

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HIDDEN VALLEY VILLAS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, AS IDENTIFIED AS NEW TAX PARCEL 067.17-01-01.00-0000, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY SUBDIVISION OF LAND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, AS SHOWN ON INSTRUMENT ~~200801051~~, SAID INSTRUMENT BEING THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTY. ~~200809588~~

THE ABOVE DESCRIBED OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY GRANT TO THE COUNTY OF ROANOKE, VIRGINIA, AN EASEMENT OVER THOSE CERTAIN AREAS SHOWN ON THIS PLAT AS SET APART TO BE USED FOR PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY DEDICATE FOR PUBLIC USE AN EASEMENT OVER THOSE CERTAIN AREAS SHOWN ON THIS PLAT AS SET APART TO BE USED FOR STORMWATER MANAGEMENT ACCESS.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS, AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

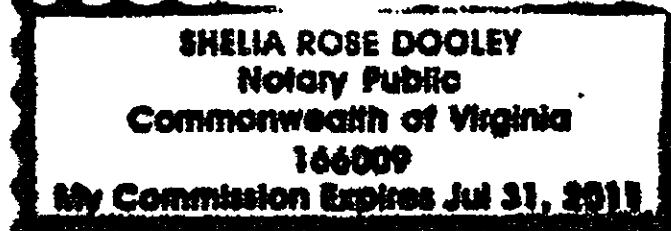
HIDDEN VALLEY VILLAS, LLC - AUTHORIZED AGENT

CITY/COUNTY OF Roanoke, STATE OF VIRGINIA

I, Shelia Rose Dooley, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY/COUNTY & STATE DO HEREBY CERTIFY THAT AN AGENT OF HIDDEN VALLEY VILLAS, LLC, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 9th 2008, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY/COUNTY & STATE AND ACKNOWLEDGED THE SAME ON July 9th 2008.

MY COMMISSION EXPIRES: July 31, 2011

Shelia Rose Dooley
NOTARY PUBLIC



APPROVAL AND ACCEPTANCE:

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF THE COUNTY OF ROANOKE, VIRGINIA, THE HEREON PLAT IS HEREBY APPROVED FOR RECORDATION.

AGENT, ROANOKE COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNER; 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.

