

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WEST VILLAGE, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 20 TO 19 TO 18 TO 17 TO 16 TO 15 TO 12 THROUGH 14 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 25, 2004 FROM H & B ASSOCIATES, LLC RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN INSTRUMENT NUMBER 200410838, WHICH LAND IS SUBJECT TO A CREDIT LINE DEED OF TRUST TO MARY P. HUNDLEY, SOLE ACTING TRUSTEE, SECURING VALLEY BANK, BENEFICIARY, DATED MARCH 24, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE FOR THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT #200504281.

THAT THE SHOPPES AT WEST VILLAGE CENTER, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 9 THROUGH 12 TO 15 THROUGH 20 TO 9 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEEDS DATED OCTOBER 1, 2008 FROM WEST VILLAGE, L.L.C. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY IN INSTRUMENT NUMBER 200813643 & INSTRUMENT NUMBER 200813646, WHICH LAND IS SUBJECT TO TWO CREDIT LINE DEEDS OF TRUST TO ANDREW B. AGEE AND JOHN T. MCCALED, TRUSTEES, EITHER OF WHOM MAY ACT, SECURING VALLEY BANK, BENEFICIARY, DATED SEPTEMBER 30, 2008 AND RECORDED IN THE AFORESAID CLERK'S OFFICE FOR THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT #200813644 AND #200813647.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED & RE-SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT HEREBY DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY FOR PUBLIC USE, ALL SANITARY SEWER AND WATERLINE EASEMENTS WITHIN SAID BOUNDARY.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 25TH DAY OF August, 2009.

WEST VILLAGE, L.L.C., OWNER

BY: David A. Vaughn
DAVID A. VAUGHN, MEMBER
WEST VILLAGE, L.L.C.

BY: Mary P. Hundley
MARY P. HUNDLEY,
SOLE ACTING TRUSTEE

BY: Lewis C. Jamison
LEWIS C. JAMISON, MEMBER
THE SHOPPES AT WEST VILLAGE, L.L.C.

BY: Andrew B. Agee
ANDREW B. AGEE, JOHN T. MCCALED
TRUSTEES FOR VALLEY BANK
EITHER OF WHOM MAY ACT

STATE OF VIRGINIA

County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT DAVID A. VAUGHN, MEMBER, OF WEST VILLAGE, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED July 1, 2009 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 9-2-2009.

MY COMMISSION EXPIRES July 31 2013

Paul W. Henegar
NOTARY PUBLIC

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THE INTENT OF THIS PLAT IS TO CREATE NEW TRACTS "C1, D1, E1, F1, G1, H1 & I1" BEING A SUBDIVISION OF ORIGINAL TRACT "D" (P.B. 29, PG. 162) AND ORIGINAL TRACTS C, E, F, G, H, AND I (P.B. 31, PG. 13).
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510190 0251 G, MAP NUMBER 51161C0251G, DATED SEPTEMBER 20, 2007. UNSHADED ZONE X.
- 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 RESUBDIVISION.
- TRACTS SHOWN HEREON WILL BE SUBJECT TO DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #200511102, DATED JULY 7, 2005. ALL CROSS ACCESS AND PARKING EASEMENTS FOR TRACTS C1 THRU I1, AND THE RETAINING WALL MAINTENANCE (ARTICLE V, SECTION 1, B, 11) WILL BE SUBJECT TO THESE DECLARATION AND COVENANTS.
- OWNER/DEVELOPER RESERVES THE RIGHT TO GRANT OR OBTAIN UTILITY EASEMENTS AS NECESSITATED BY CONSTRUCTION.
- SEE SHEET 3 OF 4 FOR EXISTING SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENTS HEREBY VACATED.
- SEE SHEET 4 OF 4 FOR NEW SANITARY SEWER EASEMENTS & WATERLINE EASEMENTS.
- LEGAL REFERENCE:
WEST VILLAGE, L.L.C. - INSTRUMENT #200410838
ORIGINAL TRACTS C, F, G, H & I (P.B. 31, PG. 13)
- SHOPPES AT WEST VILLAGE CENTER, LLC - INSTRUMENT #200813643 & INSTRUMENT #200813646.
ORIGINAL TRACT D & E (P.B. 29, PG. 162 AND P.B. 31, PG. 13.)

STATE OF VIRGINIA

County of Roanoke

I, Donna V. Haynes, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT MARY P. HUNDLEY, SOLE ACTING TRUSTEE FOR VALLEY BANK, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED Aug. 25th, 2009 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON Aug. 25th, 2009.

MY COMMISSION EXPIRES June 30, 2011

Donna V. Haynes
NOTARY PUBLIC

DONNA V. HAYNES
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #165876
My Commission Expires

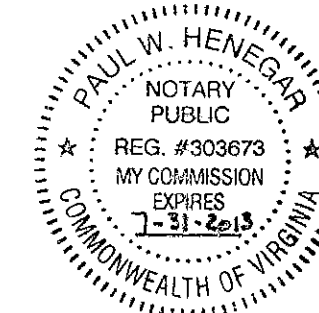
STATE OF VIRGINIA

County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT LEWIS C. JAMISON, MEMBER, OF THE SHOPPES AT WEST VILLAGE, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED July 1, 2009 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 9-3-2009.

