

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 4, 6, 12 TO 1, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED FEBRUARY 13, 2008, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AS INSTRUMENT #080001950, 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 3,871 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.

FOR: PROGRESS STREET BUILDERS, INC.

9/3/08
DATE

NOTARY'S STATEMENT:

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

STATE OF: Virginia

CITY/ COUNTY OF Roanoke

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

September 3, 2008 BY Eric Salles

OF Progress Street Builders Inc.

A Virginia

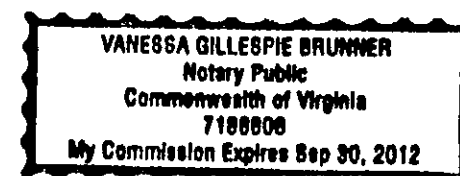
CORPORATION ON BEHALF OF THE CORPORATION.

Vanessa Y. Brunner

REG. NO. 7188808

NOTARY PUBLIC

EXPIRATION DATE: September 30, 2012

**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.

Cliff D. H.

AGENT, ROANOKE CITY PLANNING COMMISSION

9/3/08

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 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.

Timothy S. Nash
TIMOTHY S. NASH, L.S. LIC. NO. #1881

9-2-08

DATE

CLERK'S ATTESTATION:

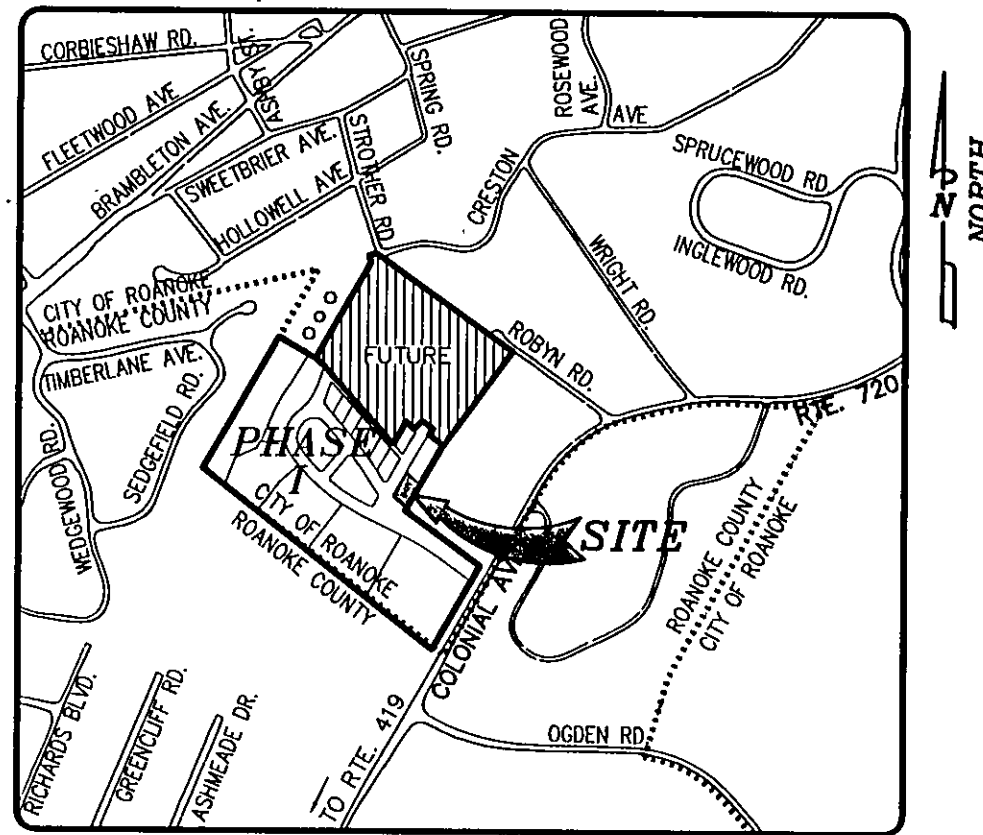
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:59 O'CLOCK P.M. ON THIS 4 DAY OF September, 2008.

