

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT COTTON HILL LAND CO., LC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 11 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM FALCUN CORPORATION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN D.B. 1657, PG. 447.

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 THE CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES.

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 PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS FOR PUBLIC USE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE WESTERN VIRGINIA WATER AUTHORITY AND ITS ASSIGNS THE SANITARY SEWER, WATERLINE EASEMENTS AND UTILITY EASEMENT.

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 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 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 \_\_\_\_ DAY OF \_\_\_\_\_ 2006.

COTTON HILL LAND CO., LC

BY: \_\_\_\_\_, PRESIDENT

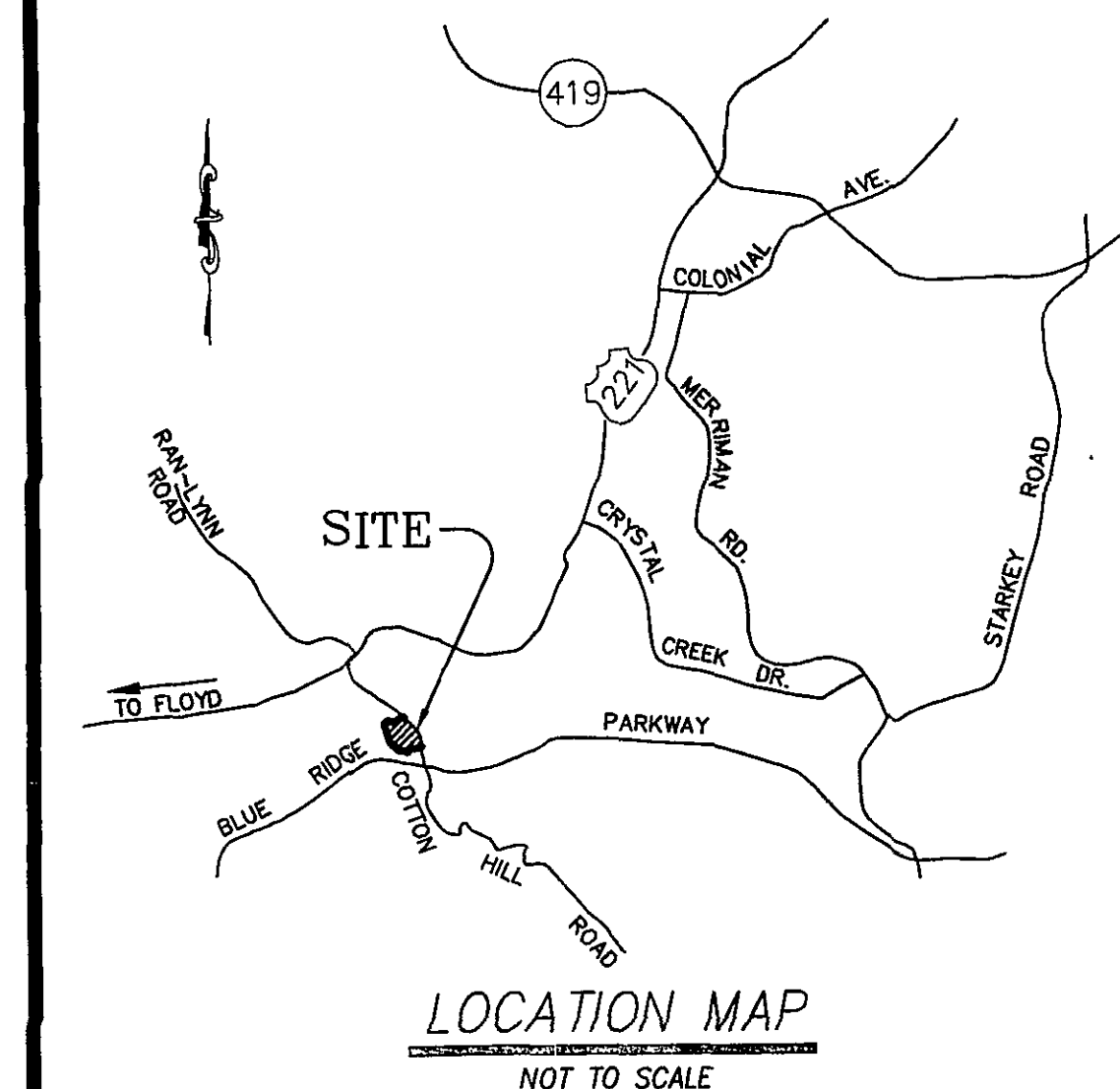
STATE OF VIRGINIA  
OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID \_\_\_\_\_ AND STATE DO HEREBY CERTIFY THAT \_\_\_\_\_, PRESIDENT, OF FRALIN & WALDRON, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED \_\_\_\_\_, 2006, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID \_\_\_\_\_ AND STATE AND ACKNOWLEDGED THE SAME ON \_\_\_\_\_ 2006.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	8783.31710	10778.47674
2	9398.60961	10381.94778
3	9519.69927	10513.09482
4	9536.78960	10757.49801
5	9809.80574	10977.13941
6	9671.79667	11343.47083
7	9452.43913	11616.20196
8	9178.04526	11838.45694
9	8971.35710	11446.77675
10	8649.20226	11439.96169
11	8592.63557	11195.76679
1	8783.31710	10778.47674
TOTAL AREA = 22.743 ACRES		



