

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 3:00 O'CLOCK P.M. ON THIS 4th DAY OF June 2003.

TESTE: Jimmy L. Moore, CLERK  
By: Shamir K. Ruffin, DEPUTY CLERK

STATE OF VIRGINIA  
County of Botetourt TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF June, 2003 BY Malinda W. Trumbor 0304841  
MY COMMISSION EXPIRES: 4-30-2004  
Agnie O. Bolan, NOTARY PUBLIC  
Commissioned as April M. VanNess

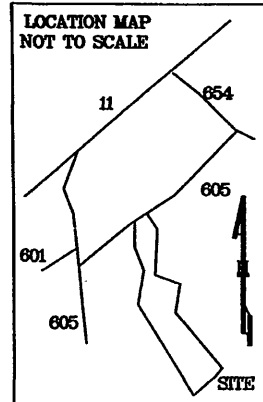
KNOW ALL MEN BY THESE PRESENTS TO WIT:  
THAT STONEGATE PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS A THRU D TO A INCLUSIVE CONTAINING A TOTAL OF 4.040 ACRES MORE OR LESS AND BEING A PORTION OF THE PROPERTY CONVEYED TO THE SAID OWNER BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN DEED BOOK 686 PAGE 707.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

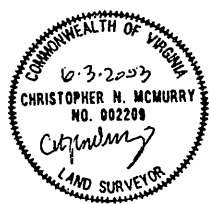
THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO BOTETOURT COUNTY (0.96 ACRES +/-) ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR THE PUBLIC USE. ALL PUBLIC UTILITY EASEMENTS ARE ALSO DEDICATED AS WATER AND SANITARY EASEMENTS.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF BOTETOURT COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF BOTETOURT AND THE VIRGINIA DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASONS OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (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 THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS & PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER  
BY: [Signature] 6/4/03  
AGENT FOR STONEGATE PROPERTIES, LLC DATE



MERIDIAN STONEGATE SUBDIVISION  
PHASE 1: PB 24 PG 3



APPROVED: [Signature]  
BOTETOURT COUNTY SUBDIVISION AGENT DATE 6/4/03

PLAT OF THE PROPERTY OF  
STONEGATE PROPERTIES, LLC  
DB 586 PG 707 TAX ID# S 107~1, 2 & PART OF 1A  
SHOWING A SUBDIVISION  
CREATING NEW LOTS 21-28  
TO BE KNOWN AS  
PHASE 2  
STONEGATE  
VALLEY DISTRICT BOTETOURT COUNTY-VIRGINIA  
MCMURRY SURVEYORS, INC.  
DALEVILLE, VIRGINIA 24083-0250  
SCALE 1" = 100'  
APRIL 1, 2003  
REV: JUNE 3, 2003  
U03SG21R.CCD

NOTES:  
PLAT DRAW FROM DATA OF SURVEY PERFORMED SEPTEMBER 2003.  
THIS TRACT IS SHOWN AS BEING ENTIRELY WITHIN ZONE C & X ON F.E.M.A. MAPS WHICH ZONE IS NOT WITHIN A 100 YEAR FLOOD PLAIN.  
THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.  
THE NEW LOTS SHOWN HEREON TO BE SERVED BY PUBLIC WATER AND SEWER.  
ALL LOTS TO RECEIVE PRESSURE REDUCING VALVES.

