

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT COLONIAL GREEN, L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 17, TO 1, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED JUNE 9, 2005, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AS INSTRUMENT #050008998, SAID DEED BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE 3.060 ACRES OF LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS WATERLINE EASEMENTS AND SANITARY SEWER EASEMENTS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE CITY OF ROANOKE, A 20' PUBLIC ACCESS EASEMENT THRU PLUM ALLEY.

THE PLATING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

FOR COLONIAL GREEN, L.C.:

Joyce L. Graham, Manager 11/17/05
JOYCE GRAHAM, MANAGING MEMBER M.D. JGR

NOTARY'S STATEMENT:

STATE OF: Virginia
CITY/COUNTY OF: Montgomery

TO WIT:
I, Ashlee Weeks, A NOTARY PUBLIC IN AND FOR THE
CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT
Joyce L. Graham

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE
OF November 11, 2005 HAVE PERSONALLY APPEARED BEFORE IN
MY JURISDICTION AND ACKNOWLEDGED THE SAME.
GIVEN UNDER MY HAND ON THIS 11th DAY OF November

Ashlee Weeks
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 31, 2009

APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY
OF ROANOKE, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR
RECORDATION.

H. Brian Townsend 11-18-05
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

Paul C. Quinn 11-18-05
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY
ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE
ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY
SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY
THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS,
CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Ralph O. Clements 06/17/05
RALPH O. CLEMENTS, L.S. #1864 DATE

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA,
THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ATTACHED ADMITTED TO RECORD AT 2:57 O'CLOCK P.M. ON THIS 21st DAY OF
Nov, 2005.

TESTE: Brenda S. Hamilton
CLERK
By: [Signature]
DEPUTY CLERK

LEGEND:

	PROPERTY LINE
	SPECIFIC DISTANCE
	ADJOINING PROPERTY LINE
	PROPOSED OPEN SPACE EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING EASEMENT
	EXISTING EASEMENT CENTERLINE
	PROPERTY CORNER
	EASEMENT CORNER
	PROPOSED PHASE LINE

ABBREVIATIONS:

AC.=ACRE(S)	MIN.=MINIMUM
AVE.=AVENUE	#/NO.=NUMBER
@=AT	PG./PGS.=PAGE/PAGES
BLVD.=BOULEVARD	RD.=ROAD
CIR.=CIRCLE	RTE.=ROUTE
D.B.=DEED BOOK	R/W=RIGHT-OF-WAY
(DIST.)=DISTURBED	ST.=STREET
DR.=DRIVE	S.W.=SOUTHWEST
ESMT.=EASEMENT	S.W.M.A.=STORM WATER
EX.=EXISTING	MANAGEMENT AREA
FND.=FOUND	S.W.M.E.=STORM WATER
INC.=INCORPORATED	MANAGEMENT EASEMENT
INST.=INSTRUMENT	(T)=TOTAL
MAX.=MAXIMUM	W/=WITH
M.B.=MAP BOOK	W.V.W.A.=WESTERN VIRGINIA
MBL=MINIMUM BUILDING LINE	WATER AUTHORITY

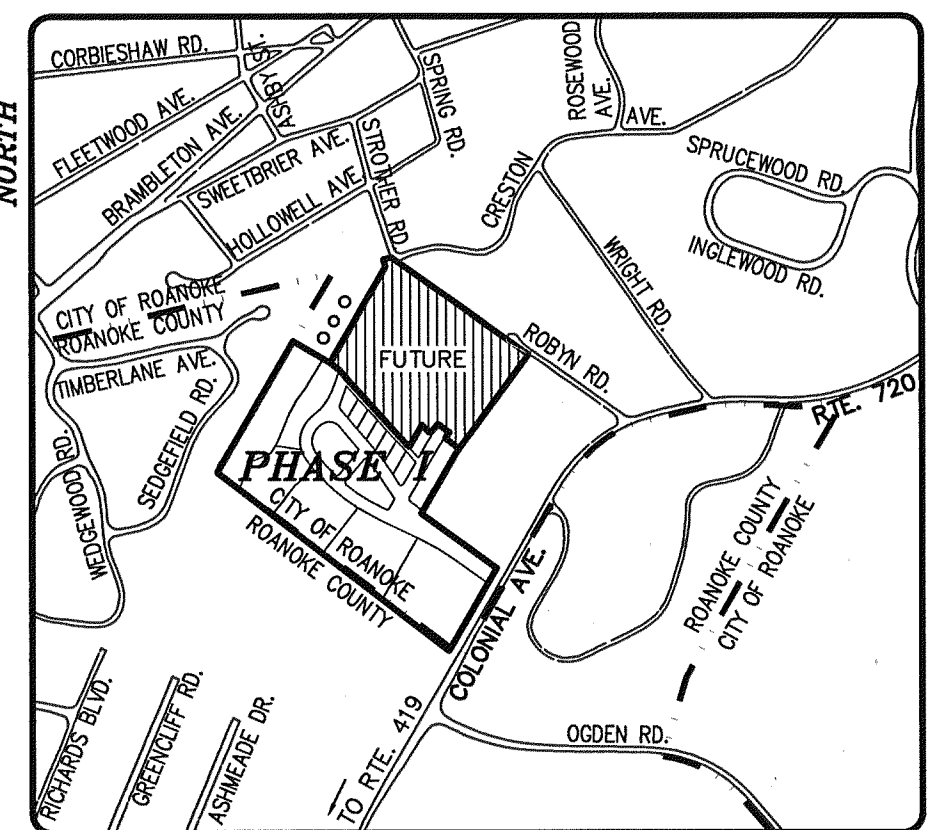
NOTES:

- OWNER: COLONIAL GREEN, L.C.
- LEGAL REFERENCE: INST. #050008998
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ROANOKE CITY TAX PARCEL 1570101 (15.852 ACRES) HEREBY CREATING LOTS 1-24, COLONIAL GREEN SUBDIVISION, PHASE I.
- BOUNDARY SURVEY PERFORMED BY GAY AND KEESEE, INC. EXISTING IMPROVEMENTS NOT SHOWN FOR CLARITY. SEE M.B. 1 PAGES 2884 & 2885.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED CITY OF ROANOKE, RPUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT.
- BUILDING SETBACKS ARE AS FOLLOWS:
SINGLE-FAMILY LOTS: FRONT=0' MIN., 18' MAX.; SIDE=0'; REAR=5'
CRESCENT HOME AND ROWHOUSE LOTS: FRONT=0' MIN., 20' MAX.; SIDE=0', UNLESS BETWEEN A UNIT GROUPING WHERE 5' MIN. APPLIES; REAR=10' MIN. FOR MAIN STRUCTURE AND 5' FOR ACCESSORY STRUCTURES OR ATTACHED GARAGE.
MULTI-FAMILY LOTS: FRONT=10' FROM COLONIAL GREEN CIRCLE; SIDE=10' MIN. WHEN ADJACENT TO HOMES OR ROWHOUSES; REAR=20'
COMMERCIAL/RESIDENTIAL LOTS: FRONT=10' MIN. FROM COLONIAL GREEN CIRCLE; 30' MIN. FROM COLONIAL AVE.; SIDE=10'
- AREA TABULATION IS AS FOLLOWS:
TOTAL AREA=15.582 ACRES
TOTAL NUMBER OF LOTS=24
TOTAL AREA OF LOTS=12.324 ACRES
MINIMUM LOT AREA SHOWN=0.073 ACRE
MAXIMUM LOT AREA SHOWN=6.353 ACRES
AVERAGE LOT AREA=0.514 ACRE
OPEN SPACE REQUIRED=20%
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
- ALL LOTS SHALL BE SERVED BY BOTH PUBLIC WATER AND SANITARY SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE TERM "HEREBY DEDICATED" DENOTES ITEMS DEDICATED TO THE CITY OF ROANOKE BY RECORDATION OF THIS PLAT.
- ALL LOTS SHALL BE ACCESSED FROM THE STREETS CREATED BY THIS SUBDIVISION PLAT, AS SHOWN HEREON.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC., "MISS UTILITY" MARKINGS FROM DESIGNER TICKET #S B500400619 & B50400634, AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51161C0044 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- PARCEL "D" (15.582 ACRES) IS BOUNDED BY CORNERS 1 THROUGH 17, TO 1, INCLUSIVE.
- MAINTENANCE, REPAIR, AND REPLACEMENT OF LANDSCAPED ISLANDS AND LIGHTING IN THE RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- PIPES AND SYSTEMS ASSOCIATED WITH STORM WATER MANAGEMENT IN THE RIGHT-OF-WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORM WATER MANAGEMENT LOTS 23 AND 24 ARE UNINHABITABLE FOR RESIDENTIAL OCCUPANCY AND WILL BE RETAINED AS OPEN SPACE LOTS.

