

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, 6, 9 THROUGH 12, TO 1, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED SEPTEMBER 11, 2008, AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AS INSTRUMENT #080011770, 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 4,444 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.

[Signature] president 6/16/2009
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: Roanoke

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

June 16, 2009 BY Eric Saltee

OF Progress Street Builders

A Virginia

CORPORATION ON BEHALF OF THE CORPORATION.

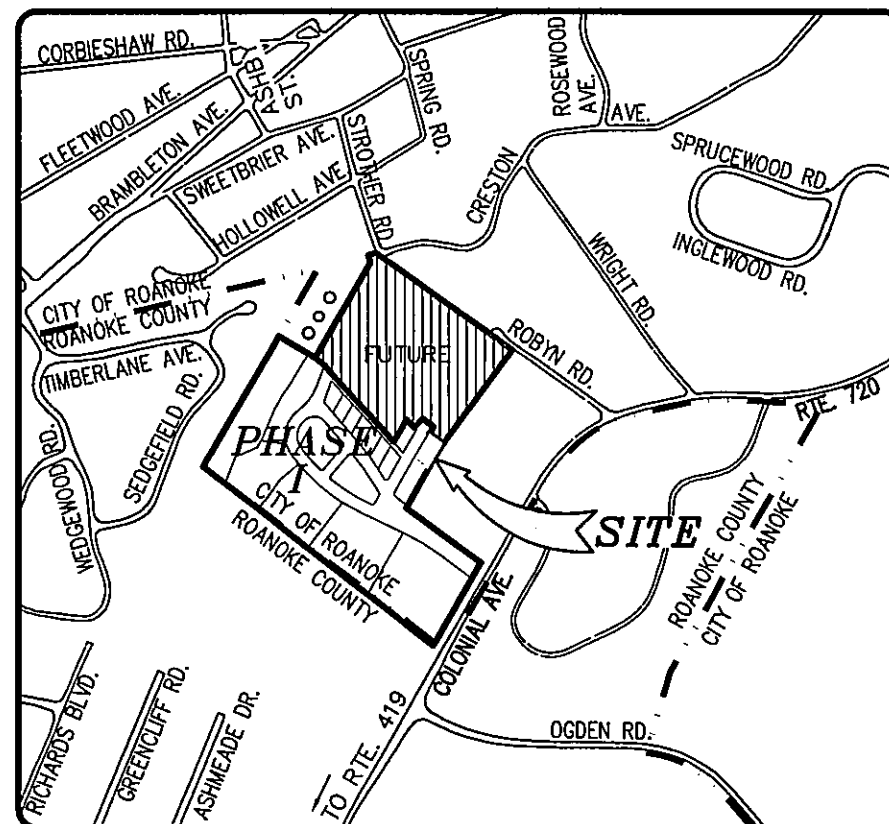
[Signature] Vanessa Gillespie Brunner

NOTARY PUBLIC

September 30, 2012 7185808

MY COMMISSION EXPIRES REGISTRATION No.

**PLAT OF SURVEY FOR
PROGRESS STREET BUILDERS, INC.
SUBDIVIDING LOT 21
COLONIAL GREEN, PHASE I
HEREBY CREATING
LOTS 21A THROUGH 21E
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 21, PHASE I

NOTES:

- OWNER: PROGRESS STREET BUILDERS, INC.
- LEGAL REFERENCE: INST. #080011770; 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 1570154 (11,592 SQ. FT.) HEREBY CREATING UNIT LOTS 21A THROUGH 21E, AND COMMON AREA.
- FIELD SURVEY PERFORMED BY GAY AND NEEL, INC. ON APRIL 21, 2009.
- AREA TABULATION IS AS FOLLOWS:
TOTAL AREA=11,592 SQ. FT. (INCLUDES COMMON AREA)
TOTAL NUMBER OF UNIT LOTS=5
TOTAL AREA OF UNIT LOTS=7,148 SQ. FT.
MINIMUM LOT AREA SHOWN=1,390 SQ. FT.
MAXIMUM LOT AREA SHOWN=1,490 SQ. FT.
AVERAGE LOT AREA=1,430 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 EASEMENT, 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 21 (11,592 SQ. FT.) IS BOUNDED BY CORNERS 1, 6, 9 THROUGH 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 OR MAG NAILS 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 CURB & GUTTER
	PROPERTY CORNER
	HEAT PUMP
	EPED ELECTRIC TRANSFORMER
	TPED TELEPHONE PEDESTAL
	WM WATER METER
	EM ELECTRIC METER
	GM GAS METER
	UTILITY BOX
	WW WATER VALVE

