

# KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PROGRESS STREET BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 6, TO 1, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED DECEMBER 4, 2006, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AS INSTRUMENT #060020026, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTY.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF RECORDATION OF THIS PLAT, DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION THE 0.032 ACRE OF LAND SHOWN HEREON AS "COMMON AREA".

THE PLATTING 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 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950), AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, AS AMENDED.

FOR: PROGRESS STREET BUILDERS, INC. 4/5/2007 DATE

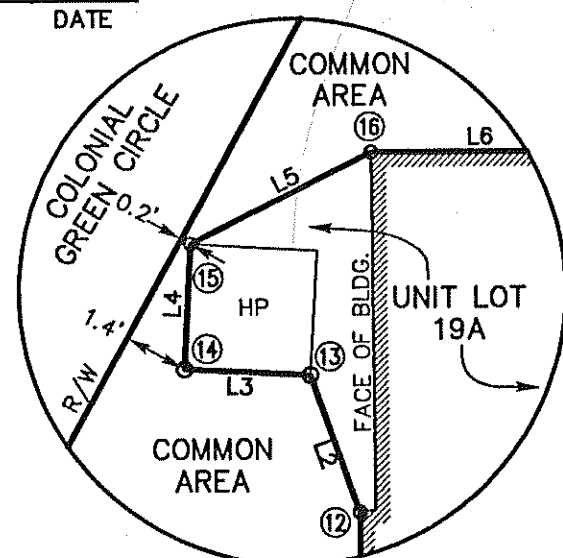
## NOTARY'S STATEMENT:

STATE OF: Virginia  
CITY/COUNTY OF: Montgomery

TO WIT: Sarah Weir, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT Eric Sallee

WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING BEARING THE DATE OF 4/6/07, HAVE PERSONALLY APPEARED BEFORE IN MY JURISDICTION AND ACKNOWLEDGED THE SAME. GIVEN UNDER MY HAND ON THIS 5th DAY OF April, 2007.

NOTARY PUBLIC Eric Sallee  
MY COMMISSION EXPIRES: February 28, 2009



DETAIL:  
1"=4'

## AREA SUMMARY:

LOT 19A	=0.031 AC.
LOT 19B	=0.032 AC.
LOT 19C	=0.032 AC.
LOT 19D	=0.030 AC.
COMMON AREA	=0.032 AC.
TOTAL AREA	=0.157 AC.

