

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE VALLEY INVESTMENTS LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 31 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201612429.

THE SAID OWNER BY VIRTUE OF THE RECDORATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC SANITARY SEWER LINE 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 AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECDORATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH ITS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

ROANOKE VALLEY INVESTMENTS LLC

BY: [Signature] ITS: [Signature]

STATE OF VIRGINIA

City of Roanoke  
I, Christy Thomas Vest, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert Brain, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22<sup>nd</sup> DAY OF May, 2018.



Christy Thomas Vest REG. # 7383145  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4/30/19

## ACREAGE TABLE

14.41 ACRES - TRACT A INST. #200608136  
-7.021 ACRES PHASE I & PHASE II - INST. #201105156 & 201311579

7.020 ACRES REMAINING TRACT A - INST. #201311579

7.020 ACRES REMAINING TRACT A - INST. #201311579  
-0.566 ACRES FOR PRIVATE RIGHT OF WAY  
-3.160 ACRES FOR LOTS 60-69 & 80-99  
-0.271 ACRES FOR OPEN SPACE

3.023 ACRES TRACT A-1 REMAINING FOR FUTURE DEVELOPMENT

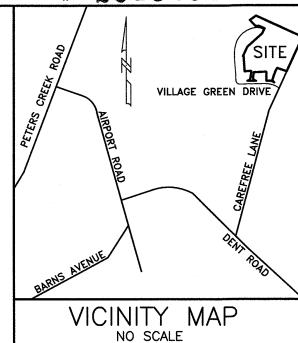
## LEGEND

- IRON PIN SET
- IRON PIN FOUND (PP)
- W.L.E. PUBLIC WATER LINE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.R.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MINIMUM BUILDING LINE
- ESM/T EASEMENT
- EX. EXISTING

## NOTES:

- OWNER OF RECORD: ROANOKE VALLEY INVESTMENTS LLC
- LEGAL REFERENCE: INSTRUMENT #201612429
- TAX MAP NUMBER: 027.17-04-13.06-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP PANEL #51161C0154G (REVISED DATE: 9/28/07) THIS OPINION IS BASED UPON A REVIEW OF SAID MAP AND HAS NOT BEEN VERIFIED BY FIELD ELEVATIONS.
- PROPERTY CURRENTLY ZONED: R3
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON THE PLAT OF "VILLAGE GREEN" PHASE 1 (PLAT INSTRUMENT #201105156) AND THE PRIVATE STORM DRAINAGE SYSTEM AND AREAS CONTAINED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON.
- THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ROADS SHOWN HEREON.

THE ROADS SERVING THESE LOTS ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT 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 VIRGINIA 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 TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.



