

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT GCT DEVELOPMENT, LLC IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 3 TO 7 THRU 19 TO 1, INCLUSIVE, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY BY CHARLES E. HALL AND KAYLA S. HALL BY DEED DATED NOVEMBER 22, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY AS INSTRUMENT NO. 200421304 AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY AL M. COOPER AND RICHARD GOODWIN BY DEED DATED JUNE 15, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 200511099.
THAT ROBERT POLLOCK IS THE OWNER OF THE LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 3 THRU 7 TO 3, INCLUSIVE, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY CHRISTOPHER MARK POLLOCK BY DEED DATED FEBRUARY 6, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 200303884.
THE SAID 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.
THE SAID OWNERS DO BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE 1.947 ACRES FOR PUBLIC STREET PURPOSES, ALL PUBLIC UTILITY, STORMWATER ACCESS AND DRAINAGE EASEMENTS, UNLESS SHOWN AS PRIVATE, WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE TO ROANOKE COUNTY.
THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL 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 SLOPES, 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 OWNERS.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Richard C. Goodwin 2/9/07
GCT DEVELOPMENT, LLC - OWNER
INST. NO. 200421304; INST. NO. 200511099
Robert Pollock 2/10/07
ROBERT POLLOCK, - OWNER
INST. NO. 200303884

STATE OF VIRGINIA
County of Roanoke
TO WIT:
Rose Lee Nichols
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Richard C. Goodwin MEMBER OF GCT DEVELOPMENT, LLC, WHOSE NAME
IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED
BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID
JURISDICTION ON THIS 11th DAY OF March, 2007.

MY COMMISSION EXPIRES:
9-30-2010 Rose Lee Nichols
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke
TO WIT:
Rose Lee Nichols
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT
POLLOCK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN
MY AFORESAID JURISDICTION ON THIS 11th DAY OF March, 2007.

MY COMMISSION EXPIRES:
9-30-2010 Rose Lee Nichols
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF
ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT
11:13 O'CLOCK A.M. ON THIS 13 DAY OF March
2007.

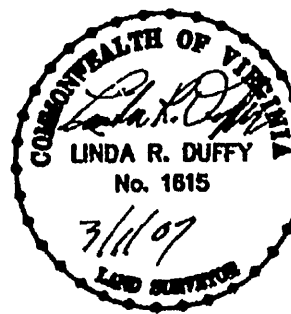
TESTE:
STEVEN A. MCCRAW
CLERK
BY: John J. Murphy
DEPUTY CLERK