## NOTES:

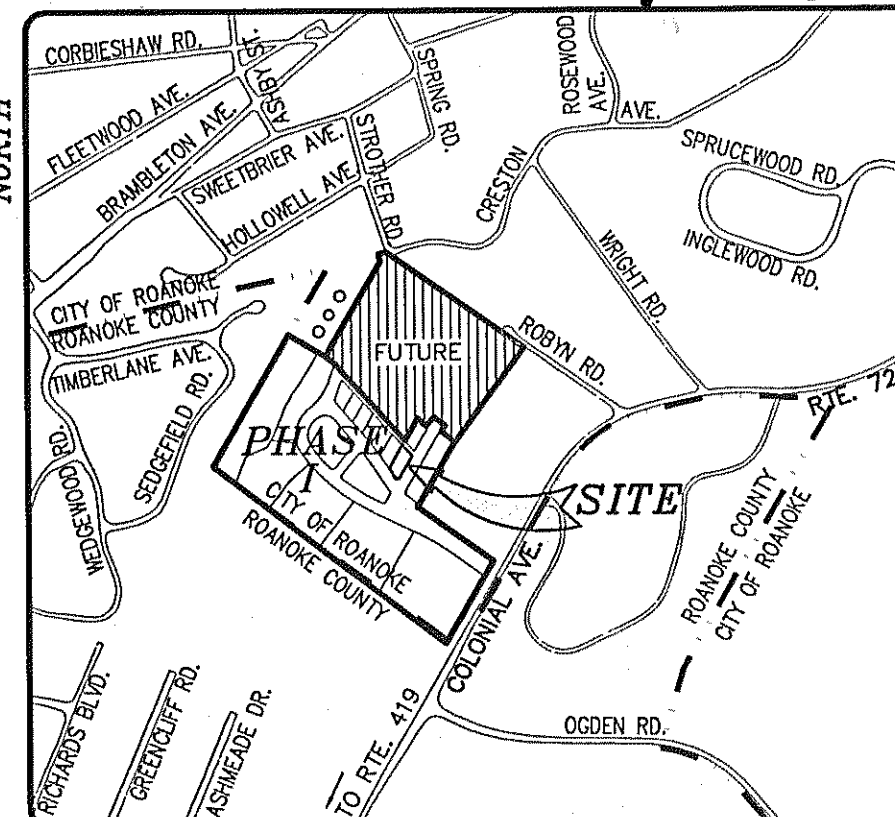
- OWNER: PROGRESS STREET BUILDERS, INC.
- LEGAL REFERENCE: INST. #060020026; COLONIAL GREEN PHASE I PLAT RECORDED IN M.B. 1 PGS. 2935-2938.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ROANOKE CITY TAX PARCEL 1570152 (0.157 ACRE) HEREBY CREATING UNIT LOTS 19A THROUGH 19D, AND COMMON AREA.
- FIELD SURVEY PERFORMED BY GAY AND NEEL, INC. ON APRIL 2, 2007
- THE SUBJECT PROPERTY IS CURRENTLY ZONED CITY OF ROANOKE, MXPUD, MIXED USE PLANNED UNIT DEVELOPMENT.
- BUILDING SETBACKS ARE AS FOLLOWS:  
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.
- AREA TABULATION IS AS FOLLOWS:  
TOTAL AREA=0.157 ACRE (INCLUDES COMMON AREA)  
TOTAL NUMBER OF UNIT LOTS=4  
TOTAL AREA OF UNIT LOTS=0.122 ACRE  
MINIMUM LOT AREA SHOWN=0.029 ACRE  
MAXIMUM LOT AREA SHOWN=0.032 ACRE  
AVERAGE LOT AREA=0.031 ACRE  
OPEN SPACE REQUIRED=300 SQ. FT. PER UNIT (1,200 SQ. FT.)  
OPEN SPACE PROVIDED=1,412 SQ. FT. (0.032 AC.)
- 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 UNIT LOTS ARE SERVED BY BOTH PUBLIC WATER AND SANITARY SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL UNIT LOTS SHALL BE ACCESSED FROM GREENWAY DRIVE, S.W., AS SHOWN HEREON.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC., 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.
- LOT 19 (0.157 ACRE) IS BOUNDED BY CORNERS 1 THROUGH 6, TO 1, INCLUSIVE.
- PIPES AND SYSTEMS ASSOCIATED WITH STORM WATER MANAGEMENT IN THE RIGHT-OF-WAY ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE M.B. 1 PGS. 2935-2938.
- 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 AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

## LEGEND:

- PROPERTY LINE
- SPECIFIC DISTANCE
- ADJOINING PROPERTY LINE
- MINIMUM BUILDING LINE
- EXISTING BUILDING
- EXISTING SIDEWALK
- PROPOSED PHASE LINE
- PROPERTY CORNER
- HEAT PUMP
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- SANITARY SEWER CLEANOUT
- WATER METER