CURVE TABLE							CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	39.22'	22.98'	36.48'	N 80°21'49" W	74°54'50"	C26	195.00'	72.74'	36.80'	72.32'	S 10°00'05" E	21°22'24"
C2	30.00'	53.86'	37.63'	46.91'	N 10°44'47" E	102°52'00"	C27	195.00'	2.25'	1.13'	2.25'	S 01°01'00" W	0°39'45"
C3	155.00'	148.98'	80.81'	143.31'	S 34°38'41" W	55°04'11"	C28	145.00'	112.47'	59.24'	109.67'	S 20°52'23" E	44°26'31"
C4	155.00'	133.76'	71.36'	129.63'	S 37°27'27" W	49°26'40"	C29	145.00'	37.04'	18.62'	36.94'	S 35°46'32" E	14°38'12"
C5	155.00'	15.22'	7.62'	15.21'	S 09°55'21" W	5°37'32"	C30	145.00'	75.43'	38.59'	74.58'	S 13°33'17" E	29°48'18"
C6	205.00'	197.04'	106.87'	189.54'	S 34°38'41" W	55°04'11"	C31	190.00'	376.04'	289.24'	317.60'	S 58°02'50" W	113°23'55"
C7	205.00'	16.11'	8.06'	16.10'	S 59°55'42" W	4°30'09"	C32	190.00'	36.29'	18.20'	36.24'	S 06°49'12" W	10°56'40"
C8	205.00'	66.70'	33.60'	66.46'	S 49°20'30" W	18°30'59"	C33	190.00'	69.69'	35.24'	69.30'	S 22°48'00" W	21°00'55"
C9	205.00'	67.72'	34.17'	67.41'	S 29°32'50" W	18°55'40"	C34	190.00'	69.11'	34.94'	68.73'	S 43°43'42" W	20°50'28"
C10	205.00'	46.42'	23.31'	46.32'	S 13°35'47" W	12°58'25"	C35	190.00'	69.01'	34.89'	68.64'	S 64°33'18" W	20°48'43"
C11	195.00'	441.75'	416.24'	353.11'	N 72°00'28" E	129°47'46"	C36	190.00'	69.41'	35.10'	69.03'	S 85°25'36" W	20°55'53"
C12	195.00'	63.07'	31.81'	62.79'	N 16°22'31" E	18°31'51"	C37	190.00'	62.52'	31.55'	62.24'	N 74°40'50" W	18°51'15"
C13	195.00'	72.81'	36.83'	72.39'	N 36°20'14" E	21°23'35"	C38	140.00'	276.34'	211.89'	233.61'	S 57°53'38" W	113°05'32"
C14	195.00'	72.81'	36.83'	72.39'	N 57°43'49" E	21°23'35"	C39	140.00'	125.97'	67.61'	121.77'	S 27°07'31" W	51°33'18"
C15	195.00'	72.81'	36.83'	72.39'	N 79°07'24" E	21°23'35"	C40	140.00'	150.36'	83.35'	143.24'	S 83°40'17" W	61°32'15"
C16	195.00'	72.81'	36.83'	72.39'	S 79°29'01" E	21°23'35"	C41	30.00'	25.85'	13.79'	25.06'	S 89°56'23" E	49°22'20"
C17	195.00'	73.54'	37.21'	73.11'	S 57°58'59" E	21°36'29"	C42	30.00'	10.54'	5.33'	10.49'	S 75°19'11" E	20°07'56"
C18	195.00'	13.90'	6.95'	13.90'	S 45°08'11" E	4°05'08"	C43	30.00'	15.31'	7.83'	15.14'	N 79°59'39" E	29°14'24"
C19	145.00'	328.48'	309.52'	262.61'	N 72°00'28" E	129°47'46"	C44	30.00'	26.33'	14.08'	25.50'	N 40°24'52" W	50°17'27"
C20	145.00'	29.93'	15.02'	29.87'	N 13°01'21" E	11°49'32"	C45	30.00'	2.40'	1.20'	2.39'	N 63°16'21" W	4°34'30"
C21	145.00'	156.33'	86.73'	148.87'	N 49°49'18" E	61°46'20"	C46	30.00'	23.94'	12.65'	23.31'	N 38°07'37" W	45°42'58"
C22	145.00'	142.22'	77.42'	136.59'	S 71°11'35" E	56°11'54"	C47	55.00'	268.16'	46.68'	71.18'	N 25°03'10" E	27°21'24"
C23	195.00'	151.25'	79.66'	147.49'	S 20°52'23" E	44°26'31"	C48	55.00'	64.56'	36.58'	60.92'	N 80°39'46" W	67°15'32"
C24	195.00'	3.52'	1.76'	3.52'	S 42°34'39" E	1°01'58"	C49	55.00'	48.38'	25.88'	46.84'	N 22°09'56" W	50°24'08"
C25	195.00'	72.74'	36.80'	72.32'	S 31°22'28" E	21°22'24"	C50	55.00'	48.38'	25.88'	46.84'	N 28°14'11" E	50°24'07"
							C51	55.00'	48.38'	25.88'	46.84'	N 78°38'20" E	50°24'09"
							C52	55.00'	58.45'	32.33'	55.74'	S 45°42'52" E	60°53'28"
							C53	26.00'	14.21'	7.29'	14.04'	N 17°22'19" W	31°19'10"

