

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 7, TO 1, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED APRIL 30, 2007, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AS INSTRUMENT #070006829, 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 1,155 SQ. FT. 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.

S.R. Whitmarsh 10/16/07
FOR: PROGRESS STREET BUILDERS, INC. DATE

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: Virginia

CITY / COUNTY OF Montgomery

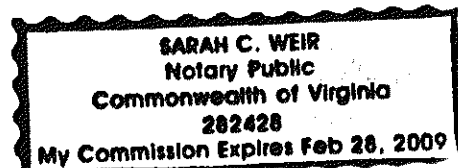
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
October 16, 2007 BY San R. Whitmarsh
OF Progress Street Builders, Inc.

A Virginia

CORPORATION ON BEHALF OF THE CORPORATION.

[Signature] REG. NO. 282428
NOTARY PUBLIC

EXPIRATION DATE: February 28, 2009

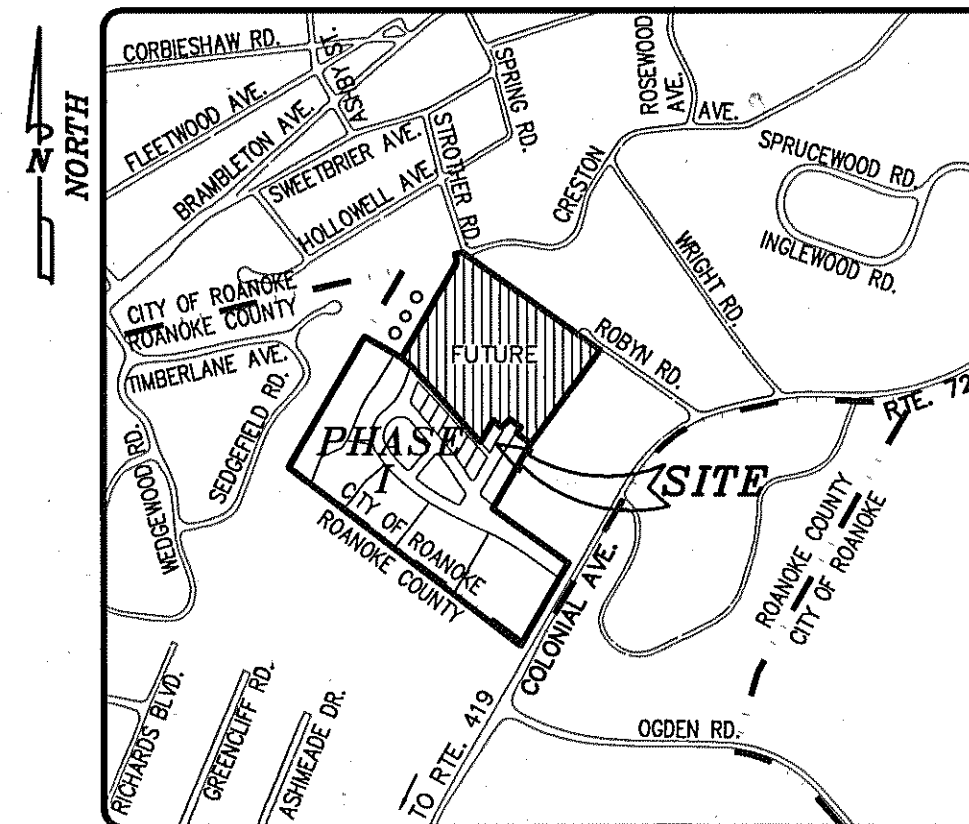
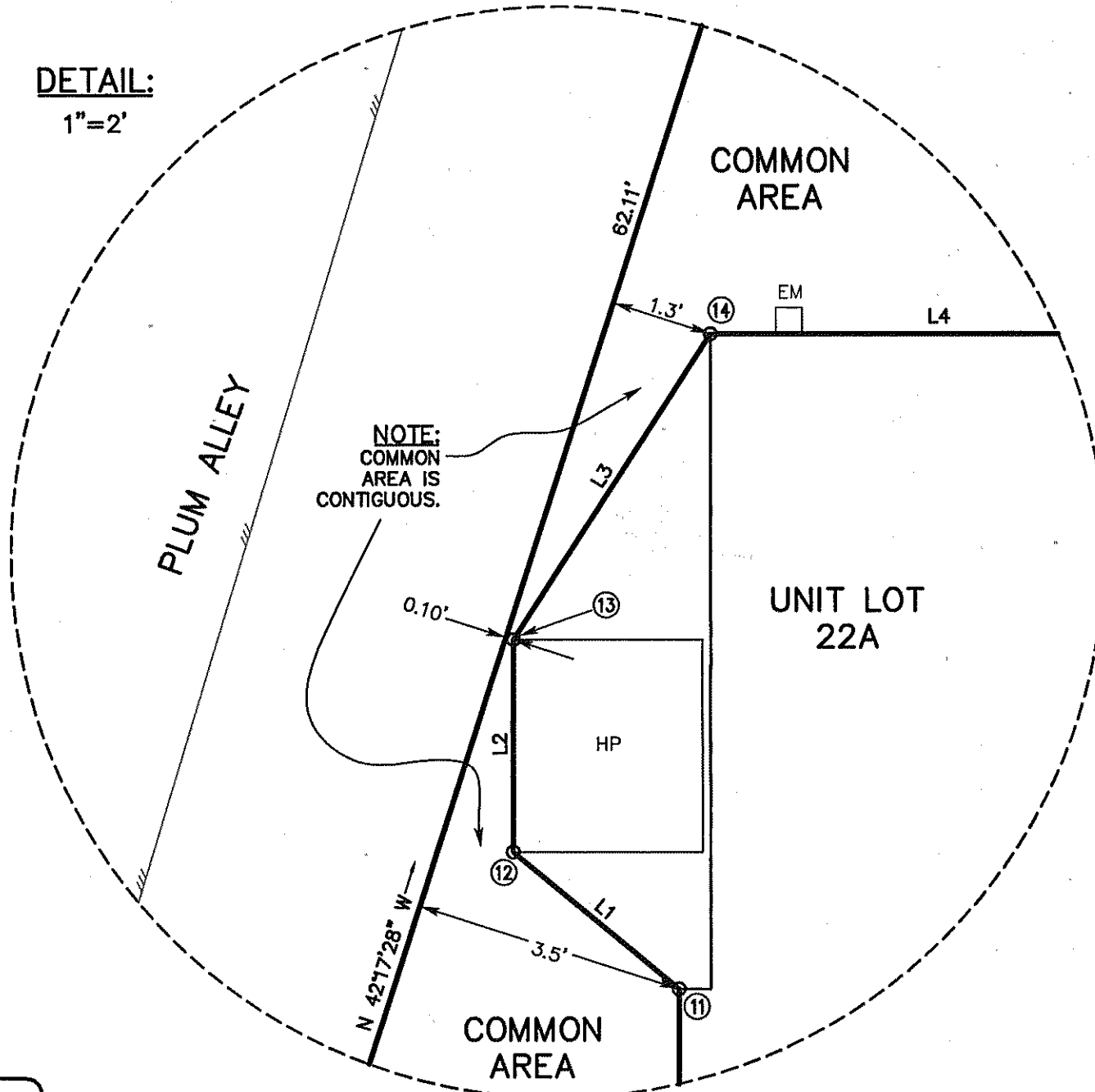


AREA SUMMARY:

LOT 22A	1,267 SQ. FT.
LOT 22B	1,363 SQ. FT.
LOT 22C	1,387 SQ. FT.
LOT 22D	1,285 SQ. FT.
COMMON AREA	1,155 SQ. FT.
TOTAL AREA	6,457 SQ. FT.