## ABBREVIATIONS:

- AC=ACRE
- AVE=AVENUE
- BLDG.=BUILDING
- BLVD.=BOULEVARD
- BSMT.=BASEMENT
- CB=CHORD BEARING
- CHD=CHORD LENGTH
- CO=CLEANOUT
- D.B.=DEED BOOK
- DR.=DRIVE
- DWLG.=DWELLING
- ELEC. PED.=ELECTRIC PEDESTAL
- EX=EXISTING
- FT.=FEET/FOOT
- HP=HEAT PUMP
- INC.=INCORPORATED
- INST.=INSTRUMENT
- L=ARC LENGTH
- LOC.=LOCATION
- M.B.=MAP BOOK
- M.B.L.=MINIMUM BUILDING LINE
- #/NO.=NUMBER
- PG./PGS.=PAGE/PAGES
- R=RADIUS
- RD.=ROAD
- RTE.=ROUTE
- R/W=RIGHT-OF-WAY
- SQ.=SQUARE
- ST.=STREET
- STY.=STORY
- S.W.=SOUTHWEST
- TAN=TANGENT
- T-PED=TELEPHONE PEDESTAL
- (T)=TOTAL
- (TYP.)=TYPICAL
- W=WITH
- XFMR.=ELECTRIC TRANSFORMER
- Δ=DELTA ANGLE



VICINITY MAP:  
SCALE: 1"=800'

## NEW BOUNDARY COORDINATES:

CORNER	NORTHING	EASTING
7	3614165.6955	11049531.0837
8	3614144.8924	11049519.1159
9	3614124.0877	11049507.1456
10	3614103.3386	11049495.2120
11	3614108.2071	11049485.9442
12	3614121.7456	11049462.4997
13	3614122.2876	11049459.5156
14	3614120.0817	11049458.0957
15	3614121.5051	11049455.8874
16	3614125.7290	11049456.1283
17	3614129.4904	11049458.2930
18	3614135.9637	11049447.2100
19	3614152.9558	11049456.9639
20	3614173.7704	11049468.9119
21	3614194.5849	11049480.8599
22	3614206.9417	11049487.9530
23	3614200.5521	11049499.1523
24	3614208.7694	11049503.9169
25	3614210.1691	11049509.4938
26	3614208.8451	11049511.7593
27	3614206.5737	11049510.4259
28	3614204.9375	11049511.2675
29	3614191.8141	11049534.0024

COORDINATES LISTED ARE BASED ON CITY OF ROANOKE, VIRGINIA GEODETIC CONTROL.

## SHEET INDEX:

- SHEET 1 OF 2: SIGNATURES, NOTES, ABBREVIATIONS, ETC.
- SHEET 2 OF 2: SUBDIVISION OF LOT 19, PHASE I

## SURVEYORS CERTIFICATE & CONFORMING STATEMENT:

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, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, AS APPLICABLE.

Ralph O. Clements 04/02/07 DATE  
RALPH O. CLEMENTS, L.S. #1864

## CLERK'S ATTESTATION:

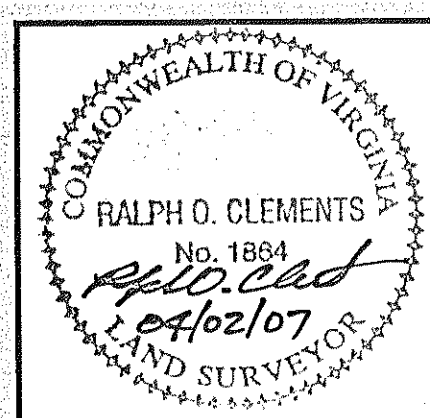
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:38 O'CLOCK P.M. ON THIS 18 DAY OF APRIL, 2007.

TESTE: BRENDA HAMILTON  
CLERK  
BY: Melinda M Thomas  
DEPUTY CLERK

PLAT OF SURVEY FOR  
PROGRESS STREET BUILDERS, INC.  
SUBDIVIDING LOT 19,  
COLONIAL GREEN, PHASE I  
(M.B. 1 PGS. 2935-2938)  
HEREBY CREATING  
UNIT LOTS 19A THROUGH 19D  
AND ASSOCIATED COMMON AREA  
SITUATED AT THE NORTHEAST INTERSECTION OF  
GREENWAY DRIVE, S.W. AND COLONIAL GREEN CIRCLE, S.W.  
CITY OF ROANOKE, VIRGINIA



**GAY AND NEEL, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEYING  
1280 Radford St.  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com



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

JOB NO. 1380.5  
SHEET 1 OF 2

M.B. 1 PG. 3154