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	261.47'	213.07'	112.85'	207.22'	N 03°46'02" W	46°41'23"
C2	205.00'	300.16'	184.24'	274.06'	N 29°58'34" E	83°53'33"
C3	205.00'	12.70'	6.35'	12.70'	N 70°08'50" E	3°33'01"
C4	205.00'	50.58'	25.42'	50.45'	N 61°18'13" E	14°08'14"
C5	205.00'	51.56'	25.92'	51.42'	N 47°01'46" E	14°24'39"
C6	205.00'	52.86'	26.58'	52.71'	N 32°26'16" E	14°46'23"
C7	205.00'	52.00'	26.14'	51.86'	N 17°47'06" E	14°31'57"
C8	205.00'	50.61'	25.44'	50.48'	N 03°26'46" E	14°08'44"
C9	205.00'	29.85'	14.95'	29.83'	N 07°47'55" W	8°20'37"
C10	155.00'	226.95'	139.30'	207.21'	N 29°58'34" E	83°53'33"
C11	155.00'	165.03'	91.31'	157.34'	S 41°25'15" W	61°00'11"
C12	155.00'	49.71'	25.07'	49.50'	S 01°43'49" W	18°22'41"
C13	155.00'	12.21'	6.11'	12.20'	S 09°42'52" E	4°30'42"
C14	1975.00'	553.56'	278.61'	551.75'	S 03°56'27" E	16°03'33"
C15	1975.00'	21.14'	10.57'	21.14'	N 11°39'49" W	0°36'48"
C16	1975.00'	50.01'	25.01'	50.01'	N 10°37'53" W	1°27'03"
C17	1975.00'	50.00'	25.00'	50.00'	N 09°10'51" W	1°27'02"
C18	1975.00'	50.00'	25.00'	50.00'	N 07°43'49" W	1°27'02"
C19	1975.00'	50.00'	25.00'	50.00'	N 06°16'47" W	1°27'02"
C20	1975.00'	50.00'	25.00'	50.00'	N 04°49'45" W	1°27'02"
C21	1975.00'	50.00'	25.00'	50.00'	N 03°22'44" W	1°27'02"
C22	1975.00'	50.00'	25.00'	50.00'	N 01°55'42" W	1°27'02"
C23	1975.00'	50.00'	25.00'	50.00'	N 00°28'40" W	1°27'02"
C24	1975.00'	50.00'	25.00'	50.00'	N 00°58'22" E	1°27'02"
C25	1975.00'	50.11'	25.06'	50.11'	N 02°25'30" E	1°27'13"
C26	1975.00'	32.30'	16.15'	32.29'	N 03°37'13" E	0°56'13"
C27	2025.00'	139.67'	69.87'	139.65'	S 09°59'39" E	3°57'07"
C28	2025.00'	39.26'	19.63'	39.26'	S 11°24'53" E	1°06'39"
C29	2025.00'	51.40'	25.70'	51.40'	S 10°07'56" E	1°27'16"
C30	2025.00'	49.01'	24.51'	49.01'	S 08°42'42" E	1°23'12"
C31	25.00'	37.45'	18.73'	34.04'	S 50°55'45" E	85°49'18"
C32	25.00'	40.81'	20.40'	36.42'	S 41°32'31" W	93°31'08"
C33	2025.00'	252.41'	126.37'	252.24'	S 01°38'47" E	7°08'30"
C34	2025.00'	96.31'	48.16'	96.30'	S 03°51'17" E	2°43'30"
C35	2025.00'	156.10'	78.09'	156.06'	S 00°17'02" E	4°25'00"
C36	25.00'	32.48'	16.24'	30.24'	S 35°17'38" E	74°26'11"
C37	55.00'	246.72'	69.12'	86.08'	S 55°59'49" W	257°01'05"
C38	55.00'	45.37'	24.07'	44.10'	S 48°52'43" E	47°16'00"
C39	55.00'	48.34'	25.88'	46.81'	S 00°03'42" E	50°22'02"
C40	55.00'	34.96'	18.09'	34.37'	S 43°19'45" W	36°24'52"
C41	55.00'	34.93'	18.08'	34.35'	S 79°43'55" W	36°23'26"
C42	55.00'	33.29'	17.17'	32.78'	N 64°44'06" W	34°40'34"
C43	55.00'	31.94'	16.43'	31.49'	N 30°45'41" W	33°16'16"
C44	55.00'	17.89'	9.02'	17.81'	N 04°48'36" W	18°37'55"
C45	205.00'	254.58'	146.64'	238.53'	S 58°15'49" E	71°09'09"
C46	205.00'	85.41'	43.33'	84.79'	S 81°54'18" E	23°52'11"
C47	205.00'	48.00'	24.11'	47.89'	S 63°15'45" E	13°24'56"
C48	205.00'	48.00'	24.11'	47.89'	S 49°50'49" E	13°24'56"
C49	205.00'	48.00'	24.11'	47.89'	S 36°25'52" E	13°24'56"
C50	205.00'	25.17'	12.60'	25.16'	S 26°12'20" E	7°02'10"
C51	155.00'	186.69'	106.55'	175.61'	S 57°11'36" E	69°00'42"
C52	155.00'	149.14'	80.91'	143.45'	N 64°08'05" W	55°07'44"
C53	155.00'	37.56'	18.87'	37.46'	N 29°37'44" W	13°52'58"
C54	25.00'	22.39'	12.01'	21.65'	N 48°20'47" W	51°19'04"
C55	25.00'	8.90'	4.50'	8.85'	S 32°53'15" E	20°24'01"
C56	25.00'	13.49'	6.91'	13.33'	S 58°32'47" E	30°55'03"
C57	25.00'	22.39'	12.01'	21.65'	N 02°58'17" E	51°19'04"
C58	25.00'	19.03'	10.00'	18.57'	N 00°52'50" W	43°36'50"
C59	25.00'	3.36'	1.68'	3.36'	N 24°46'42" E	7°42'14"
C60	55.00'	271.31'	44.04'	68.75'	S 67°18'45" W	282°38'08"
C61	55.00'	45.43'	24.10'	44.15'	S 50°20'40" E	47°19'18"
C62	55.00'	37.79'	19.67'	37.05'	S 07°00'05" E	39°21'51"
C63	55.00'	30.00'	15.38'	29.63'	S 28°16'24" W	31°15'08"
C64	55.00'	39.99'	20.93'	39.12'	S 64°45'50" W	41°39'43"
C65	55.00'	30.75'	15.79'	30.35'	N 78°23'14" W	32°02'10"
C66	55.00'	87.35'	55.97'	78.46'	N 16°52'10" W	90°59'58"

