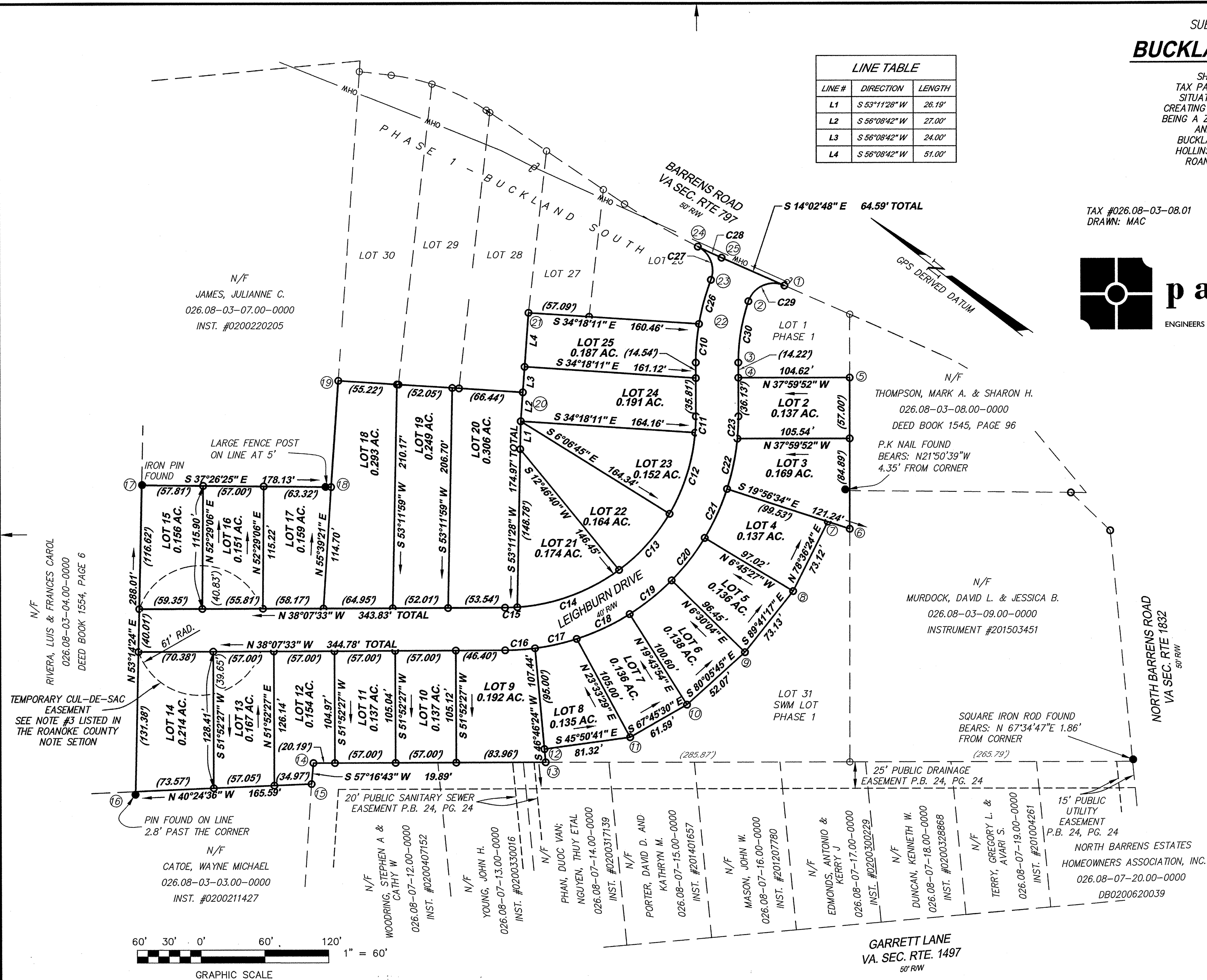
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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 53°11'28"W	26.19'
L2	S 56°08'42"W	27.00'
L3	S 56°08'42"W	24.00'
L4	S 56°08'42"W	51.00'



