

# KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT COLONIAL GREEN HOMEOWNERS ASSOCIATION, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THROUGH 4, 28 THROUGH 24, 7, 22, 19 THROUGH 13, 11, 12, 20, 21, TO 1, INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED OF RECORD, DATED DECEMBER 9, 2008 AND BEING OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AS INSTRUMENT #080015181, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTY.

THAT GREGORY WAYNE COX AND MARIANNA MELISSA WATSON ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 4 THROUGH 7, 24 THROUGH 28, TO 4 INCLUSIVE, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNERS 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 NUMBER 080015180, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTY.

THE PLATTING 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.

Gregory Wayne Cox 7-10-09  
GREGORY WAYNE COX DATE

Marianna Melissa Watson 7-10-09  
MARIANNA MELISSA WATSON DATE

President 7/8/09  
FOR: COLONIAL GREEN HOMEOWNERS ASSOCIATION, INC. DATE

## NOTARY'S STATEMENT:

STATE OF: Virginia  
CITY / COUNTY OF: Allegany  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
July 8, 2009 BY Gregory Wayne Cox  
Patricia F. Arms 102637  
NOTARY PUBLIC REGISTRATION No.  
MY COMMISSION EXPIRES: June 30, 2010

## NOTARY'S STATEMENT:

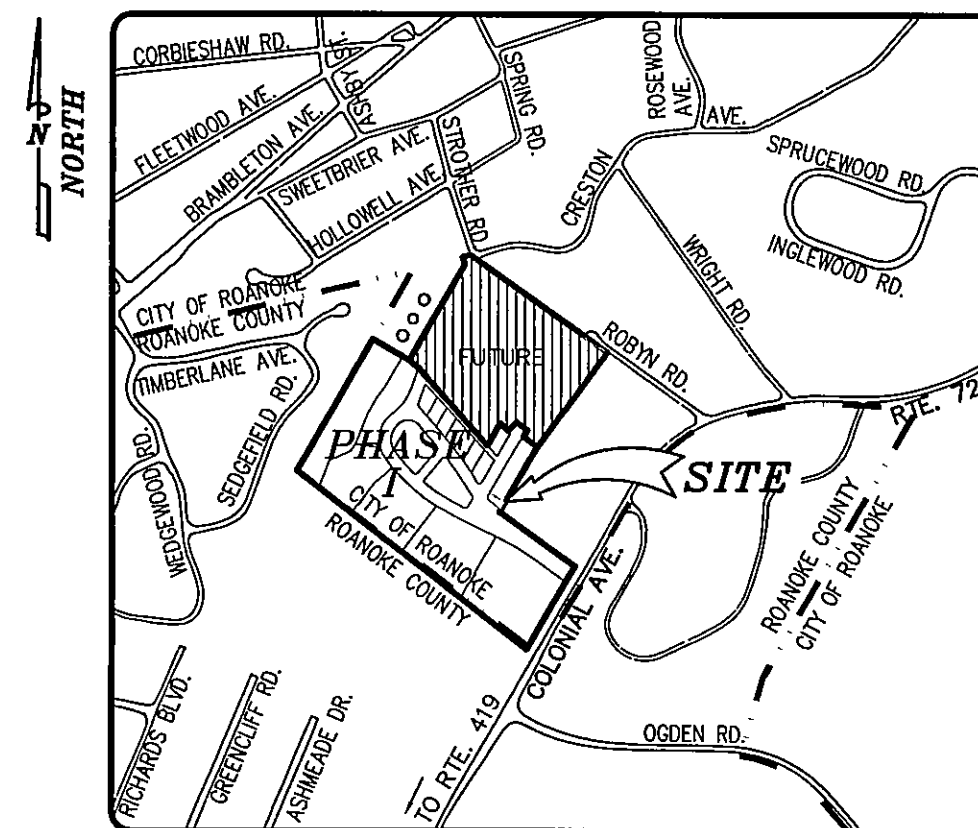
STATE OF: Virginia  
CITY / COUNTY OF: Allegany  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
July 10, 2009 BY Marianna Melissa Watson  
Patricia F. Arms 102637  
NOTARY PUBLIC REGISTRATION No.  
MY COMMISSION EXPIRES: June 30, 2010

## 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 2:47 O'CLOCK P.M. ON THIS 30 DAY OF JULY, 2009.

TESTE: BRENDA S. HAMILTON, CLERK  
CLERK  
BY: [Signature] DEPUTY CLERK

# LOT LINE ADJUSTMENT PLAT FOR TAX PARCEL 1570170 LOT 20E COLONIAL GREEN, PHASE I (2,242 SQ. FT.) AND TAX PARCEL 1570153 COLONIAL GREEN HOMEOWNERS ASSOCIATION (COMMON AREA - 3,112 SQ. FT.) (FROM RECORDS) SITUATED ON GREENWAY DRIVE, S.W. CITY OF ROANOKE, VIRGINIA



## VICINITY MAP:

SCALE: 1"=800'