MY COMMISSION EXPIRES July 31 2013

Paul W. Henegar
NOTARY PUBLIC



STATE OF VIRGINIA

County of Roanoke

I, Jamie L. Whorley, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Andrew B. Agee, TRUSTEE FOR VALLEY BANK, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED Aug. 24, 2010, 2009 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON Aug. 24, 2010, 2009.

MY COMMISSION EXPIRES 5/31/11

Jamie L. Whorley
NOTARY PUBLIC

JAMIE L. WHORLEY
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7132794
My Commission Expires 5/31/11

APPROVAL:

Denise Sander
AGENT, ROANOKE COUNTY PLANNING COMMISSION

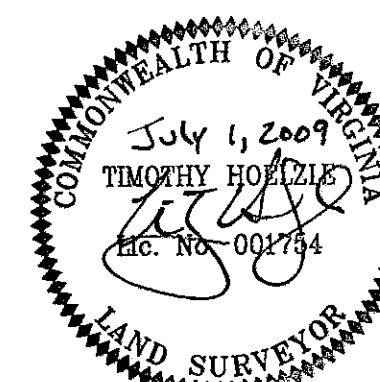
8/25/10
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Aug. 25, 2009 AT 14:15 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW

Deputy Clerk
DEPUTY CLERK

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	5371.00199	5615.36933
2	5144.86355	5534.88849
3	5086.53282	5318.05746
4	4993.55854	4971.72427
5	5679.55266	4691.49976
6	5703.76405	4711.11879
7	5630.43771	4801.60915
8	5801.36484	4940.11517
9	5754.14689	4998.38578
10	5642.73139	5135.88111
11	5620.93279	5162.78226
12	5551.81086	5242.85452
13	5417.41416	5464.96908
14	5387.61825	5565.00602
1	5371.00199	5615.36933
TOTAL AREA = 8.985 AC. (391,377 S.F.)		

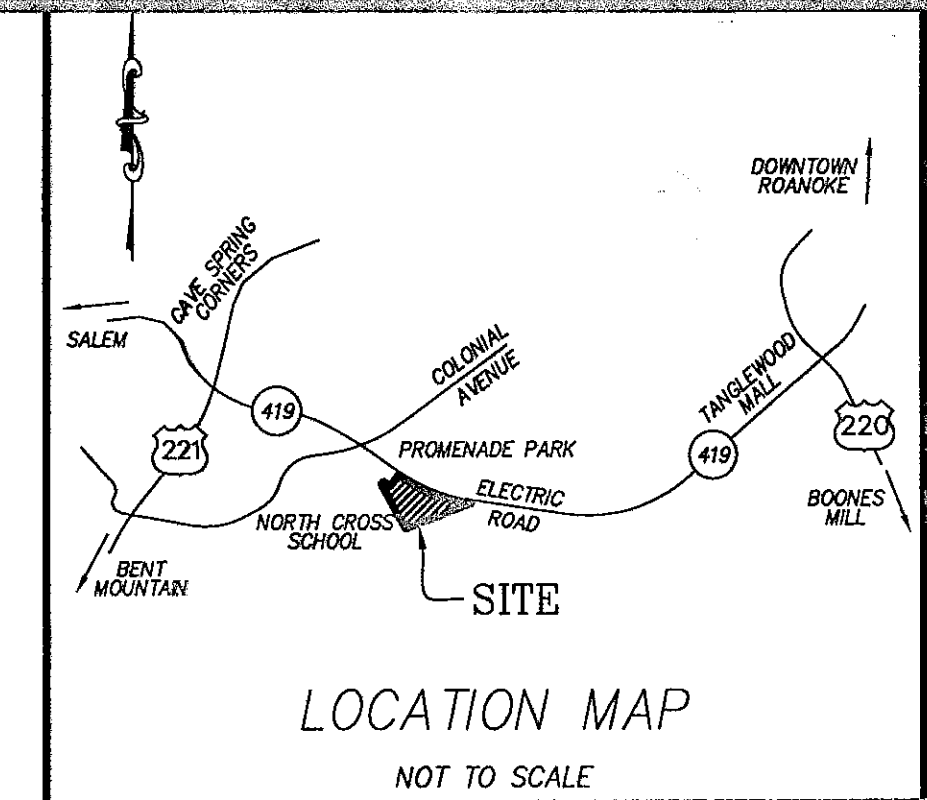


PLAT SHOWING THE
COMBINATION AND RE-SUBDIVISION OF
TRACT "C", TRACT "F"
TRACT "G", TRACT "H"
AND TRACT "I"
CREATING HEREON NEW
TRACT "C1", TRACT "F1"
TRACT "G1", TRACT "H1"
AND TRACT "I1"

THE PROPERTY OF
WEST VILLAGE, L.L.C.

(INSTRUMENT #200410838)
AND THE COMBINATION AND RE-SUBDIVISION OF
TRACT "D" AND TRACT "E"
CREATING HEREON NEW

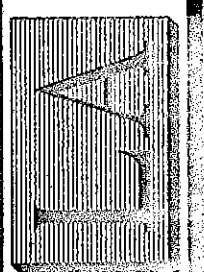
TRACT "D1" AND TRACT "E1"
THE PROPERTY OF
SHOPPES AT
WEST VILLAGE CENTER, LLC
(INSTRUMENT #200813643 AND INSTRUMENT #200813646)
SITUATED ALONG ELECTRIC ROAD (ROUTE #419)
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

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ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: July 1, 2009
COMM. NO.: 06-171
SCALE: NONE
SHEET 1 OF 4