KNOW ALL MEN BY THESE PRESENTS TO WIT: NOTES MAP OF THAT GULSHUN, L. L. C. IS THE FEE SIMPLE DWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, KNOWN AS VILLAS ET COUNTRYSIDE TOWNHOMES 1. LEGAL REFERENCE: INSTRUMENT #99(006011 (RKE CITY) VILLAS ET COUNTRYSIDE PLAT BOOK 6, PAGE 93 (RKE CD.) BOUNDED BY OUTSIDE CORNER 1 THRU 10 TO 1, INCLUSIVE, WHICH IS COMPRISED OF LOT 7 TOWNHOMES THRU LOT 13, BLOCK 18, ARROW WOOD AS SPOWN ON A PLAT OF ARROW WOOD RECORDED IN PLAT BOOK 6, PAGE 93 AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANDKE AND CONVEYED TO GULSHUN, L. L. C. BY DEED DATED APRIL 16, 1999 TAX REFERENCES: 6471807 ·· LOT 7 6471808 - LOT 8 6471809 - LDT 9 SHOWING DIVISION OF LOT 7 THRU LOT 13 6471810 - LOT 10 AND RECORDED AS INSTRUMENT #990006011 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT BLOCK 18, MAP OF ARROW WOOD RECORDED IN 6471811 - LOT 11 OF THE CITY OF ROANOKE, VIRGINIA, FOR A TOTAL OF 3,837 ACRES. PLAT BOOK 6, PAGE 93 (ROANOKE COUNTY) 6471812 - LOT 12 6471813 - LOT 13 THE SAID DWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREDN PROPERTY OF GULSHUN, L.L.C. ENTIRELY WITH THEIR DWN 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. CREATING HEREON THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F. E. M. A. MAP NO. 51161C0066D, DATED OCTOBER 15, 1993. LOT 7A CONTAINING 2.322 ACRES. THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE ALL EASEMENTS FOR PUBLIC USE IN ACCORDANCE WITH THE CITY OF ROANOKE AND THE VIRGINIA LAND SUB-LOT 11A CONTAINING 0.153 ACRE SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT LOT 11B CONTAINING 0.093 ACRE INDICATE ALL ENCUMBRANCES ON THE PROPERTY. PROPERTY SERVED BY DIVISION ACT. UNDERGROUND TELEPHONE, EXACT LOCATION UNKNOWN. LOT 11C CONTAINING 0.184 ACRE THE OLD LOT LINES AND ATTACHED TWELVE FOOT TELEPHONE AND ELECTRIC EASEMENTS ARE TO THIS DRIGIONAL SCALE MAP HAS NOT BEEN REDUCED. LOT 12A CONTAINING 1.085 ACRES BE VACATED AS SHOWN. CITY OF ROANOKE, VIRGINIA IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 107H TOTAL AREA IN LOTS: 3, 837 ACRES SURVEYED JUNE 1, 1999 SCALE: 1" = 50'7. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. BY: PHILIP W. NESTER, LAND SURVEYOR EDWARD C. PARK, III, OPERATING MANAGER 1\2" X 30" IRON REBAR SET AT ALL CORNERS, P. C. 'S AND P. T. 'S UNLESS DTHERWISE NOTED. I, ALLE SALA NOTARY PUBLIC IN AND FOR THE AFORESAID (TY AND STORE VIRGINIA, DU HEREBY CERTIFY THAT AND STATE AND ACKNOWLEDGED THE SAME ON APPEARED BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME ON 1999 AGENT, JUNDKE CTTY PLANNING COMMISSION ENGINEER, RUANDKE CITY 5/8" IRON REBAR MY COMMISSION EXPIRES October 31, 2002 NOTARY PUBLIC PHILLIP W. MESTER 1/2" IRON REBAR -CERTIFICATE N 107 WALL ESM'1 1398 1/2" IRON REBAR -(TYPICAL) 6-1-99 LOT 110 2460 U.S. GOLF PROPERTIES, LP 2458 D.B. 1618 PG. 904 TAX PARCEL: 6472302 3/4" IRON ROD U.S. GOLF PROPERTIES, LP D.R. 1618 PG. 904 ASPHALT GOLF CART PATH -TAX PARCEL: 6472302 LOT 124 18 C5 .085 ACRES -(1) 5/8" IRON REBAR TAX NO. 6471807 TUCKAWANA CIRCLE NW - 50' R/W AKROW WCOD P.B. 6 PG. 93 1618 PG. 904 ARCEL LOT 11A: 6646 SQ. FT. = 0.153 ACRE LOT 11B: 4046 SQ. FT. = 0.093 ACRE P.B. 6 PG. 93 D.B. 1618 PG. 904 TAX PARCEL 6471806 LOT 11C: 7998 SQ. FT. = 0.184 ACRE TAX PARCEL 6471806 U.S. GOLF PROPERTIES, LP LEGEND **BOUNDARY COORDINATES** 1/2" IRON REBAR (10 SURVEYED PROPERTY INE CORNER NORTH EAST DEED LINE 10143. 0261 19869, 0894 OLD LOT LINES (TO BE VACATED) 10341. 9558 20601. 2722 OVERHEAD ELECTRIC 20743, 1906 10307, 5151 FOUND IRON 10030, 0807 20928, 7231 SET 1/2" IRON REBAR 9956, 5875 20836, 5194 IN THE C'LERK'S DFFICE OF THE CIRCUIT COURT OF ROANDKE CITY, UTILITY POLE VICINITY MAP VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF 9963, 3750 20792, 8843 LIGHT POLE 10148, 4730 20669, 1616 FIRE HYDRANT **AIRPORT** 10181, 2201 20581, 6846 WATER VALVE AT330 0' CLOCK P. M. 10045. 7599 20082, 8601 CABLE BOX 10000. 1435 20000, 0877 TUCKAWANA T.E.E. DENOTES TELEPHONE & ELECTRIC EASEMENT ARTHUR B. CEUSH, IN CLERA TESTEE: MBL DENOTES MINIMUM BUILDING LINE CLERK CIRCLE DEPUTY CLERK SHADING DENOTES CONCRETE PAD/WALK F DENOTES FIELD CALL NUMBER DELTA ANGLE | CHORD BEARING TANGENT RADIUS ARC LENGTH CHORD NUMBER DIRECTION DISTANCE D DENOTES DEED CALL 94'47'01" N 81°09'30" W 32.62 30.00 49.63 44.16 N 04°48'07" E 159.60' N 10'29'55" E C2 25'31'24" N 46'31'16" W 18.12 80.00 35.64 35.34 L2 153.99 C3 19'30'00' N 69°01'58" W 13.75 80.00 27.23 27.10 L3 N 24°55′56" E 40.77 12.55'10" C4 N 85'14'33" W 9.06 80.00 18.04 18.00 L4 N 10°21'56" E 1111.17 13°29'30' C5 S 81°33'07" W 9.46 80.00 18.84 18.79 L5 N 34°46'18" E 165.56 C6 27'20'00" S 61'08'26" W 200.00 95.41 SCALE: 1" = 50' 48.63 94.51 PHILIP W. NESTER, INC., POB 827, ROCKY MOUNT, VIRG. 1A, 24151 2004 PG. 344-98