ABBREVIATIONS:

AC.=ACRE	M.B.=MAP BOOK
AVE.=AVENUE	#/NO.=NUMBER
BLDG.=BUILDING	N/F.=NOW OR FORMERLY
BSMT.=BASEMENT	PG./PGS.=PAGE/PAGES
CB=CHORD BEARING	R=RADIUS
CHD=CHORD LENGTH	RD.=ROAD
CONC.=CONCRETE	R/W=RIGHT-OF-WAY
D.B.=DEED BOOK	SQ.=SQUARE
DWL.G.=DWELLING	STY.=STORY
EPED=ELECTRIC PEDESTAL	S.W.=SOUTHWEST
EM=ELECTRIC METER	U.B.=UTILITY BOX
EX.=EXISTING	TAN=TANGENT
FT.=FEET/FOOT	TPED=TELEPHONE PEDESTAL
GM=GAS METER	(T)=TOTAL
HP=HEAT PUMP	W/=WITH
INC.=INCORPORATED	Δ=DELTA ANGLE
INST.=INSTRUMENT	
L=ARC LENGTH	

ORIGINAL LOT 21 BOUNDARY COORDINATES:

TAX PARCEL 1570154 (11,592 SQ. FT.)
(M.B. 1 PGS. 2935 - 2938)

CORNER	NORTHING	EASTING
1	3614151.4119	11049580.5518
6	3614240.4855	11049631.7951
9	3614288.0498	11049661.8645
10	3614243.7284	11049721.9977
11	3614232.5288	11049713.7430
12	3614113.9973	11049645.5530

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

NEW BOUNDARY COORDINATES:

CORNER	NORTHING	EASTING
2	3614161.9782	11049586.6305
3	3614184.1828	11049599.4047
4	3614205.0528	11049611.4110
5	3614225.8656	11049623.3845
7	3614246.6168	11049635.3656
8	3614268.4514	11049648.7993
13	3614251.6950	11049677.4120
14	3614253.7848	11049678.5677
15	3614252.3234	11049681.1274
16	3614250.2032	11049679.9593
17	3614239.4630	11049698.2989
18	3614217.2498	11049685.4149
19	3614196.5224	11049673.3924
20	3614175.7530	11049661.3459
21	3614154.9261	11049649.2659
22	3614132.8096	11049636.4379
23	3614144.1573	11049617.0609
24	3614142.2524	11049615.9299
25	3614143.7493	11049613.3884
26	3614145.6475	11049614.5164

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

AREA SUMMARY:

LOT 21A	1,490	SQ. FT.
LOT 21B	1,390	SQ. FT.
LOT 21C	1,390	SQ. FT.
LOT 21D	1,394	SQ. FT.
LOT 21E	1,485	SQ. FT.
COMMON AREA	4,443	SQ. FT.
TOTAL AREA	11,592	SQ. FT.

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.

[Signature] 6/18/09
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 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.

[Signature] 5/21/09
TIMOTHY S. NASH, L.S. LIC. NO. #1881 DATE

CLERKS 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 11:39 O'CLOCK P.M. ON THIS 17 DAY OF June, 2009.

TESTE: *[Signature]* CLERK
BY: *[Signature]* DEPUTY CLERK

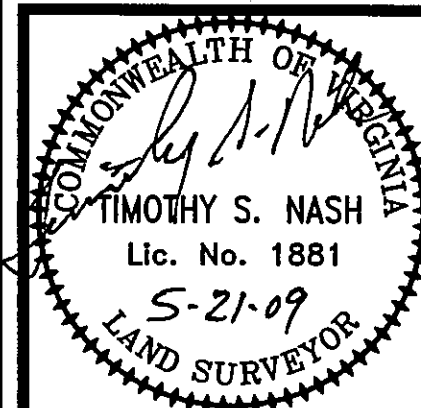
GAY AND NEEL, INC.



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 21
Colonial Green, Phase I
Hereby Creating
Unit Lots 21A Through 21E
and Associated Common Area
Sited on Greenway Drive, S.W. - City of Roanoke, Virginia



REVISED:
05/21/09

DESIGNED/CALC.:
CHECKED: TSN
DRAWN: PLJ
SCALE: N/A
DATE: 04/24/09

JOB NO. 1380.5

SHEET 1 OF 2