

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LAND DEVELOPMENT RVI, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 8 THROUGH 35 TO 62 THROUGH 65 TO 36 TO 53 TO 8, INCLUSIVE INCLUSIVE AND IS A PORTION 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 #201811472.

THAT VILLAGE GREEN APARTMENTS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 53 TO 36 THROUGH 52 TO 1, INCLUSIVE AND IS A PORTION 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 #201809193.

THAT ROANOKE VALLEY INVESTMENTS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 54 THROUGH 56 TO 59 THROUGH 61 TO 58 TO 54 INCLUSIVE AND 62 THROUGH 65 TO 62 INCLUSIVE AND IS A PORTION 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 OWNERS BY VIRTUE OF THE RECORDATION 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 OWNERS BY VIRTUE OF THE RECORDATION 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 OWNERS HEREBY 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:

LAND DEVELOPMENT RVI, LLC

BY: [Signature] ITS: [Signature]

VILLAGE GREEN APARTMENTS, LLC

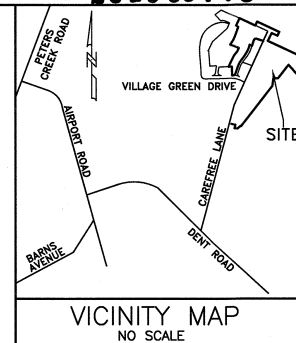
BY: [Signature] ITS: [Signature]

ROANOKE VALLEY INVESTMENTS, LLC

BY: [Signature] ITS: [Signature]

## NOTES:

- OWNER OF RECORD: LAND DEVELOPMENT RVI, LLC  
LEGAL REFERENCE: INSTRUMENT #201811472  
TAX MAP NUMBER: 027.17-04-13.06-0000, 027.17-08-27.00-0000, 027.17-08-28.00-0000, 027.17-08-29.00-0000, 027.17-08-30.00-0000, 027.17-08-10.00-0000, 027.17-08-09.00-0000, 027.17-08-08.00-0000, & 027.17-08-07.00-0000.
- OWNER OF RECORD: VILLAGE GREEN APARTMENTS, LLC  
LEGAL REFERENCE: INSTRUMENT #201809193  
TAX MAP NUMBER: 027.17-04-13.03-0000
- OWNER OF RECORD: ROANOKE VALLEY INVESTMENTS, LLC  
LEGAL REFERENCE: INSTRUMENT #201612429  
TAX MAP NUMBER: 027.17-08-33.00-0000 & 027.17-08-32.00-0000.
- 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 #51161C01546 (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.
- DISTANCES IN PARENTHESES (XXX.XX') DENOTES TIES TO EASEMENTS.



## LEGEND

P.S.S.E.	— PUBLIC SANITARY SEWER EASEMENT
P.W.L.E.	— PUBLIC WATERLINE EASEMENT
D.E.	— DRAINAGE EASEMENT
M.B.L.	— MINIMUM BUILD LINE
O	— IRON PIN SET
P.U.E.	— PUBLIC UTILITY EASEMENT
PR.D.E.	— PRIVATE DRAINAGE EASEMENT
PR.U.E.	— PRIVATE UTILITY EASEMENT
W.L.E.	— WATER LINE EASEMENT

STATE OF VIRGINIA

CITY OF ROANOKE

I, KRISTEN VIAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT P. FRALIN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6TH DAY OF SEPTEMBER, 2019.

KRISTEN VIAR REG. # 7234721  
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-2021

KRISTEN VIAR  
NOTARY PUBLIC  
REGISTRATION # 7234721  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
DECEMBER 31, 2021

STATE OF VIRGINIA

CITY OF ROANOKE

I, KRISTEN VIAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT P. FRALIN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6TH DAY OF SEPTEMBER, 2019.

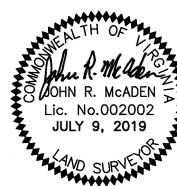
KRISTEN VIAR REG. # 7234721  
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-2021

KRISTEN VIAR  
NOTARY PUBLIC  
REGISTRATION # 7234721  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
DECEMBER 31, 2021

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



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.

DRN: DSH  
CHK: JRM

#	Northing	Easting	#	Northing	Easting
1	3649560.590	11057084.247	35	3650813.552	11057204.533
2	3649745.878	11057140.361	36	3650702.435	11057420.440
3	3649999.350	11057241.380	37	3650748.893	11057443.327
4	3650023.298	11057253.630	38	3650615.684	11057698.275
5	3650090.124	11057287.522	39	3650571.066	11057675.312
6	3650231.366	11057359.149	40	3650606.116	11057607.291
7	3650408.879	11057448.142	41	3650513.026	11057559.327
8	3650513.552	11057503.304	42	3650303.068	11057966.232
9	3650519.641	11057495.043	43	3650117.185	11057877.419
10	3650532.028	11057463.329	44	3650223.407	11057790.078
11	3650545.059	11057425.740	45	3650070.269	11057659.749
12	3650530.110	11057394.104	46	3650070.725	11057603.191
13	3650464.884	11057369.979	47	3649987.036	11057588.905
14	3650478.714	11057343.108	48	3649527.079	11057197.457
15	3650446.645	11057331.247	49	3649532.076	11057193.348
16	3650367.401	11057286.655	50	3649502.587	11057157.485
17	3650346.296	11057269.905	51	3649505.138	11057119.681
18	3650313.146	11057241.054	52	3649546.111	11057132.089
19	3650231.555	11057188.751	54	3650654.890	11057167.955
20	3650152.761	11057157.408	55	3650699.031	11057092.655
21	3650130.725	11057123.528	56	3650723.151	11057105.324
22	3650131.140	11057113.116	57	3650673.173	11057166.340
23	3650233.782	11057117.103	58	3650659.206	11057189.785
24	3650237.142	11057110.447	59	3650701.175	11057143.414
25	3650237.071	11057080.117	60	3650703.621	11057151.851
26	3650294.519	11057108.739	61	3650680.656	11057170.293
27	3650365.386	11057150.762	62	3650765.044	11057298.787
28	3650409.979	11057192.594	63	3650668.333	11057249.015
29	3650445.653	11057210.686	64	3650656.588	11057267.707
30	3650494.542	11057114.285	65	3650754.979	11057318.345

PLAT OF SURVEY  
SHOWING THE RESUBDIVISION OF LOTS 86 THROUGH 99, AND OPEN SPACE, PHASE 3, VILLAGE GREEN, INSTRUMENT #201808485  
AND SHOWING THE SUBDIVISION OF A PORTION OF TRACT A-2, PHASE 4, VILLAGE GREEN, INSTRUMENT #201906039  
AND SHOWING THE COMBINATION OF THE REMAINING PORTION OF TRACT A-2, PHASE 4, VILLAGE GREEN WITH TAX MAP #027.17-04-13.03-0000

TO BE KNOWN AS  
VILLAGE GREEN  
PHASE 5

CREATING HEREON LOTS 111 THROUGH 117  
AND TRACT B-1 (9.501 ACRES)  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
DATED JULY 9, 2019  
JOB #04170034.00  
SCALE: 1"=60'  
PAGE 1 OF 3



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018