

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT COMPTON DEVELOPMENT LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201108707 AND INSTRUMENT #201203595.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 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.

THE ABOVE DESCRIBED OWNER DOES 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 DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, 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 OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

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

COMPTON DEVELOPMENT LLC

BY: [Signature] ITS: MEMBER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

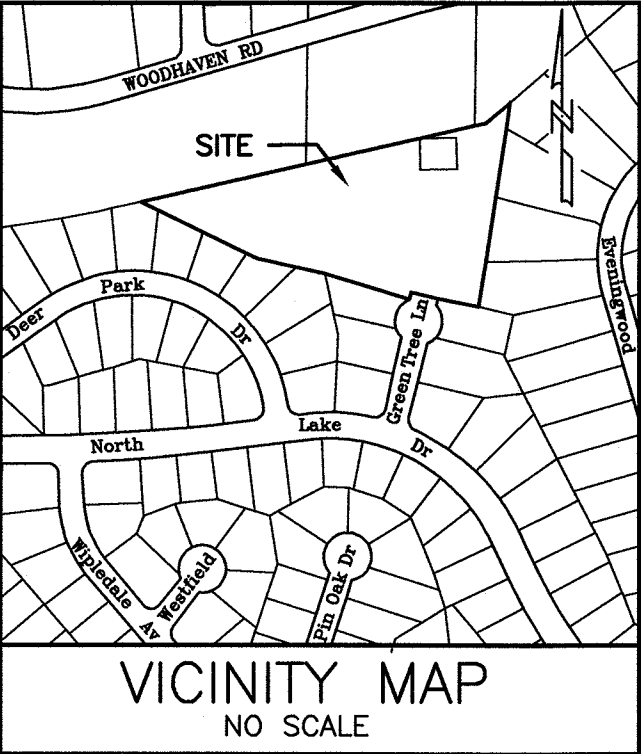
I, Negan Hoke REXRODE WRIGHT, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT BARRY COMPTON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF OCTOBER, 2013.

[Signature]
NOTARY PUBLIC
REG. # 7368240 MY COMMISSION EXPIRES 8/31/14



NOTES:

- OWNERS OF RECORD: COMPTON DEVELOPMENT LLC
- LEGAL REFERENCE: INSTRUMENT #201108707
INSTRUMENT #201203595 (PLAT)
- OLD TAX MAP NUMBERS: O.M.N. 037.09-08-01.00-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0134G. (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- THIS PROPERTY IS CURRENTLY ZONED R-1 SETBACKS SHOWN HEREON BASED ON ROANOKE COUNTY CODE SECTION 30-82-12, SINGLE FAMILY, DETACHED (ZERO LOT LINE OPTION).
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PER ROANOKE COUNTY, AREA SHOWN HEREON BETWEEN THE FRONT OF LOTS 9 & 10, BLOCK 35, & LOTS 1A & 2, BLOCK 37, SECTION 9 "NORTH LAKES" & A PORTION IN FRONT OF LOT 1 OF THIS SUBDIVISION FROM THE SOUTHERLY BOUNDARY OF ORIGINAL LOT A TO THE APPROXIMATE END STATE MAINTENANCE FOR GREEN TREE LANE IS A PUBLIC RIGHT-OF-WAY DEDICATED TO THE COUNTY OF ROANOKE AND RECORDED IN PLAT BOOK 8, PAGE 15. THE RIGHT-OF-WAY IS CLASSIFIED BY ROANOKE COUNTY AS A PAPER STREET AND IS NOT MAINTAINED BY VDOT AT THIS TIME.
- A NEW PUBLIC 15' ACCESS EASEMENT SHOWN HEREON BOUNDED BY CORNERS A TO F TO A INCLUSIVE, IS FOR THE BENEFIT OF THE WELL LOT SHOWN ON BLOCK 5, SECTION 11 "NORTH LAKES" P.B. 8, PG. 32 AND FOR THE BENEFIT OF T.M. #037.09-08-02.00.
- AREAS SHOWN HEREON WITH IN THE EXISTING PUBLIC RIGHT-OF-WAY OF GREEN TREE LANE (PAPER STREET) SHALL REVERT TO ADJOINING PROPERTY OWNERS ONCE APPROVAL AND RECORDATION OF VACATION OF SAID AREAS BY THE COUNTY OF ROANOKE.



COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	7728.1077	20027.7047
2	7791.9463	19860.8871
3	7828.5168	19720.5745
4	7955.7761	19482.8773
5	8084.8461	20209.2399
6	8130.6832	20268.7813
7	7708.5102	20181.0125
8	7745.7389	20038.1743
9	7731.2331	20034.2015
1	7728.1077	20027.7047

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
JOHN R. MCADEN 002002

ACREAGE TABLE

3.316 ACRES FOR LOTS 1 THROUGH 8
+0.300 ACRES IN R/W DEDICATION

3.616 ACRES TOTAL SHOWN ON PLAT

PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF
THE PROPERTY OWNED BY COMPTON DEVELOPMENT, LLC
RECORDED IN INSTRUMENT #201203595
TO BE KNOWN AS
GREEN TREE SUBDIVISION
CREATING HEREON
LOTS 1 THROUGH 8
SITUATE ON GREEN TREE LANE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED JANUARY 29, 2013
JOB #R1100082.00
SCALE: 1" = 40'
SHEET 1 OF 2

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 RESUBDIVISION.

APPROVED: [Signature] 11/4/13
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 9:54 O'CLOCK A.M. ON THIS 4 DAY OF Nov, 2013, IN INSTRUMENT No. 2013-14485.

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

DRN: SCB
CHK: JRM

TESTE: STEVEN A. MCGRAW, Clerk
CLERK

[Signature]
DEPUTY CLERK

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