AREA SUMMARY:

LOT 1	=2.466 AC.
LOT 2	=6.353 AC.
LOT 3	=0.079 AC.
LOT 4	=0.079 AC.
LOT 5	=0.073 AC.
LOT 6	=0.076 AC.
LOT 7	=0.084 AC.
LOT 8	=0.087 AC.
LOT 9	=0.087 AC.
LOT 10	=0.085 AC.
LOT 11	=0.079 AC.
LOT 12	=0.100 AC.
LOT 13	=0.124 AC.
LOT 14	=0.116 AC.
LOT 15	=0.119 AC.
LOT 16	=0.122 AC.
LOT 17	=0.126 AC.
LOT 18	=0.135 AC.
LOT 19	=0.157 AC.
LOT 20	=0.253 AC.
LOT 21	=0.266 AC.
LOT 22	=0.148 AC.
LOT 23	=0.611 AC.
LOT 24	=0.499 AC.

AREA IN STREET	=3.060 ACRES TO BE DEDICATED TO THE CITY OF ROANOKE FOR STREET PURPOSES
RIGHT-OF-WAYS	=0.198 ACRES
PRIVATE ALLEY	=0.198 ACRES
TOTAL AREA	=15.582 ACRES



VICINITY MAP:

SCALE: 1"=800'

BOUNDARY COORDINATES:

TAX PARCEL 1570101 (15.582 ACRES)
(PARCEL "D" M.B. 1 PGS. 2884 & 2885)

CORNER	NORTHING	EASTING
1	3613397.8964	11049677.3944
2	3614144.1274	11048715.7733
3	3614689.4772	11049031.8379
4	3614600.9110	11049184.7165
5	3614568.8251	11049224.1396
6	3614525.1092	11049261.4762
7	3614250.2531	11049511.4981
8	3614343.1824	11049564.9594
9	3614311.0571	11049597.7571
10	3614346.7766	11049632.7444
11	3614312.3765	11049679.4168
12	3614304.3751	11049673.5193
13	3614288.0525	11049661.8590
14	3614243.7323	11049721.9906
15	3614232.5351	11049713.7377
16	3613971.0569	11049563.3119
17	3613744.1422	11049876.5840
1	3613397.8999	11049677.3942

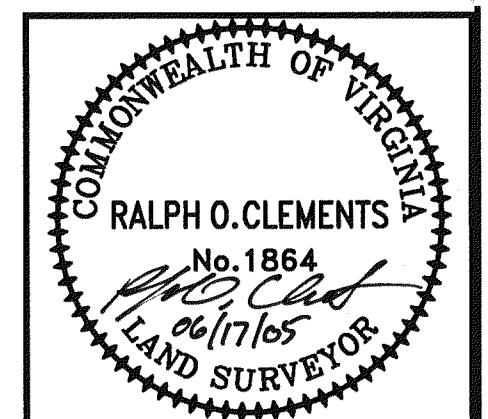
COORDINATES LISTED ARE BASED ON GEODETIC
CONTROL SURVEY PERFORMED BY GAY AND KEESEE,
INC., DURING THE MONTH OF NOVEMBER, 2004.

SHEET INDEX:

- SHEET 1 OF 4: SIGNATURES, NOTES, ABBREVIATIONS, ETC.
- SHEET 2 OF 4: OVERALL LOT LAYOUT, LINE AND CURVE TABLES
- SHEET 3 OF 4: SUBDIVISION OF LOTS 1 THROUGH 24
- SHEET 4 OF 4: SUBDIVISION OF LOTS 1 THROUGH 24

Plat of Survey for
Colonial Green, L.C.
Subdividing Parcel "D", M.B. 1 PGS. 2884 & 2885
Hereby Creating
Colonial Green Subdivision Phase I,
Lot 1 through Lot 24
and Dedicating 3.060 Acres for Street Purposes
Sited on Colonial Avenue, S.W.
City of Roanoke, Virginia

GAY AND KEESEE, INCORPORATED
ENGINEERING LAND PLANNING SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011 Fax: (540) 381-2773
Email: info@gayandkeese.com



CALC'D.:
CHECKED:
DRAWN:
SCALE:
DATE:
REVISED:

MTM
KAC
MTM
AS SHOWN
06/17/05

JOB NO. 1380.0
SHEET 1 OF 4

M.B. PG.