

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LAND DEVELOPMENT RVI, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 22 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 #201811472.

THE SAID OWNER BY VIRTUE OF THE RECORDED OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC WATERLINE RIGHTS AND EASEMENTS AND ALL PUBLIC 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 RECORDED OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT IT HAS 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 ITS 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 WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

LAND DEVELOPMENT RVI, LLC

BY:

ITS:

NOTES:

- OWNER OF RECORD: LAND DEVELOPMENT RVI, LLC
- LEGAL REFERENCE: INSTRUMENT #201811472
- TAX MAP NUMBER: 027.17-04-13.06-0000
- 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 PANEL #51161C01546 (REVISED DATE: 9/28/07) THIS OPINION IS BASED UPON A REVIEW OF SAID MAP AND HAS NOT BEEN VERIFIED BY FIELD ELEVATIONS.
- PROPERTY CURRENTLY ZONED: R3
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON THE PLAT OF "VILLAGE GREEN" PHASE I (PLAT INSTRUMENT #201105156) AND THE PRIVATE STORM DRAINAGE SYSTEM AND AREAS CONTAINED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON.
- THE HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS OF THIS SUBDIVISION SHALL SHARE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ROADS SHOWN HEREON.
- THE ROADS SERVING THESE LOTS ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

Point	Northing	Easting
1	3650130.736	11057123.518
2	3650152.773	11057157.398
3	3650231.566	11057188.741
4	3650313.157	11057241.044
5	3650346.296	11057269.905
6	3650367.412	11057286.645
7	3650446.645	11057331.247
8	3650478.725	11057343.098
9	3650464.895	11057369.969
10	3650530.121	11057394.094
11	3650545.070	11057425.730
12	3650532.040	11057463.319
13	3650519.653	11057495.032
14	3650513.552	11057503.304
15	3650406.872	11057448.155
16	3650231.377	11057359.139
17	3650275.526	11057248.155
18	3650220.477	11057216.617
19	3650151.964	11057189.307
20	3650108.983	11057203.874
21	3650118.438	11057187.987
22	3650129.705	11057150.064

VICINITY MAP
NO SCALE

LEGEND

P.S.S.E. - PUBLIC SANITARY SEWER EASEMENT
P.W.L.E. - PUBLIC WATERLINE EASEMENT
D.E. - DRAINAGE EASEMENT
M.B.L. - MINIMUM BUILD LINE

LEGEND

O - IRON PIN SET
P.U.E. - PUBLIC UTILITY EASEMENT
P.R.D.E. - PRIVATE DRAINAGE EASEMENT
P.R.U.E. - PRIVATE UTILITY EASEMENT

STATE OF VIRGINIA

County OF Roanoke

I, Thomas John Fellers, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert J. McAden WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 2nd DAY OF July, 2019.

NOTARY PUBLIC

REG. # 7203310

MY COMMISSION EXPIRES 5/31/20

THOMAS JOHN FELLERS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7203310

ACREAGE TABLE

14.041 ACRES - TRACT A INST. #200608136 -7.021 ACRES PHASE I & PHASE II - INST. #201105156 & 201311579
7.020 ACRES REMAINING TRACT A - INST. #201311579
7.020 ACRES REMAINING TRACT A - INST. #201311579 -0.566 ACRES FOR PRIVATE RIGHT OF WAY -3.160 ACRES FOR LOTS 60-69 & 80-99 -0.271 ACRES FOR OPEN SPACE
3.023 ACRES TRACT A-1 - INST. #201808485
3.023 ACRES TRACT A-1 - INST. #201808485 -0.726 ACRES FOR LOTS 101-107 -0.281 ACRES FOR PRIVATE RIGHT OF WAY
2.016 ACRES TRACT A-2 REMAINING FOR FUTURE DEVELOPMENT

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: Steven A. McGraw 7/3/19
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 9:38 O'CLOCK A.M. ON THIS 3rd DAY OF July, 2019, IN INSTRUMENT No. **201906039**

TESTE: STEVEN A. MCGRAW, Clerk
CLERK

Benjamin Cuernant
DEPUTY CLERK

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
CE1	264.67'	108.01'	N33°24'00"E	107.26'	23°22'54"

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	33.00'	43.09'	N56°57'30"E	40.42'	70°31'55"
C2	254.67'	97.51'	N32°39'41"E	96.92'	21°56'17"
C3	485.00'	43.96'	N41°02'01"E	43.95'	51°11'36"
C4	288.42'	91.31'	N29°22'02"E	90.93'	18°08'21"
C5	25.00'	38.76'	N64°42'30"E	34.99'	88°49'16"
C6	440.16'	34.06'	S68°39'53"E	34.05'	4°25'59"
C7	23.09'	10.37'	S53°35'21"E	10.28'	25°43'06"
C8	224.67'	63.66'	S29°48'33"W	63.44'	16°14'01"
C9	35.00'	49.39'	S18°43'52"E	45.39'	80°50'48"
C10	80.00'	39.96'	N73°27'54"W	39.55'	28°37'16"
C11	318.42'	100.81'	S29°22'02"W	100.39'	18°08'21"
C12	515.00'	46.68'	S41°02'01"W	46.67'	5°11'36"
C13	224.67'	22.37'	S40°46'41"W	22.36'	5°42'16"

THE RECORDED 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: DSH
CHK: JRM

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

John R. McAden
JOHN R. MCADEN

002002

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
LAND DEVELOPMENT RVI, LLC
RECORDED IN INSTRUMENT #201811472
TO BE KNOWN AS

VILLAGE GREEN
PHASE 4

CREATING HEREON LOTS 101 THROUGH 107
LITTLE WALK ROAD (PRIVATE)
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED MARCH 14, 2019
JOB #04170034-00
SCALE: 1"=50'

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



SHEET 1 OF 1