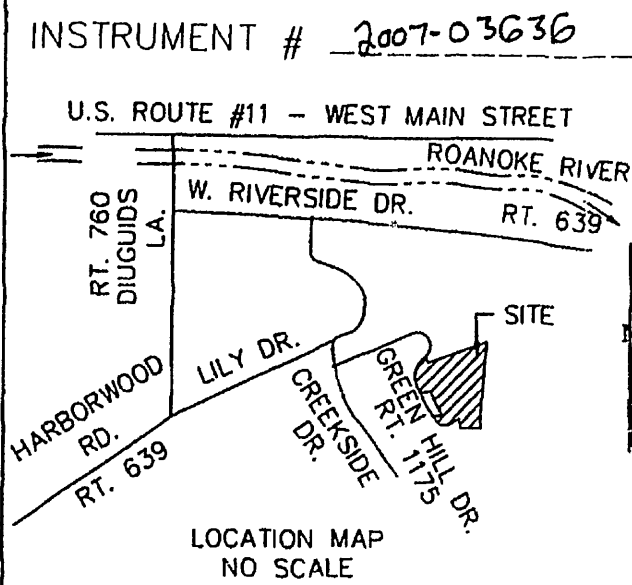
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	2731.21106	4533.22610
2	2799.48121	4680.71527
3	3328.92947	4343.94281
4	3264.61414	4218.32562
5	3303.37186	4198.48187
6	3510.14708	4184.86645
7	3490.02187	4241.47484
8	3810.85473	5037.17485
9	3719.32018	5003.37364
10	3579.62588	4975.54091
11	3402.11009	4946.10376
12	3303.26479	4943.89084
13	3249.00339	4948.98482
14	3241.12831	4949.72727
15	2615.96667	4985.77387
16	2622.28969	4793.42359
17	2664.47814	4766.58828
18	2631.48486	4714.73444
19	2652.29801	4594.60291
1	2731.21106	4533.22610
AREA = 12.558 AC.(547,028 S.F.)		

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.



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND MAP PREPARED BY LUMSDEN AND ASSOCIATES, P.C. (UNRECORDED). GCT DEVELOPMENT, LLC IS AN OWNER OF RECORD, SEE INST. NO. 200421304 & INST. NO. 200511099. ROBERT POLLOCK IS AN OWNER OF RECORD, SEE INST. NO. 200303884.



GENERAL NOTES:

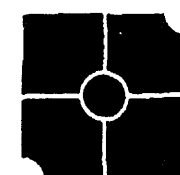
- PIN SET BY PARKER DESIGN GROUP IS 3" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0039 E, EFFECTIVE DATE OCTOBER 18, 1995. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 0.195 AC. PORTION OF ORIGINAL TAX #055.04-01-04.00 TO BE CONVEYED TO ROBERT POLLOCK BY GCT DEVELOPMENT, LLC, BOUNDED BY CORNERS 7 TO 7A THRU 7D TO 7 INCLUSIVE TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #055.04-01-50.00 (LOT 11, GREEN HILL) TO CREATE LOT 11A (0.756 AC.)
- 0.518 AC. OF ORIGINAL TAX #055.04-01-56.00 (LOT 17, GREEN HILL) BOUNDED BY CORNERS 1 TO 2 TO 17 THRU 19 TO 1, INCLUSIVE TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #055.04-01-04.00.
- EXISTING PUBLIC UTILITY EASEMENT WITHIN RIGHT-OF-WAY OF ISABEL LANE TO BE VACATED BY SEPARATE INSTRUMENT.
- EXISTING DWELLING AND DRIVE LOCATED ON ORIGINAL LOT 17, GREEN HILL, NOT SHOWN FOR CLARITY PURPOSES AND TO BE RAZED.
- EASEMENTS/RIGHT-OF-WAYS/INGRESS/EGRESS SERVING ORIGINAL TAX #055.04-01-03.00 AND 055.04-01-04.00 NOTED WITHIN INSTRUMENT # 200421304, HEREBY ABANDONED THRU SAID PARCELS, DUE TO PUBLIC ACCESS BEING PROVIDED TO ALL LOTS BY ISABEL LANE AND CLAYVIEW CIRCLE.
- PORTIONS OF TEMPORARY TURN-A-ROUND SHOWN WITHIN P.B. 9, PG. 62 AT END OF GREEN HILL DRIVE SITUATED ON LOTS 16 AND 17, GREEN HILL, TO REVERT TO ADJOINING LOTS. ACREAGE OF SAID SEGMENTS PREVIOUSLY INCLUDED IN LOTS SQUARE FOOTAGE.
- DWELLING ON LOT 11A TO REMAIN.

ZERO LOT LINE SUBDIVISION SHOWING
LOTS 1 THRU 45
RIVERLAND VINEYARDS
AND
LOT 11A (0.765 AC.)

BLOCK 1, GREEN HILL
P.B. 9, PG. 62
CATAMBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

TAX NO. 055.04-01-03.00 & 04.00
TAX NO. 055.04-01-56.00 & 50.00
DRAWN: LRD
CALC.: LRD

SCALE: 1" = 60'
DATE: FEB. 28, 2007
W.O. 503046-06
N.B.: RV-1
REV: MARCH 1, 2007



parker
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www.parkerdg.com

P.B. 31, PG. 01