

NOTES

- LEGAL REFERENCE: INSTRUMENT NO. 010009654 (ROANOKE CITY)
PLAT BOOK 6, PAGE 93 (ROANOKE COUNTY)
- TAX REFERENCE: 6431128
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE FLOOD INSURANCE ZONE 'X' SO DESIGNATED BY F.E.M.A. MAP NO. 51161C0024D. DATED OCTOBER 15, 1993.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY. PROPERTY SERVED BY UNDERGROUND TELEPHONE, EXACT LOCATION UNKNOWN.
- THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
- TOTAL AREA IN LOTS: 0.508 ACRES
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 1/2" X 30" IRON REBAR SET AT ALL CORNER, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.

THAT COMMONWEALTH DEVELOPMENT GROUP OF ROANOKE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, KNOWN AS LOT 11, BLOCK 11 ARROW WOOD BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, AS SHOWN ON A PLAT OF ARROW WOOD RECORDED IN PLAT BOOK 6, PAGE 93 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE AND BEING LOT 11, BLOCK 11, ARROW WOOD AS CONVEYED TO COMMONWEALTH DEVELOPMENT GROUP, LLC BY DEED DATED JULY 5, 2001 AND RECORDED IN INSTRUMENT NO. 010009654 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.

THE SAID OWNER(S) CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER(S) DOES 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 SUBDIVISION ACT.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS DAY OF 2002.

OWNER: JOHN KHAN, OPERATING MANAGER

STATE OF VIRGINIA
OF

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE OF VIRGINIA DO HEREBY CERTIFY THAT HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME SAME ON 2002.

MY COMMISSION EXPIRES ON
NOTARY PUBLIC

LOT 11A: 6194 SQ. FT. = 0.142 ACRE
LOT 11B: 3922 SQ. FT. = 0.090 ACRE
LOT 11C: 3673 SQ. FT. = 0.084 ACRE
LOT 11D: 8370 SQ. FT. = 0.192 ACRE

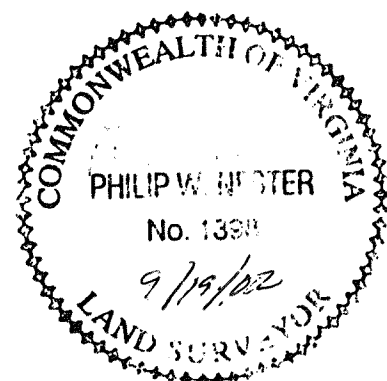
MAP OF PHASE I ARROW WOOD TOWNHOMES

SHOWING DIVISION OF LOT 11, BLOCK 11 CONTAINING 0.508 ACRE
MAP OF ARROW WOOD RECORDED IN
PLAT BOOK 6 PAGE 93 (ROANOKE COUNTY)
PROPERTY OF COMMONWEALTH DEVELOPMENT GROUP OF ROANOKE, LLC
CREATING HERON

LOT 11A CONTAINING 0.142 ACRE
LOT 11B CONTAINING 0.090 ACRE
LOT 11C CONTAINING 0.084 ACRE
LOT 11D CONTAINING 0.192 ACRE

CITY OF ROANOKE, VIRGINIA
SURVEYED SEPTEMBER 19, 2002

SCALE: 1" = 20'
BY: PHILIP W. NESTER, LAND SURVEYOR
JOB NO. 172-01



NUMBER	DIRECTION	DISTANCE
L1	S 18°43'50" W	28.11'
L2	S 18°43'50" W	27.94'
L3	S 18°43'50" W	77.15'

P.B. 6 PG. 693 (ROANOKE CO.)

RANCH ROAD N.W. - 50' R/W

150' TO MATTAPONI DRIVE

CURB & GUTTER

RICHARD S. BUILDING, JR.
INSTRUMENT NO. 000009669
LOT 11E
BLOCK 11
D.B. 100 PG. 9654
TAX: 6431127

VICINITY MAP