TESTE:

BRENDA HAMILTON
CLERK

BY [Signature]
DEPUTY CLERK

PLAT OF SURVEY FOR
PROGRESS STREET BUILDERS, INC.
SUBDIVIDING LOT 20
COLONIAL GREEN, PHASE I
HEREBY CREATING
LOTS 20A THROUGH 20E
CITY OF ROANOKE, VIRGINIA



VICINITY MAP:

SCALE: 1"=800'

SHEET INDEX:

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

SHEET 2 OF 2: SUBDIVISION OF LOT 20, PHASE I

NOTES:

- OWNER: PROGRESS STREET BUILDERS, INC.
- LEGAL REFERENCE: INST. #080001950; 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 1570153 (11,011 SQ. FT.) HEREBY CREATING UNIT LOTS 20A THROUGH 20E, AND COMMON AREA.
- FIELD SURVEY PERFORMED BY GAY AND NEEL, INC. ON JULY 2 AND AUGUST 13, 2008.
- AREA TABULATION IS AS FOLLOWS:
TOTAL AREA=11,011 SQ. FT. (INCLUDES COMMON AREA)
TOTAL NUMBER OF UNIT LOTS=5
TOTAL AREA OF UNIT LOTS=8,788 SQ. FT.
MINIMUM LOT AREA SHOWN=1,319 SQ. FT.
MAXIMUM LOT AREA SHOWN=1,410 SQ. FT.
AVERAGE LOT AREA=1,358 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. AND A 20' PRIVATE ALLEY, 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 20 (11,011 SQ. FT.) IS BOUNDED BY CORNERS 1 THROUGH 4, 6, 12 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.
- CAPPED IRON RODS TO BE SET AT ALL LOT CORNERS UPON COMPLETION OF SITE GRADING, UNLESS OTHERWISE SHOWN HEREON.

LEGEND:

—————	PROPERTY LINE
=====	EXISTING BUILDING
=====	EDGE OF PAVEMENT
C&G	C&G
—	CURB & GUTTER
O	PROPERTY CORNER
HP	HEAT PUMP
EPED	ELECTRIC TRANSFORMER
T-PED	TELEPHONE PEDESTAL
CO	SANITARY SEWER CLEANOUT
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER

ABBREVIATIONS:

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

ORIGINAL LOT 20 BOUNDARY COORDINATES:

TAX PARCEL 1570153 (11,011 SQ. FT.)
(M.B. 1 PGS. 2935 - 2938)

CORNER	NORTHING	EASTING
1	3814113.9979	11049845.5533
2	3813982.3834	11049569.8388
3	3813997.2482	11049549.3148
4	3814023.3975	11049517.5924
6	3814038.1481	11049515.3872
12	3814151.4192	11049580.5521
1	3814114.0052	11049845.5538

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

NEW BOUNDARY COORDINATES:

CORNER	NORTHING	EASTING
5	3814038.8489	11049514.6584
7	3814058.7768	11049527.2513
8	3814079.5573	11049539.2144
9	3814100.4109	11049551.2114
10	3814121.4159	11049583.2954
11	3814143.5188	11049578.0109
13	3814140.0804	11049581.9817
14	3814142.0878	11049583.1100
15	3814140.8184	11049585.3905
16	3814138.7562	11049584.2429
17	3814114.5254	11049528.0872
18	3814092.6040	11049813.4761
19	3814072.0349	11049801.8429
20	3814081.1883	11049585.6882
21	3814080.7547	11049585.4392
22	3814050.7484	11049589.3958
23	3814029.9806	11049577.4379
24	3814007.8052	11049584.6921
25	3814018.6618	11049545.8570
26	3814018.5869	11049544.5731
27	3814018.1340	11049542.0730
28	3814020.1323	11049543.3098

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

AREA SUMMARY:

LOT 20A	1,476 SQ. FT.
LOT 20B	1,393 SQ. FT.
LOT 20C	1,401 SQ. FT.
LOT 20D	1,387 SQ. FT.
LOT 20E	1,483 SQ. FT.
COMMON AREA	3,871 SQ. FT.
TOTAL AREA	11,011 SQ. FT.

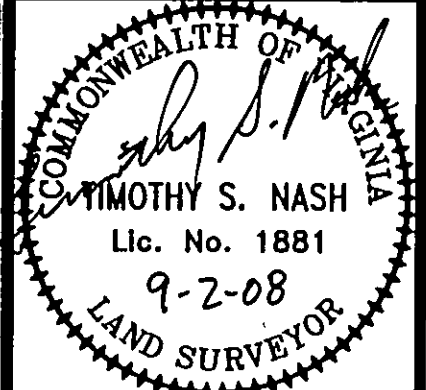
GAY AND NEEL, INC.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING

328 Mountain Avenue, SW
Roanoke, Virginia 24016
Phone: (540) 345-1110 Fax: (540) 345-5560
Email: info@gayandneel.com

Plat of Survey for
Progress Street Builders, Inc.
Subdividing Lot 20
Colonial Green, Phase I
Hereby Creating
Unit Lots 20A Through 20E
and Associated Common Area
Sited on Greenway Drive, S.W.-City of Roanoke, Virginia



REVISED:
08/14/08

DESIGNED/CALC.:

CHECKED: TSN
DRAWN: PLJ
SCALE: N/A
DATE: 07/21/08

JOB NO. 1380.5

SHEET 1 OF 2