

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE VILLAGE AT HOLLINS, L.L.C., A VIRGINIA CORPORATION, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM TRIANGLE DEVELOPERS, INC., DATED JUNE 19, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1661, PG. 978, WHICH ALSO COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM ANN H. GLADWELL, DATED JUNE 2, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1661, PG. 959. ALL SAID TRACTS SUBJECT TO A CERTAIN DEED OF TRUST TO JOHN F. KILBY, TRUSTEE, SECURING THE BANK OF FINCASTLE, BENEFICIARY, DATED JUNE 19, 2000 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1661, PAGE 984.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2284 THRU 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH SECTION 17-10(J) OF THE ROANOKE COUNTY SUBDIVISION ORDINANCE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH 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 GRADE LINES ON OR ALONG SUCH 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 GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR 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.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 12th DAY OF December, 2001.

THE VILLAGE AT HOLLINS, L.L.C., OWNER

THE BANK OF FINCASTLE, BENEFICIARY

BY: *Allen DeWeese*
ALLEN DEWEESE, MANAGER

BY: *John F. Kilby*
ITS PRESIDENT

TRUSTEE
BY: *John F. Kilby*
JOHN F. KILBY, TRUSTEE

STATE OF VIRGINIA
County of Botetourt

I, Ann F. Stevens, A NOTARY PUBLIC IN AND FOR THE AFORESAID county AND STATE DO HEREBY CERTIFY THAT ALLEN DEWEESE, MANAGER, OF THE VILLAGE AT HOLLINS, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 12, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY county AND STATE AND ACKNOWLEDGED THE SAME ON December 12, 2001.

MY COMMISSION EXPIRES ON June 30, 2003
Ann F. Stevens
NOTARY PUBLIC

STATE OF VIRGINIA
County of Botetourt

I, Ann F. Stevens, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT John F. Kilby, President OF THE BANK OF FINCASTLE, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 12, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY county AND STATE AND ACKNOWLEDGED THE SAME ON December 12, 2001.

MY COMMISSION EXPIRES ON June 30, 2003
Ann F. Stevens
NOTARY PUBLIC

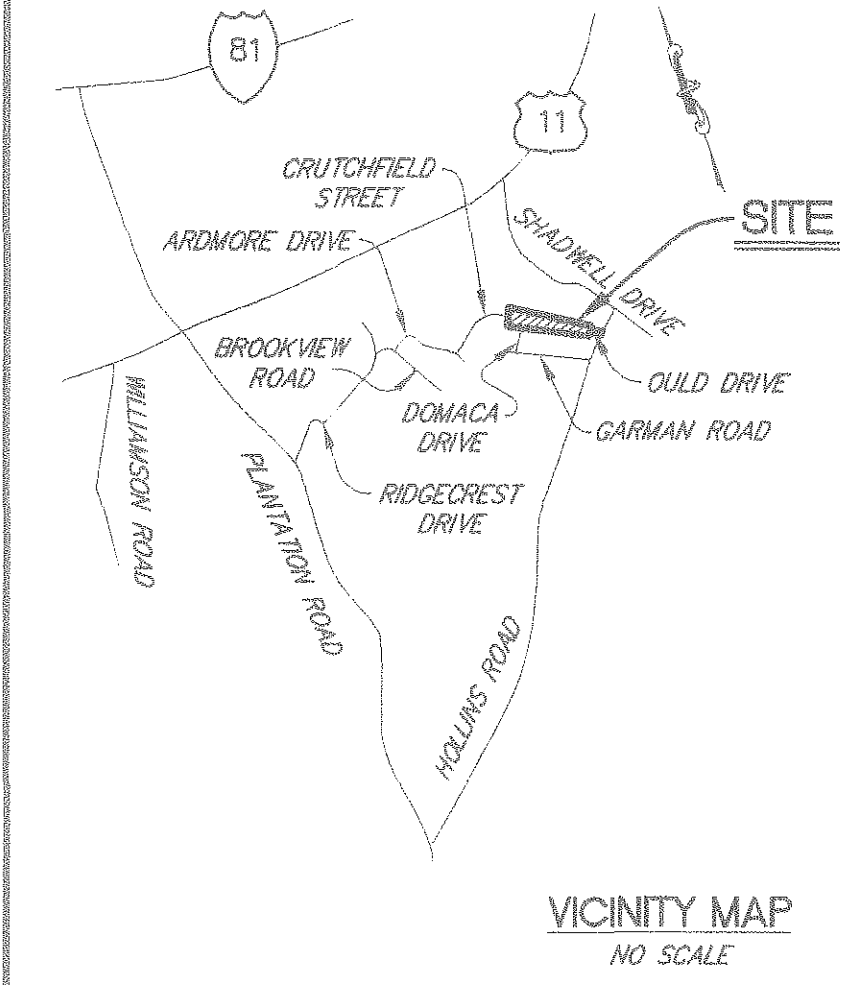
STATE OF VIRGINIA
County of Botetourt

I, Ann F. Stevens, A NOTARY PUBLIC IN AND FOR THE AFORESAID county AND STATE DO HEREBY CERTIFY THAT JOHN F. KILBY, TRUSTEE, SECURING THE BANK OF FINCASTLE, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 12, 2001, HAS PERSONALLY APPEARED BEFORE ME IN MY county AND STATE AND ACKNOWLEDGED THE SAME ON December 12, 2001.

