

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WINTER PROPERTIES PARTNERSHIP, L.L.P. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 17 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 050020298.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS 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 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 OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC DRAINAGE EASEMENTS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS CONTAINING 0.617 ACRE.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

WINTER PROPERTIES PARTNERSHIP, L.L.P.

BY: Patch Gill ITS: member

TRUSTEE: John C. Rato LENDER: Valley Bank

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Peter R. Fields, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 12 DAY OF January, 2007.

Marissa J. Nash
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Diane Phillips, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EDWARD C. MARTIN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 12 DAY OF JANUARY, 2007.

Diane L. Phillips
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-2010

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

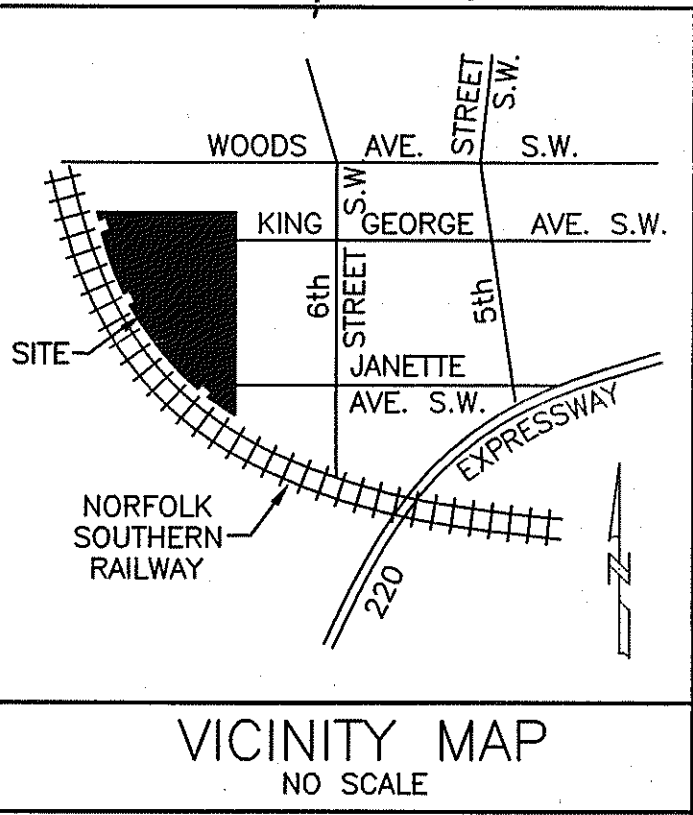
APPROVED Thompson 1-12-07
ENGINEER, CITY OF ROANOKE DATE
H.P. Brian Townsend 1-16-07
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:03 O'CLOCK P.M. ON THIS 16 DAY OF January, 2006, IN MAP BOOK 1 PAGE 3096-3097

TESTE: CRENDA S. HAMILTON, CLERK
CLERK
Melinda M. Thomas
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: WINTER PROPERTIES PARTNERSHIP, L.L.P.
- LEGAL REFERENCES: INSTRUMENT #050020298 & MAP BOOK 1, PAGE 3079
- ORIGINAL TAX MAP NUMBER: 1140121
- NO TITLE REPORT FURNISHED. 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 CURRENTLY ZONED: RM1
- ACCORDING TO THE A SURVEY PLAT BY DAVID A. BESS, L.L.C ENTITLED "SURVEY FOR DREW DEVELOPERS, INC." DATED MARCH 13, 2002 RECORDED IN THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #030009738, THE BOUNDARY LINES SHOWN ALONG THE NORFOLK SOUTHERN RAILWAY PROPERTY SHOULD BE CONSIDERED APPROXIMATE DUE TO INSUFFICIENT CURVE INFORMATION PROVIDED IN PRIOR DEEDS.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF LOTS A, B, & C ALL OF WHICH ARE COMMON AREAS, AS SHOWN ON THIS PLAT.
- THE VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT BEING CREATED HEREON IS BASED UPON THE EXISTING SANITARY SEWER MANHOLES. SURVEYOR FOUND NO EASEMENT OF RECORD.
- IRON PINS WILL BE SET AT CORNERS, P.C.'S & P.T.'S AS SHOWN HEREON.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	5527.9101	5488.0360
2	5582.2824	5422.0956
3	5590.8512	5430.4966
4	5617.4536	5400.6250
5	5608.8848	5392.2240
6	5720.9028	5280.7056
7	5825.6343	5192.9016
8	5835.9007	5206.4516
9	5868.2068	5182.8653
10	5857.9404	5169.3153
11	6044.1532	5059.2990
12	6054.3684	5078.7836
13	6090.6178	5061.8727
14	6080.4027	5042.3881
15	6083.8864	5040.8328
16	6104.0463	5034.1460
17	6093.3064	5501.0249
1	5527.9101	5488.0360