DETAIL:

1"=2'



VICINITY MAP:

SCALE: 1"=800'

NEW BOUNDARY COORDINATES:

CORNER	NORTHING	EASTING
8	3614259.3249	11049584.9497
9	3614238.5737	11049573.0117
10	3614217.6666	11049560.9840
11	3614236.0090	11049529.1388
12	3614235.0541	11049526.8512
13	3614236.4017	11049524.2416
14	3614240.5185	11049522.1112
15	3614248.7506	11049526.8528
16	3614254.6801	11049516.5583
17	3614266.9990	11049523.6613
18	3614287.7377	11049535.6207
19	3614308.8290	11049547.7895
20	3614321.2900	11049554.9664
21	3614315.3805	11049565.2262
22	3614323.4393	11049569.8680
23	3614324.5862	11049575.4922
24	3614323.2386	11049577.8319
25	3614317.7200	11049580.6016
26	3614306.5898	11049599.9254
27	3614280.3281	11049597.2714

ORIGINAL LOT 22 BOUNDARY COORDINATES:

TAX PARCEL 1570155 (6,457 SQ. FT.)
(M.B. 1 PGS. 2935 - 2938)

CORNER	NORTHING	EASTING
1	3614204.3083	11049553.2991
2	3614250.2533	11049511.5054
3	3614343.1827	11049564.9668
4	36143141.0573	11049597.7645
5	3614303.6400	11049605.3370
6	3614294.8644	11049606.3337
7	3614265.4230	11049588.4521
1	3614204.3137	11049553.2966

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

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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.

Tom Carr 10/16/07
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

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 09/07/07
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 2:39 O'CLOCK P.M. ON THIS 16 DAY OF OCTOBER 2007.

TESTE: BRENDA HAMILTON
CLERK

BY: *Melinda M Thomas*
DEPUTY CLERK

NOTES:

- OWNER: PROGRESS STREET BUILDERS, INC.
- LEGAL REFERENCE: INST. #070006829; 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 1570155 (6,457 SQ. FT.) HEREBY CREATING UNIT LOTS 22A THROUGH 22D, AND COMMON AREA.
- FIELD SURVEY PERFORMED BY GAY AND NEEL, INC. ON SEPTEMBER 7, 2007
- AREA TABULATION IS AS FOLLOWS:
TOTAL AREA=6,458 SQ. FT. (INCLUDES COMMON AREA)
TOTAL NUMBER OF UNIT LOTS=4
TOTAL AREA OF UNIT LOTS=5,302 SQ. FT.
MINIMUM LOT AREA SHOWN=1,267 SQ. FT.
MAXIMUM LOT AREA SHOWN=1,387 SQ. FT.
AVERAGE LOT AREA=1,326 SQ. FT.
- 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 22 (6,457 SQ. FT.) IS BOUNDED BY CORNERS 1 THROUGH 7, 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.

SHEET INDEX:

SHEET 1 OF 2: SIGNATURES, NOTES, COORDINATES, ETC.

SHEET 2 OF 2: SUBDIVISION OF LOT 22, PHASE I, ABBREVIATIONS, LEGEND

PLAT OF SURVEY FOR
PROGRESS STREET BUILDERS, INC.
SUBDIVIDING LOT 22,
COLONIAL GREEN, PHASE I
(M.B. 1 PGS. 2935-2938)

HEREBY CREATING

UNIT LOTS 22A THROUGH 22D
AND ASSOCIATED COMMON AREA

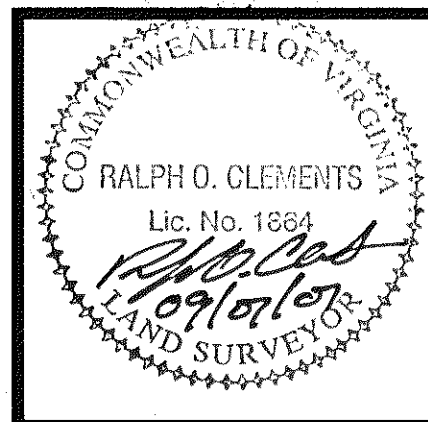
SITUATED AT THE NORTHEAST INTERSECTION OF
GREENWAY DRIVE, S.W. AND PLUM ALLEY
CITY OF ROANOKE, VIRGINIA



GAY AND NEEL, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING

1260 Radford St.
Christiansburg, Virginia 24073
Phone: (540) 381-6011 Fax: (540) 381-2773
Email: info@gayandneel.com



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

MTM
Re
MTM
AS SHOWN
09/07/07

JOB NO. 1380.5

SHEET 1 OF 2

M.B. 1 PG. 3239