

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT VB LAND, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RESUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 4 TO 12 TO 11 TO 1, INCLUSIVE, BEING LOT 2, SECTION 2, OLD MILL PLANTATION AND CORNERS 5 THROUGH 8 TO 4A TO 5, INCLUSIVE, BEING LOT 4, SECTION 2, OLD MILL PLANTATION, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 29, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201013875 AND BOUNDED BY CORNERS 2 TO 4B TO 4 TO 3 TO 2, INCLUSIVE, BEING A PORTION OF ORIGINAL TRACT 1A-1A1, RESUBDIVISION OF THE PROPERTY OF HARRY CLAUSE, JR. IRREVOCABLE TRUST AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 11, 2011 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201110070.

THAT CHARLES R. SIMPSON, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RESUBDIVIDED, BOUNDED BY CORNERS 8 THROUGH 12 TO 4 TO 4A TO 8, INCLUSIVE, BEING ORIGINAL LOT 3, SECTION 2, OLD MILL PLANTATION, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 21, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201202989.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED & RESUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

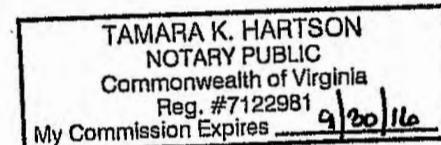
WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 21ST DAY OF FEBRUARY, 2014.
 BY: Andrew B. Agee ITS Member BY: Charles R. Simpson ITS President
 VB LAND, LLC, OWNER CHARLES R. SIMPSON, INC. OWNER

STATE OF VIRGINIA

City of Roanoke
Tamara K. Hartson, A NOTARY PUBLIC IN AND FOR THE AFORESAID
City AND STATE DO HEREBY CERTIFY THAT Andrew B. Agee FOR VB LAND,
 LLC, OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND
 STATE AND ACKNOWLEDGED THE SAME ON February 21ST, 2014.

MY COMMISSION EXPIRES ON 9/30/16 REGISTRATION # 7122981

Tamara K. Hartson
 NOTARY PUBLIC

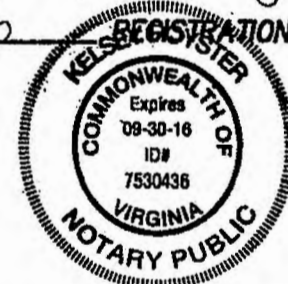


STATE OF VIRGINIA

County of Roanoke
Kelsie R. Boyer, A NOTARY PUBLIC IN AND FOR THE AFORESAID
County AND STATE DO HEREBY CERTIFY THAT Charles R. Simpson FOR CHARLES R.
 SIMPSON, INC., OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County
 AND STATE AND ACKNOWLEDGED THE SAME ON February 21ST, 2014.

MY COMMISSION EXPIRES ON 09/30/16 REGISTRATION # 75304310

Kelsie R. Boyer
 NOTARY PUBLIC



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THE SUBJECT PROPERTIES DO NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE MAP NUMBER 51161C0229G, DATED SEPTEMBER 28, 2007. ZONE "X-UNSHADED".
5. 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 THE SUBDIVISION.
6. THE PROPERTY LINES BETWEEN CORNERS 2 TO 4B AND 8A THROUGH 8G TO 4B ARE NEW DIVISION LINES. LINES FROM CORNERS 2 THRU 4 AND 4A TO 8 ARE HEREBY VACATED.
7. A (0.5602 AC.) PORTION OF ORIGINAL TRACT 1A-1A1 BOUNDED BY CORNERS 2 TO 4B TO 4 TO 3 TO 2 PROPERTY OF VB LAND, LLC IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 2-SECTION 2, OLD MILL PLANTATION (1.0011 AC.), PROPERTY OF VB LAND, LLC TO CREATE HEREON NEW LOT 2A (1.5613 AC.) AND NEW TRACT 1A-1A1-A (51.4398 AC.).
8. A (0.2815 AC.) PORTION OF ORIGINAL LOT 4-SECTION 2, OLD MILL PLANTATION, BOUNDED BY CORNERS 4A TO 4B TO 8G TO 8F TO 8E TO 8D TO 8C TO 4A, PROPERTY OF VB LAND, LLC, IS TO BE CONVEYED TO CHARLES R. SIMPSON, INC. AND IS TO BE ADDED TO AND COMBINED WITH THE A 0.8625 AC. PORTION OF ORIGINAL LOT 3-SECTION 2, OLD MILL PLANTATION, BOUNDED BY CORNERS 8A TO 9 THROUGH 12 TO 4 TO 4A TO 8C TO 8B TO 8A, PROPERTY OF CHARLES R. SIMPSON, INC. TO CREATE HEREON NEW LOT 3A (1.1476 AC.), PROPERTY OF CHARLES R. SIMPSON, INC.
9. A (0.1628 AC.) PORTION OF ORIGINAL LOT 3-SECTION 2, OLD MILL PLANTATION, BOUNDED BY CORNERS 8A THROUGH 8C TO 8 TO 8A, PROPERTY OF CHARLES R. SIMPSON, INC., IS TO BE CONVEYED TO VB LAND, LLC AND IS TO BE ADDED TO AND COMBINED WITH A 1.3291 AC. PORTION OF ORIGINAL LOT 4-SECTION 2, OLD MILL PLANTATION, BOUNDED BY CORNERS 8 TO 8C THROUGH 8G TO 4B TO 5 THROUGH 8, PROPERTY OF VB LAND, LLC TO CREATE HEREON NEW LOT 4A (1.5042 AC.), PROPERTY OF VB LAND, LLC.