LOT ACREAGE TABLE		
LOT #	SQUARE FOOTAGE	ACREAGE
1	2,318 S.F.	0.053 AC.
2	1,626 S.F.	0.037 AC.
3	1,696 S.F.	0.039 AC.
4	2,055 S.F.	0.047 AC.
5	2,028 S.F.	0.046 AC.
6	2,015 S.F.	0.046 AC.
7	2,086 S.F.	0.048 AC.
8	2,153 S.F.	0.049 AC.
9	2,200 S.F.	0.050 AC.
10	1,375 S.F.	0.032 AC.
11	1,375 S.F.	0.032 AC.
12	1,513 S.F.	0.035 AC.
13	1,513 S.F.	0.035 AC.
14	1,375 S.F.	0.032 AC.
15	1,375 S.F.	0.032 AC.
16	1,513 S.F.	0.035 AC.
17	1,513 S.F.	0.035 AC.
18	1,375 S.F.	0.032 AC.
19	1,375 S.F.	0.032 AC.
20	2,200 S.F.	0.050 AC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°26'00"E	12.00
L2	S44°26'00"W	12.00
L3	N52°51'00"E	17.00
L4	S52°51'00"W	17.00
L5	N62°20'00"E	22.00
L6	S62°20'00"W	22.00
L7	N18°21'00"W	21.24
L8	S44°26'00"W	8.05
L9	S44°26'00"W	3.95
L10	N53°09'04"W	17.86
L11	N51°45'47"W	17.28
L12	S67°08'24"W	12.98
L13	S34°06'10"E	19.05
L14	S71°42'45"W	10.59
L15	N27°24'38"W	18.87

OVERALL ACREAGE TABLE

0.797 ACRES FOR LOTS 1 THRU 20
2.109± ACRES TOTAL FOR COMMON AREAS A, B, & C
0.617 ACRE IN RIGHT-OF-WAY DEDICATION
3.523± ACRES TOTAL FOR TAX MAP #1140121

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	85.47'	1649.42'±	42.74	N50°29'31"W	85.46'	2°58'08"
C2	158.12'	1649.42'±	79.12	N44°52'19"W	158.06'	5°29'33"
C3	136.73'	1320.34'±	68.43	N39°58'32"W	136.67'	5°56'00"
C4	216.53'	1320.34'±	108.51	N30°34'30"W	216.29'	9°23'47"
C5	3.81'	1320.34'±	1.91	N24°03'29"W	3.81'	0°09'55"
C6	168.39'	94.00'	117.41	S39°59'48"W	146.76'	102°38'23"
C7	91.90'	122.00'	48.26	S32°54'14"E	89.75'	43°09'41"
C8	39.49'	122.00'	19.92	S79°24'38"E	39.32'	18°32'44"
C9	97.21'	72.00'	57.64	N50°00'12"W	90.00'	77°21'37"
C10	78.82'	44.00'	54.96	N39°59'48"E	68.70'	102°38'23"
C11	74.69'	122.00'	38.56	S36°56'48"E	73.53'	35°04'33"
G-H	34.15'	94.00'	17.26	S80°54'35"W	33.96'	20°48'50"
L-M	15.93'	94.00'	7.98	N06°28'07"W	15.91'	9°42'32"
K-H	10.00'	94.00'	5.01	N67°27'13"E	10.00'	6°05'53"
P-Q	22.29'	122.00'	11.18	N83°26'57"W	22.26'	10°28'05"
S-T	33.61'	72.00'	17.12	N75°18'36"W	33.31'	26°44'47"

THIS PROPERTY LIES WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED, X SHADED & AE. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0044 D (EFFECTIVE DATE: OCT. 15, 1993) AND ARE NOT BASED UPON ACTUAL FIELD ELEVATIONS.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Casella
BRIAN J. CASELLA 002806



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY CONVEYED TO
WINTER PROPERTIES PARTNERSHIP, L.L.P.
IN INSTRUMENT #050020298
TO BE KNOWN AS
JANETTE AVENUE TOWNHOMES
SECTION 2
CREATING HEREON LOTS 1 THRU 20
LOT A (0.327 ACRE), LOT B (0.054± ACRE),
& LOT C (1.728± ACRES)
SITUATED ON JANETTE AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
OCTOBER 11, 2006
JOB #R0500334.00
SCALE: 1"=30'
SHEET 1 OF 2

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