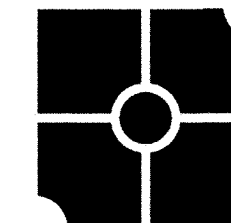
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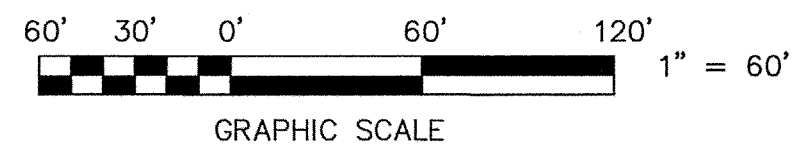
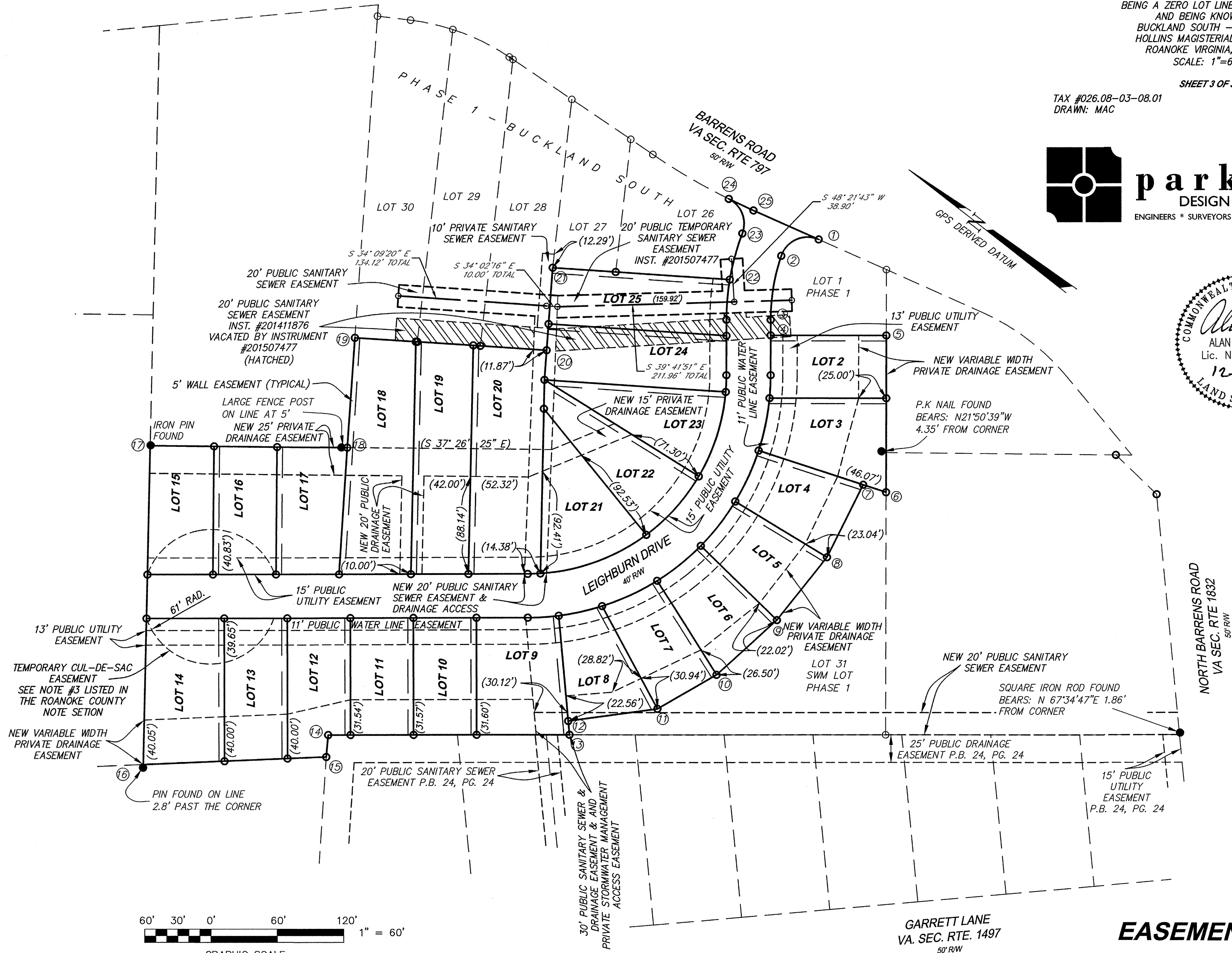
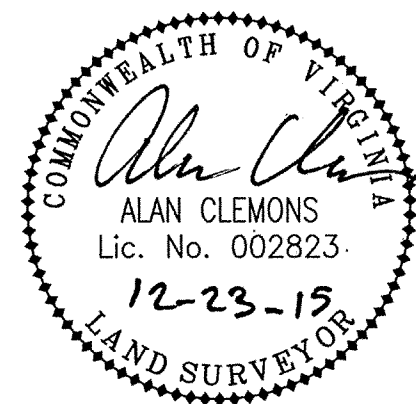
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