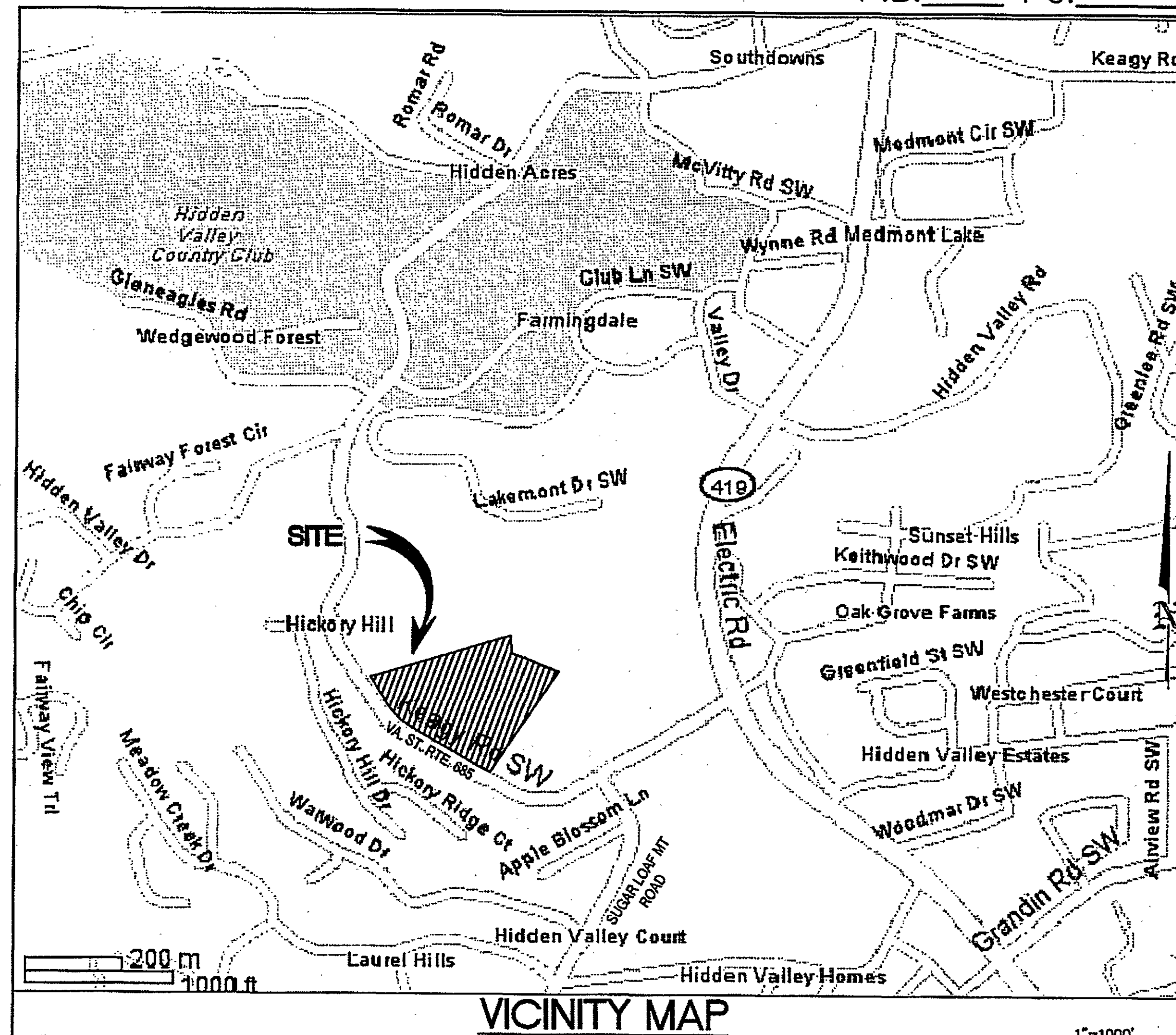
KRISTOPHER C. WINTERS, L.S. #002492

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 15:13 O'CLOCK P.M. ON THIS 9 DAY OF July, 2008.

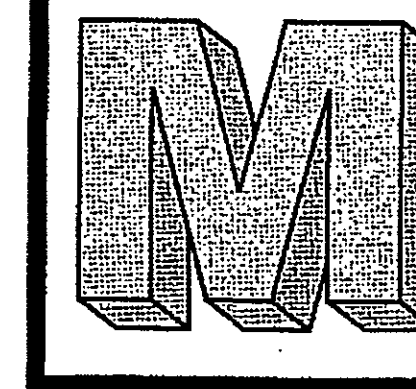
TESTE: STEVEN A. McGRAW

BY: Deborah Chan
DEPUTY CLERK



NOTES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY WHICH THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
3. THE AREA SHOWN IS LOCATED IN ZONE 'X' AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS SHOWN ON A F.E.M.A. MAP NOS. 51161C0143G AND 51161C0231G. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THE SUBJECT PROPERTY.
5. LOCATIONS OF OVERHEAD AND UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, POLES, MISS UTILITY MARKINGS AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES.
6. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
7. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT LOT AS SHOWN ON THIS PLAT AND IN AN EASEMENT PROPERLY DEDICATED.
8. THE STORMWATER MANAGEMENT LOT SHOWN IS NOT TO BE USED AS A DWELLING LOT.
9. SEE PLAT BY MIKE MORGAN ENGINEERING, LLC TITLED "PLAT SHOWING PHASE 1 SUBDIVISION FOR THE TOWNES AT HIDDEN VALLEY, LLC", RECORDED JANUARY 24, 2008 IN INSTRUMENT NUMBER 200801051 OF THE OFFICE OF THE CIRCUIT COURT CLERK OF ROANOKE COUNTY, VIRGINIA.
10. ALL AREAS NOTED AS "COMMON AREA" AREA NON-BUILDABLE WITH THE EXCEPTION OF COMMON AREA AMENITIES.



MSQUARED ENGINEERING, LLC.
14350 SOMMERVILLE COURT
MIDLOTHIAN, VA 23113
Office: 804.419.2559
Fax: 804.419.2558

PLAT SHOWING
PHASE 2 SUBDIVISION FOR
THE TOWNES AT HIDDEN VALLEY, LLC
WINDSOR HILLS MAGISTERIAL DISTRICT, ROANOKE COUNTY, VIRGINIA

DATE

JUNE 17, 2008

MME PROJECT NUMBER

2006-125

DRAWN BY:

JRS

CHECK BY:

KCW

REVISION

SHEET NO.

1 OF 4