

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WILLIAM B. POTTER & CHERYL B. HAM ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 22 TO 1 INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, INSTRUMENT NUMBER 200407293.

THE SAID OWNERS HEREBY CERTIFY THAT THEY ARE SUBDIVIDING THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2264 OF THE CODE OF VIRGINIA AND THE COUNTY OF ROANOKE SUBDIVISION ORDINANCE, AS AMENDED TO DATE; ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

BY: [Signature] 2/8/05
WILLIAM B. POTTER, OWNER
DATE

BY: [Signature] 2/8/05
CHERYL B. HAM, OWNER
DATE

OFF/COUNTY OF Roanoke
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, 2005.

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/31/07

OFF/COUNTY OF Roanoke
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, 2005.

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/31/07

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED, IS ADMITTED TO RECORD AT 11:27 O'CLOCK ON THIS 9 DAY OF Feb, 2005.

TESTEE: STEVEN A. MCGRAW, CLERK

[Signature]
DEPUTY CLERK

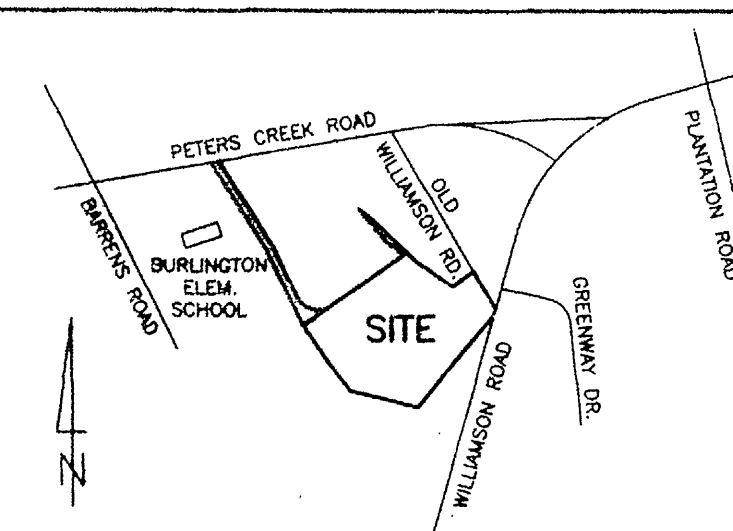
NOTES:

1. THIS PLAT IS DRAWN IN PART FROM RECORDS AND FROM A CURRENT FIELD SURVEY. THE EXTERIOR BOUNDARY USED FOR THIS SUBDIVISION IS BASED ON A SURVEY BY LUMSDEN ASSOCIATES, P.C., COMM. NO. 04-107, DATED APRIL 22, 2004. EXTERIOR PROPERTY CORNER MONUMENT CALLS BASED ON THAT PLAT.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS WILL BE SET AT ALL CORNERS WITHIN THE SUBDIVISION.
4. A PORTION OF THE PROPERTY DOES LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS SCALED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 51161C0022 D DATED OCTOBER 15, 1993.
5. PROPERTY CURRENTLY ZONED: R4
6. TAX MAP NUMBER: 27.14-02-14.00
7. LEGAL REFERENCE: INSTRUMENT NO. 200407293

THE ROAD SERVING THIS DEVELOPMENT IS PRIVATE AND ITS 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 COMPLIES 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 WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ASSURING 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.

APPROVED: [Signature] 2/8/05
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE



VICINITY MAP

AREA TABULATIONS

AREA IN LOTS (40)	3.847 ACRES
AREA REMAINDER (PARCEL A)	4.039 ACRES
AREA IN PRIVATE R/W	0.866 ACRES
AREA IN CEMETERY LOT	0.025 ACRES
TOTAL AREA SITE	8.777 ACRES

HOMEOWNERS ASSOCIATION NOTE

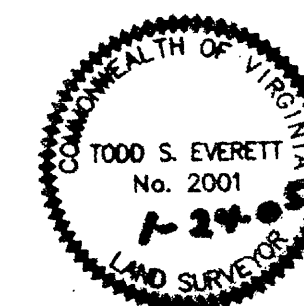
THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT POND AND FACILITIES, STREETS, PRIVATE DRAINAGE PIPES AND STRUCTURES.

SURVEYOR'S CERTIFICATE

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

TODD S. EVERETT

VA LICENSE #2001



PLAT OF SUBDIVISION
CREATING HEREON

THE COTTAGES AT STONELYN

TOWNHOME DEVELOPMENT

HOLLINS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

DATE: JANUARY 24, 2005

SCALE: 1"=50' PROJ. 804-104RP

WARNER EVERETT

LAND SURVEYORS

74 SCHLOSSER ROAD, SUITE 104

MCNETT, VIRGINIA 24121

TEL: (540) 721-3611 FAX: (540) 721-4944

SHEET 1 OF 2

1028/1046