CURVE TABLE									
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	LENGTH	DELTA ANGLE	TANGENT		
C1	224.67'	63.67'	S29°46'56"W	63.46'	161°14'	32.05'			
C2	35.00'	48.39'	S18°43'52"E	45.39'	80°50'48"	28.81'			
C3	80.00'	38.96'	N73°27'54"W	38.55'	28°37'16"	20.41'			
C4	422.66'	26.49'	S12°20'16"W	26.48'	3°35'25"	13.25'			
C5	35.00'	60.06'	S38°36'59"E	52.96'	98°19'05"	40.49'			
C6	35.00'	49.89'	N51°22'51"E	45.77'	81°40'36"	30.25'			
C7	452.67'	33.72'	N12°40'36"E	33.71'	4°16'04"	16.87'			
C8	422.66'	5.00'	N14°28'18"E	5.00'	0°40'39"	2.50'			
C9	385.00'	206.17'	N30°12'54"E	203.71'	30°40'54"	105.62'			
C10	385.00'	43.21'	N18°05'23"E	43.19'	6°25'51"	21.63'			
C11	385.00'	32.06'	N23°41'26"E	32.05'	4°46'16"	16.04'			
C12	385.00'	32.02'	N28°27'32"E	32.01'	4°45'55"	16.02'			
C13	385.00'	50.49'	N34°35'55"E	50.46'	7°30'51"	25.28'			
C14	385.00'	48.38'	N41°57'21"E	48.35'	7°12'01"	24.22'			
C15	415.00'	163.56'	N34°15'53"E	162.51'	22°34'54"	82.86'			
C16	415.00'	3.49'	N18°16'42"E	3.49'	0°28'53"	1.74'			
C17	415.00'	41.49'	N42°12'36"E	41.47'	5°43'42"	20.76'			
C18	415.00'	50.65'	N35°50'58"E	50.62'	6°59'34"	25.36'			
C19	415.00'	50.06'	N28°53'51"E	50.03'	6°54'42"	25.06'			
C20	415.00'	17.87'	N24°12'29"E	17.87'	2°28'03"	8.94'			
C21	35.00'	61.02'	N72°55'06"E	53.58'	99°53'17"	41.63'			
C22	360.01'	54.68'	S61°29'19"E	54.63'	8°42'07"	27.39'			
C23	360.01'	18.13'	S58°34'50"E	18.13'	2°53'10"	9.07'			
C24	360.01'	36.54'	S62°55'54"E	36.53'	5°48'57"	18.29'			
C25	613.80'	41.31'	S67°14'45"E	41.30'	3°51'23"	20.66'			
C26	130.00'	9.16'	S67°09'22"E	9.16'	4°02'09"	4.58'			
C27	35.00'	53.82'	S21°04'55"E	48.68'	88°06'44"	33.87'			
C28	385.00'	151.74'	S34°15'55"W	150.76'	22°34'54"	76.87'			
C29	385.00'	38.96'	S25°52'25"W	38.95'	5°47'55"	19.50'			
C30	385.00'	50.96'	S32°33'54"W	50.92'	7°36'03"	25.52'			
C31	385.00'	51.60'	S40°11'47"W	51.56'	7°40'43"	26.84'			
C32	385.00'	10.22'	S44°47'45"W	10.21'	1°31'13"	5.11'			
C33	415.00'	222.23'	S30°12'54"W	219.59'	30°40'54"	113.85'			
C34	415.00'	30.91'	S43°25'20"W	30.90'	4°16'04"	15.46'			
C35	415.00'	40.52'	S38°29'29"W	40.50'	5°35'38"	20.27'			
C36	415.00'	51.31'	S32°09'08"W	51.28'	7°05'03"	25.69'			
C37	415.00'	51.51'	S25°03'17"W	51.47'	7°06'39"	25.79'			
C38	415.00'	40.87'	S18°40'42"W	40.85'	5°38'31"	20.45'			
C39	415.00'	7.12'	S15°21'57"W	7.12'	0°58'59"	3.56'			
C40	330.01'	75.85'	N53°11'24"W	75.68'	13°10'06"	38.09'			
C41	330.01'	22.08'	N57°51'26"W	22.08'	3°50'01"	11.04'			
C42	330.01'	36.58'	N52°45'54"W	36.56'	6°21'03"	18.31'			
C43	330.01'	17.19'	N48°05'52"W	17.18'	2°59'02"	8.59'			
C44	160.00'	63.02'	N57°53'24"W	62.82'	22°34'05"	31.92'			
C45	160.00'	5.57'	N47°36'12"W	5.57'	1°59'41"	2.79'			
C46	160.00'	22.37'	N52°36'20"W	22.35'	8°00'37"	11.20'			
C47	160.00'	26.04'	N61°16'22"W	26.01'	9°19'26"	13.05'			
C48	160.00'	9.05'	N67°33'16"W	9.04'	3°14'21"	4.52'			
C49	583.80'	93.00'	N64°36'38"W	92.90'	9°07'38"	46.60'			
C50	583.80'	17.07'	N68°20'11"W	17.07'	1°40'30"	8.53'			
C51	583.80'	22.05'	N66°25'01"W	22.04'	2°09'49"	11.02'			
C52	583.80'	22.01'	N64°15'19"W	22.01'	2°09'36"	11.01'			
C53	583.80'	22.00'	N62°05'44"W	22.00'	2°09'34"	11.00'			
C54	583.80'	9.87'	N60°31'53"W	9.87'	0°58'08"	4.94'			
C55	68.37'	57.36'	N84°04'48"W	55.69'	48°03'59"	30.49'			
C56	68.37'	16.21'	N66°50'27"W	16.18'	13°35'17"	8.15'			
C57	68.37'	25.06'	N84°08'11"W	24.92'	21°00'11"	12.67'			
C58	68.37'	16.08'	S78°37'28"W	16.04'	13°28'31"	8.08'			

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

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden  
JOHN R. MCADEN

002002

DRN: SCB  
CHK: JRM

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
SHEET 1 OF 2

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 THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: [Signature]  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

8/29/18  
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 9:43 O'CLOCK A.M. ON THIS 30 DAY OF August, 2018, IN INSTRUMENT NO.

201808485

TESTE: [Signature]  
CLERK DEPUTY CLERK

TEL: 540-772-9580 FAX: 540-772-8050