## NOTES:

- OWNER: GREGORY WAYNE COX & MARIANNA MELISSA WATSON  
LEGAL REFERENCE: TAX PARCEL 1570170 INST. #080015180;  
UNIT LOT 20E PHASE I COLONIAL GREEN  
PLAT RECORDED IN M.B. 1 PGS. 3389 & 3390.
- OWNER: COLONIAL GREEN HOMEOWNERS ASSOCIATION  
LEGAL REFERENCE: TAX PARCEL 1570153 INST. #080015181  
COMMON AREA PHASE I COLONIAL GREEN  
PLAT RECORDED IN M.B. 1, PGS. 3389 & 3390.
- THE PURPOSE OF THIS PLAT FROM RECORDS IS TO ADJUST THE PROPERTY LINES FOR ROANOKE CITY TAX PARCEL 1570170 (1,483 SQ. FT.) & A PORTION OF TAX PARCEL 1570153 (3,871 SQ. FT.) HEREBY ADDING 759 SQ. FT. FROM TAX PARCEL 1570153 TO TAX PARCEL 1570170.
- FIELD SURVEY PERFORMED BY GAY AND NEEL, INC. ON JULY 2 AND AUGUST 13, 2008.
- 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 RECORD DEEDS AND PLATS AND DOES NOT CONSTITUTE A FIELD SURVEY.
- THERE ARE NO KNOWN VISIBLE IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" SHADED AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51161C0251 G, EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- 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 SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN HEREON.

## AREA SUMMARY:

EXISTING LOT 20E	1,483	SQ. FT.
ADDITIONAL NEW AREA	759	SQ. FT.
TOTAL NEW LOT 20E	2,242	SQ. FT.
LOT 20 OLD COMMON AREA	3,871	SQ. FT.
COMMON AREA ADJUSTED - 759		SQ. FT.
LOT 20 NEW COMMON AREA	3,112	SQ. FT.

## 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  
July 8, 2009 BY Eric S. Saltee  
OF Colonial Green Homeowners Assoc.  
A  
CORPORATION ON BEHALF OF THE CORPORATION.  
[Signature] 312173  
NOTARY PUBLIC REGISTRATION No.  
MY COMMISSION EXPIRES: 11/30/09

## ABBREVIATIONS:

AC.=ACRE  
BLDG.=BUILDING  
BSMT.=BASEMENT  
CB=CHORD BEARING  
CHD=CHORD LENGTH  
D.B.=DEED BOOK  
DR.=DRIVE  
DWLG.=DWELLING  
EX.=EXISTING  
FT.=FEET/FOOT  
INC.=INCORPORATED  
INST.=INSTRUMENT  
L=ARC LENGTH  
LOC.=LOCATION  
M.B.=MAP BOOK  
PGS.=PAGES  
STY.=STORY  
S.W.=SOUTHWEST  
(TYP.)=TYPICAL  
W/=WITH

## LEGEND:

PROPERTY LINE  
EXISTING BUILDING  
EDGE OF PAVEMENT  
CURB & GUTTER  
PROPERTY CORNER

## NEW BOUNDARY COORDINATES LOT 20E:

CORNER	NORTHING	EASTING
1	3613992.4888	11049555.8795
2	3613997.2404	11049549.3196
3	3614023.3897	11049517.5872
5	3614038.1382	11049515.3820
6	3614058.7680	11049527.2601
7	3614029.9501	11049577.4329
1	3613992.4871	11049555.8808

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

## NEW BOUNDARY COORDINATES COMMON AREA:

CORNER	NORTHING	EASTING
1	3613992.4888	11049555.8795
7	3614029.9518	11049577.4316
22	3614050.7376	11049589.3894
19	3614072.0262	11049601.6365
18	3614092.5953	11049613.4697
17	3614114.5166	11049626.0808
16	3614138.7488	11049584.2416
15	3614140.8109	11049585.3893
14	3614142.0802	11049583.1087
13	3614140.0530	11049581.9805
11	3614143.5112	11049576.0096
12	3614151.4077	11049580.5524
20	3614113.9937	11049645.5539
21	3613982.3792	11049569.8374
1	3613992.4865	11049555.8834

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

## 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.

AGENT, ROANOKE CITY PLANNING COMMISSION

7/30/09

DATE

## SURVEYORS CERTIFICATE & CONFORMING STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT IS NOT BASED ON A CURRENT FIELD SURVEY BUT FROM RECORDS 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.

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

7/8/09  
DATE

Lot Line Adjustment Plat for  
Tax Parcel 1570170  
Tax Parcel 1570153  
(Common Area - 3,112 SQ. FT.)  
(From Records)

Lot Line Adjustment Plat for  
Tax Parcel 1570170  
Tax Parcel 1570153  
(Common Area - 3,112 SQ. FT.)  
(From Records)

COMMONWEALTH OF VIRGINIA  
TIMOTHY S. NASH  
Lic. No. 1881  
7-8-09  
LAND SURVEYOR

REVISED:  
06/22/09

DESIGNED/CALC.:  
CHECKED: TSN  
DRAWN: PLJ  
SCALE: N/A  
DATE: 05/04/09

JOB NO. 1380.5

SHEET 1 OF 2