EXTERIOR BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	98826.71658	24437.54275
2	98848.41722	24715.25270
4B	98594.38500	24832.12035
5	98584.08722	24869.74847
6	98442.28790	24933.69880
7	98370.01539	24773.44643
8	98383.31631	24559.13358
9	98479.83203	24400.87749
10	98518.68521	24389.57784
1	98826.71658	24437.54275
TOTAL AREA = 4.2131 AC. (183,523 S.F.)		

NEW DIVISION LINE BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
8A	98414.55703	24507.90841
8B	98512.67344	24546.91403
8D	98507.52662	24616.16145
8E	98531.85599	24676.65237
8F	98559.17214	24707.97374
8G	98561.03814	24749.20894
4B	98594.38500	24832.12035

HEALTH DEPARTMENT SUBDIVISION APPROVAL STATEMENT

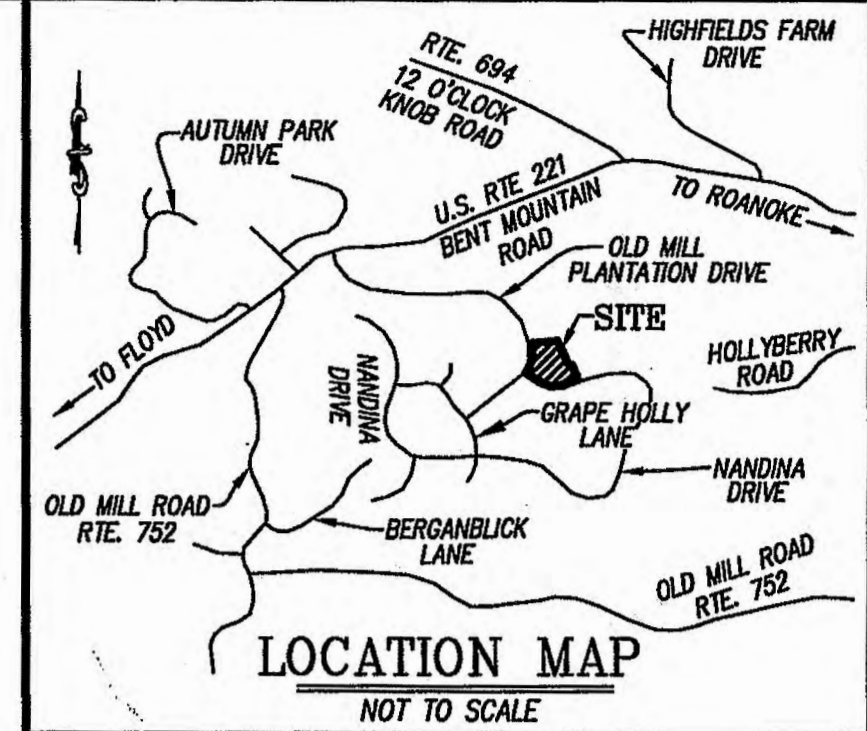
"THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEPTIC SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO § 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: DAVID HALL AOSE #1127 (540-381-0309). THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO § 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THE APPROVAL.

ALL LOTS SHOWN ON THIS SUBDIVISION PLAT HAVE BEEN REVIEWED BY THE PERSONNEL OF THE ROANOKE COUNTY/VINTON HEALTH DEPARTMENT AND HAVE MET THE CRITERIA AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA SEWAGE HANDLING AND DISPOSAL REGULATIONS ENTITLED "32.1 CODE OF VIRGINIA, AS AMENDED TO DATE, AND EACH LOT OR PARCEL IS ELIGIBLE FOR A SEPTIC PERMIT".

David Hall
 VIRGINIA DEPARTMENT OF HEALTH



APPROVAL:

Devinne Jordan
 AGENT, ROANOKE COUNTY PLANNING COMMISSION

3/11/14
 DATE

CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 28 DAY OF March 2014, AT 9:36 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

David Hall
 DEPUTY CLERK



PLAT SHOWING THE COMBINATION & RE-SUBDIVISION OF
 LOTS 2, 3, & 4; SECTION No. 2

"OLD MILL PLANTATION"

INSTRUMENT #200802405

AND

TRACT 1A-1A1

INSTRUMENT #200900176

PROPERTY OF

VB LAND, LLC &

CHARLES R. SIMPSON, INC.

CREATING NEW

LOTS 2A, 3A, & 4A; SECTION No. 2

"OLD MILL PLANTATION"

AND NEW

TRACT 1A-1A1-A

SITUATED ALONG OLD MILL PLANTATION DR. & NANDINA DR.