MY COMMISSION EXPIRES ON June 30, 2003
Ann F. Stevens
NOTARY PUBLIC

NOTES:

- 1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3. IRON PINS SET ALL ALL CORNERS, UNLESS OTHERWISE NOTED.
- 4. THE PROPERTY, AS SHOWN, DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY MAP #510190, PANEL #0026 D, DATED OCTOBER 15, 1993.
- 5. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSE 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 THE SUBMISSION.
- 6. THE INTENT OF THIS PLAT IS TO SUBDIVIDE AND COMBINE ROANOKE COUNTY TAX NUMBERS 28.09-2-50 AND 28.09-2-51, 28.09-2-52 AND 28.09-02-11.
- 7. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON PLANS ENTITLED "DEVELOPMENT PLAN FOR THE VILLAGE AT HOLLINS, DATED DECEMBER 27, 2000 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
- 8. ALL EASEMENTS SHOWN HEREON ARE NEW, UNLESS OTHERWISE NOTED.
- 9. THERE WILL BE NO ACCESS FROM DOMACA DRIVE TO ANY LOTS IN THIS SUBDIVISION.
- 10. THE STORMWATER MANAGEMENT FACILITIES AS DESIGNED AND SHOWN ON THE PLANS FOR THIS DEVELOPMENT DO NOT MEET THE REQUIREMENTS FOR ACCEPTANCE OF MAINTENANCE AS SET FORTH IN ROANOKE COUNTY STORMWATER MANAGEMENT MAINTENANCE PROGRAM (DESIGN, CONSTRUCTION AND MAINTENANCE STANDARDS REQUIREMENT FOR ACCEPTANCE OF STORMWATER MANAGEMENT FACILITIES ON SINGLE FAMILY SUBDIVISION) AND THEREFORE THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION.



BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	4959.10342	5297.28603
2	4985.16663	5286.29927
3	5079.39296	5054.74069
4	4993.00390	5019.58706
5	5314.93363	4118.27644
6	5620.95929	3263.45561
7	6018.63400	3390.34678
8	5216.20832	5110.41390
9	5104.16984	5346.09208
10	5044.79831	5322.22564
11	5034.97307	5296.55849
12	5031.47910	5305.14484
13	5042.46585	5331.20805
1	4959.10342	5297.28603