**NOTES:**

- THIS PROPERTY IS NOT LOCATED 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 #5101900063 D, DATED OCTOBER 15, 1993 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 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 RE-SUBDIVISION.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER MANAGEMENT AREAS SHOWN HEREON AND IN EASEMENTS PROPERLY DEDICATED.
- ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS NOTED OTHERWISE.
- LEGAL REFERENCE: D.B. 1657, PG. 447 AND P.B. 22, PG. 191.
- 1.326 AC. BOUNDED BY CORNERS 5 THRU 8 TO 8A THRU 8F TO 5 INCLUSIVE TO BE DEDICATED TO THE COUNTY OF ROANOKE FOR STREET PURPOSES.
- PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES WITHIN THE SUBDIVISION, SHALL ONLY APPLY TO THOSE LOTS ON WHICH A SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT IS CONSTRUCTED FIVE FEET OR LESS FROM THE PROPERTY LINE. SHOULD THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT BE MORE THAN FIVE FEET FROM THE APPLICABLE PROPERTY LINE, THE PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE ADJOINING LOT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST.

**APPROVED:**

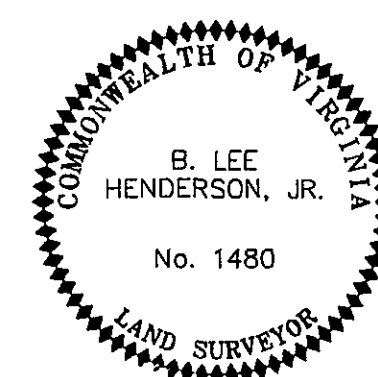
SUBDIVISION AGENT, ROANOKE COUNTY, VIRGINIA

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 \_\_\_\_\_, 2006, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

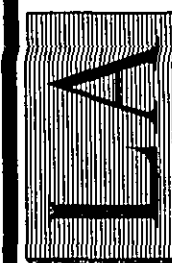
TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK



PLAT SHOWING  
ZERO LOT LINE SUBDIVISION  
**COTTON HILL LAND CO., LC**  
CREATING HEREON  
**"HAMPSHIRE"**  
AND THE DEDICATION OF 1.326 ACRES  
FOR PUBLIC STREET PURPOSES  
BEING A SUBDIVISION OF ORIGINAL  
TAX MAP #96.02-01-33  
SITUATED ALONG COTTON HILL ROAD  
ROANOKE COUNTY, VIRGINIA

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



DATE: May 15, 2006  
COMM. NO.: 95-359  
SCALE: 1" = 60'

SHEET 1 OF 3

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