

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT VILLAGE GREEN OF VIRGINIA, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AND BEING ALL OF THE PROPERTY RECORDED IN THE OFFICE OF THE CLERK OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200609894.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2840 THRU 15.2-2870 OF THE CODE OF VIRGINIA, 1960 AS AMENDED IN ACCORDANCE WITH SAID WILL.

THE SAID OWNER, BY VIRTUE OF RECORDATION OF THIS SUBDIVISION PLAT, GRANTS 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 RIGHTS OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

WITNESS THE SIGNATURES AND SEAL OF THE SAID OWNER.

REPRESENTATIVE FOR
VILLAGE GREEN OF VIRGINIA, LLC

8-27-13
DATE:

COUNTY OF ROANOKE
STATE OF VIRGINIA

I, Daniel J. Dewitt, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT IF Page 11 WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 8-27-13, 2013, HAS PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 27 DAY OF August, 2013.

MY COMMISSION EXPIRES April 30 2015

NOTARY PUBLIC: [Signature]

my registration number is
7107403



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE VIRGINIA THIS MAP PRESENTED ON THIS 28 DAY OF Aug, 2013 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD 12:10 O'CLOCK P.M.

TESTE: [Signature] D.C.
Deputy Clerk

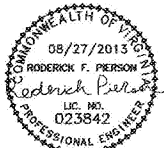
APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

NO EXISTING DWELLINGS EXIST WITHIN 10' OF THE NEW DIVISION LINES.

ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITY (AREA) AND FILTERRA UNITS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

APPROVED: [Signature]
AGENT, ROANOKE COUNTY PLANNING COMMISSION, DATE

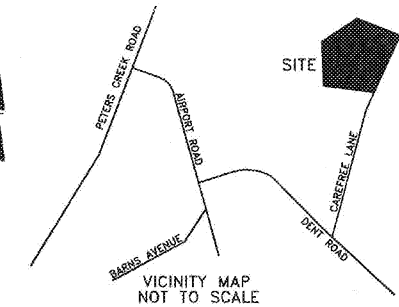
8/28/13
DATE



Pierson Engineering & Surveying
44 Catamba Road
P. O. Box 311
Daleville, Virginia 24083
(540) 986-3027

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

[Signature]
RODRICK F. PIERSON LLS 1969



THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

FLOODNOTE:

CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. AREA IS DESIGNATED AS FLOOD ZONE "X", AS SHOWN IN PANEL #51610154C DATED 08/28/07. THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PLAT IS DRAWN FROM A CURRENT FIELD SURVEY.

COMMON AREAS WILL NOT BE USED FOR ANY RESIDENTIAL BUILDINGS.

NOTE:

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.

CURRENT OWNER:

VILLAGE GREEN OF VIRGINIA, LLC
112 KIRK AVENUE
ROANOKE, VA 24011
TAX NO. 027.17-04-13.06-0000
INSTR. #200609894
ZONED: R3

Subdivision Plat for
Village Green of Virginia, LLC
Showing a
39 Lot Subdivision
To Be Known As
Village Green - Phase 2
Located Adjacent To
Carefree Lane N.W.
In The
Hollins Magisterial District
County of Roanoke, Virginia

SCALE : 1"= 60' DATE: August 27, 2013

SHEET 1 OF 3

GRAPHIC SCALE