TOTAL AREA = 15.031 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N 22°51'27" W	90°00'00"
C2	20.00'	31.42'	20.00'	28.28'	N 67°08'33" E	90°00'00"
C3	2520.00'	305.65'	153.01'	305.46'	N 64°22'58" W	06°56'58"
C4	2520.00'	48.55'	24.28'	48.55'	S 67°18'20" E	01°06'14"
C5	2520.00'	84.00'	42.01'	84.00'	S 65°47'55" E	01°54'36"
C6	2520.00'	84.00'	42.01'	84.00'	S 63°53'19" E	01°54'36"
C7	2520.00'	84.00'	42.01'	84.00'	S 61°58'43" E	01°54'36"
C8	2520.00'	5.09'	2.54'	5.09'	S 60°57'57" E	00°06'56"
C9	480.00'	197.22'	100.02'	195.83'	N 72°40'43" W	23°32'27"
C10	480.00'	93.56'	46.93'	93.42'	N 66°29'32" W	11°10'07"
C11	480.00'	99.69'	50.03'	99.51'	N 78°01'35" W	11°53'59"
C12	480.00'	3.96'	1.98'	3.96'	N 84°12'46" W	00°28'22"
C13	520.00'	372.94'	194.90'	365.00'	N 63°54'10" W	41°05'32"
C14	520.00'	76.93'	38.54'	76.86'	S 80°12'38" E	08°28'36"
C15	520.00'	80.44'	40.30'	80.36'	S 71°32'26" E	08°51'49"
C16	520.00'	80.44'	40.30'	80.36'	S 62°40'37" E	08°51'49"
C17	520.00'	80.44'	40.30'	80.36'	S 53°48'48" E	08°51'49"
C18	520.00'	54.68'	27.36'	54.65'	S 46°22'09" E	06°01'29"
C19	305.00'	141.10'	71.84'	139.85'	N 56°36'37" W	26°30'25"
C20	305.00'	30.17'	15.10'	30.16'	N 46°11'27" W	05°40'05"
C21	305.00'	110.93'	56.08'	110.32'	N 59°26'39" W	20°50'19"
C22	980.00'	316.83'	159.81'	315.45'	N 79°07'31" W	18°31'24"
C23	980.00'	96.22'	48.15'	96.18'	N 72°40'34" W	05°37'31"
C24	980.00'	91.57'	45.82'	91.54'	N 78°09'57" W	05°21'14"
C25	980.00'	91.57'	45.82'	91.54'	N 83°31'10" W	05°21'14"
C26	980.00'	37.47'	18.74'	37.46'	N 87°17'30" W	02°11'26"
C27	1020.00'	329.76'	166.33'	328.33'	N 79°07'31" W	18°31'24"
C28	1020.00'	54.23'	27.12'	54.22'	N 86°51'50" W	03°02'46"
C29	1020.00'	82.59'	41.32'	82.57'	N 83°01'15" W	04°38'22"
C30	1020.00'	82.59'	41.32'	82.57'	N 78°22'53" W	04°38'22"
C31	1020.00'	82.59'	41.32'	82.57'	N 73°44'31" W	04°38'22"
C32	1020.00'	27.75'	13.87'	27.75'	N 70°38'34" W	01°33'31"
C33	345.00'	159.61'	81.26'	158.19'	S 56°36'37" E	26°30'25"
C34	345.00'	52.04'	26.07'	51.99'	N 65°32'32" W	08°38'34"
C35	345.00'	78.37'	39.35'	78.20'	N 54°42'48" W	13°00'54"
C36	345.00'	29.20'	14.61'	29.19'	N 45°46'53" W	04°50'57"
C37	480.00'	344.25'	179.91'	336.92'	S 63°54'10" E	41°05'32"
C38	480.00'	58.45'	29.26'	58.41'	S 46°50'42" E	06°58'35"
C39	480.00'	99.69'	50.03'	99.51'	S 56°16'59" E	11°53'59"
C40	480.00'	99.69'	50.03'	99.51'	S 68°10'58" E	11°53'59"
C41	480.00'	86.43'	43.33'	86.31'	S 79°17'27" E	10°18'59"
C42	520.00'	213.65'	108.35'	212.15'	S 72°40'43" E	23°32'27"
C43	520.00'	6.68'	3.34'	6.68'	N 84°04'52" W	00°44'10"
C44	520.00'	66.41'	33.25'	66.36'	N 80°03'16" W	07°19'01"
C45	520.00'	66.23'	33.16'	66.18'	N 72°44'51" W	07°17'50"
C46	520.00'	66.23'	33.16'	66.18'	N 65°27'01" W	07°17'50"
C47	520.00'	8.11'	4.06'	8.11'	N 61°21'18" W	00°53'37"
C48	2480.00'	300.80'	150.59'	300.62'	S 64°22'58" E	06°56'58"
C49	2480.00'	62.66'	31.33'	62.66'	S 61°37'55" E	01°26'52"
C50	2480.00'	72.34'	36.17'	72.33'	S 63°11'29" E	01°40'16"
C51	2480.00'	72.54'	36.27'	72.54'	S 64°51'54" E	01°40'34"
C52	2480.00'	72.13'	36.07'	72.13'	S 66°32'10" E	01°39'59"
C53	2480.00'	21.13'	10.56'	21.13'	S 67°36'48" E	00°29'17"
C54	35.00'	55.13'	35.15'	49.60'	N 67°01'15" E	90°14'35"
C55	35.00'	18.94'	9.71'	18.71'	S 83°21'32" E	31°00'10"
C56	35.00'	36.19'	19.90'	34.60'	N 51°31'10" E	59°14'26"

APPROVED: *Stacie O. Frank* 12/13/01
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, IS ADMITTED TO RECORD ON 12/13/01 2001, AT 1:15 O'CLOCK P.M.

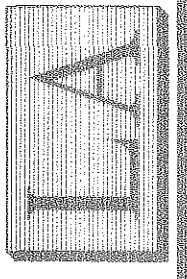
TESTEE: STEVEN A. MCGRAW, CLERK
Steven A. McGraw
DEPUTY CLERK



PLAT SHOWING
"THE VILLAGE AT HOLLINS"
PROPERTY OF
THE VILLAGE AT HOLLINS, L.L.C.
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE (540) 774-4411
FAX (540) 772-9445
E-MAIL LUMSDENPC@AOL.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: FEBRUARY 2, 2001
SCALE: 1" = 40'
COMM. NO.: 99-339AD
CADD FILE: I:\99\99339\99339ad\339ad.rpt01.dwg
SHEET 1 OF 4