WINDSOR HILLS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
 FAX: (540) 772-9445
 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

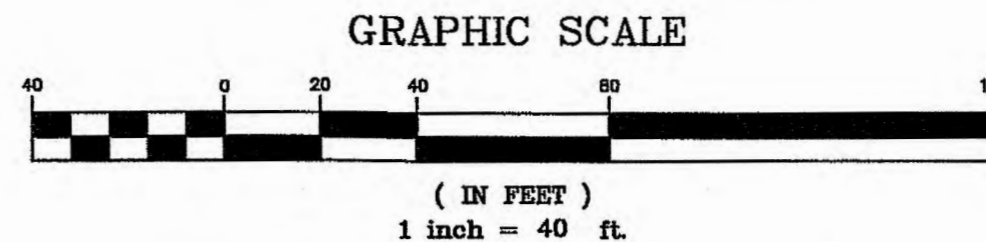
LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA



DATE: December 7, 2013
 COMM. NO.: 13-110
 SCALE: NONE

SHEET 1 OF 2

13110r02-sheet 2.plt



"OLD MILL PLANTATION"
SECTION NO. 2
INSTRUMENT #200802405

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
7-8	230.00'	223.40'	121.40'	214.73'	N 86°26'55" W	55°39'10"
9-10	30.00'	44.41'	27.40'	40.46'	N 16°12'58" W	84°48'45"
10-11	523.00'	131.87'	66.29'	131.52'	N 18°58'00" E	14°26'49"
11-1	523.00'	184.68'	93.31'	183.72'	N 01°37'38" E	20°13'55"
10-1	523.00'	316.55'	163.29'	311.74'	N 08°51'03" E	34°40'45"

LEGEND

EX. R/W	EXISTING RIGHT OF WAY
S.F.	SQUARE FEET
AC.	ACRE
IP	IRON PIN
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT

SECTION 1
"OLD MILL PLANTATION"
(P.B. 29, PG. 188)

OLD MILL PLANTATION DRIVE
(46' R/W)

LOT 1
TAX #095.01-10-01.00
PROPERTY OF
CHARLES R. SIMPSON, INC.
INSTRUMENT #201112750

ORIGINAL LOT 2
1.0011 AC. (43,609 S.F.)
TAX #095.01-10-02.00
PROPERTY OF
VB LAND, LLC
INSTRUMENT #201013875

NEW LOT 2A
1.5613 AC.
88,011 S.F.
(CORNERS 1, 2, 4B, 4, 12, 11, 1)
(SEE NOTE #7)

ORIGINAL LOT 3
1.0253 AC. (44,663 S.F.)
TAX #095.01-10-03.00
PROPERTY OF
CHARLES R. SIMPSON, LLC
INSTRUMENT #201202989

NEW LOT 3A
1.1476 AC.
49,990 S.F.
(CORNERS 11, 12, 4, 4B, 8G, 8F, 8E, 8D, 8B, 8A, 9, 10, 11)
(SEE NOTE #8)

ORIGINAL LOT 4
1.6265 AC. (70,849 S.F.)
TAX #095.01-10-04.00
PROPERTY OF
VB LAND, LLC
INSTRUMENT #201013875

NEW LOT 4A
1.5042 AC.
65,522 S.F.
(CORNERS 8A, 8B, 8D, 8E, 8F, 8G, 4B, 5, 6, 7, 8, 8A)
(SEE NOTE #9)

ORIGINAL TRACT "1A-1A1"
52.0000 AC. (2,265,120 S.F.)
(FROM RECORDS, NOT SURVEYED THIS DATE)
TAX #095.01-02-29.03
PROPERTY OF
VB LAND, LLC
INSTRUMENT #201110070
INSTRUMENT #200900176 (PLAT)

NEW TRACT 1A-1A1-A
51.4398 AC.
2,240,718 S.F.
(FROM RECORDS)
(SEE NOTE #7)

LOT 5
TAX #095.01-10-05.00
PROPERTY OF
VB LAND, LLC
INSTRUMENT #201013875

SECTION 2
"OLD MILL PLANTATION"
INSTRUMENT #200802405

PLAT SHOWING THE COMBINATION & RE-SUBDIVISION OF
LOTS 2, 3, & 4; SECTION No. 2
"OLD MILL PLANTATION"
INSTRUMENT #200802405

AND
TRACT 1A-1A1
INSTRUMENT #200900176

PROPERTY OF
VB LAND, LLC &
CHARLES R. SIMPSON, INC.

CREATING NEW
LOTS 2A, 3A, & 4A; SECTION No. 2
"OLD MILL PLANTATION"
AND NEW
TRACT 1A-1A1-A

SITUATED ALONG OLD MILL PLANTATION DR. & NANDINA DR.
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



SECTION 2
"OLD MILL PLANTATION"
INSTRUMENT #200802405

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

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

DATE: December 7, 2013
COMM. NO.: 13-110
SCALE: 1" = 40'
SHEET 2 OF 2