

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED. WE FURTHER CERTIFY THAT L.M.W., P.C. SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO BY DEED RECORDED IN DEED BOOK PAGE OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED OR COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THROUGH 15.2-2276 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS 2-08 DAY OF February, 2000.

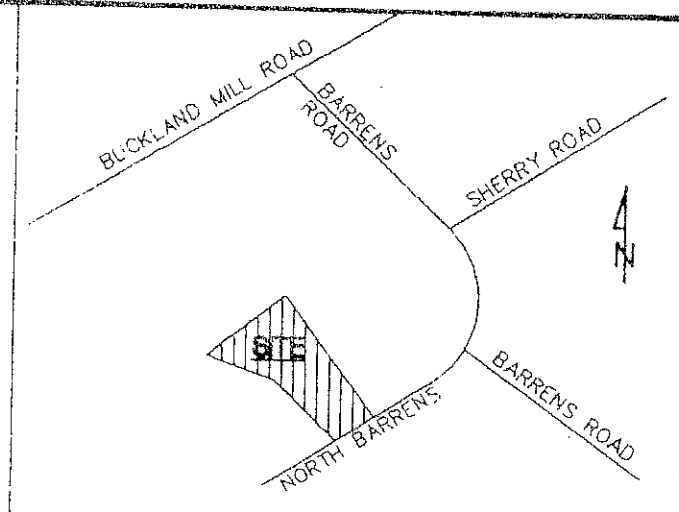
Wayne Ayers 2/8/01
Wayne Ayers Development, Inc.
Denise Sowder 14 February, 2001
ROANOKE COUNTY PLANNING COMMISSION DATE

STATE OF VIRGINIA
City of Roanoke
Judith A. Marmaduke A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Wayne Ayers OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING
DATED 2-08, 2000, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 2-08, 2000.
MY COMMISSION EXPIRES August 31, 2002
Judith A. Marmaduke
NOTARY PUBLIC

BOUNDARY COORDINATE TABLE

1	14216.82	5024.49
2	141258	5788.46
3	13822.79	5780.00
4	13836.18	5400.24
5	13821.85	4948.80
6	14216.82	5024.49

TOTAL ACREAGE SUBDIVIDED: 6.274 ACRES

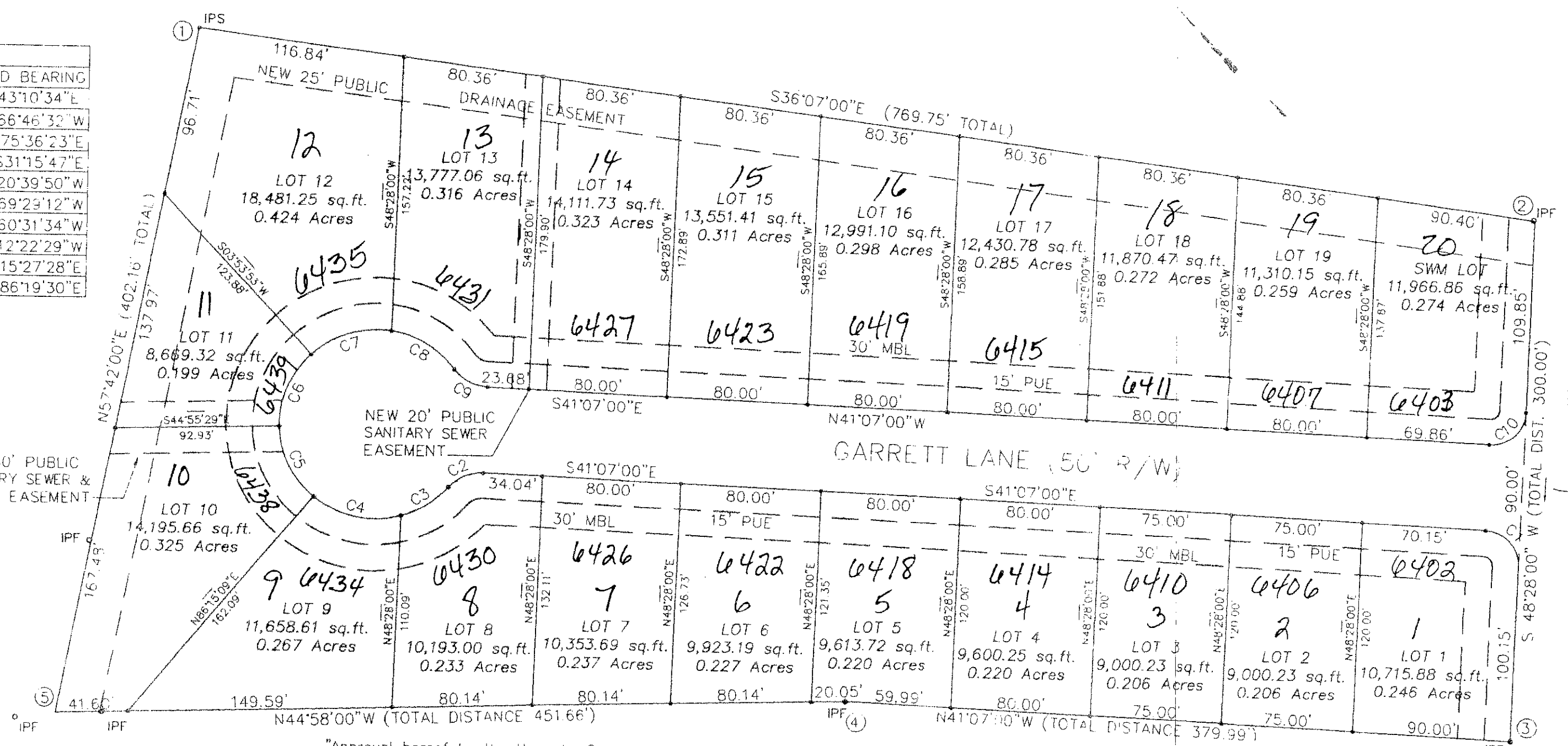


VICINITY MAP
NO SCALE

CURVE TABLE

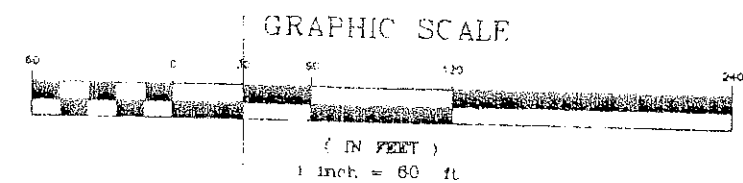
CURVE	LENGTH	RADIUS	TAN	DELTA	CHORD	CHD BEARING
C1	31.27	20.00	19.86	89°35'00"	28.18	S43°10'34"E
C2	22.39	25.00	12.01	51°19'4"	21.65	N66°46'32"W
C3	32.31	55.00	16.63	33°39'22"	31.84	S75°36'23"E
C4	52.83	55.00	28.65	55°1'52"	50.82	S31°15'47"E
C5	46.87	55.00	24.96	48°49'22"	45.46	S20°39'50"W
C6	46.87	55.00	24.96	48°49'22"	45.46	S69°29'12"W
C7	49.10	55.00	26.32	51°9'6"	47.49	N60°31'34"W
C8	43.34	55.00	22.87	45°9'5"	42.23	N12°22'29"W
C9	22.39	25.00	12.01	51°19'4"	21.65	S15°27'28"E
C10	31.56	20.00	20.15	90°25'0"	28.39	S86°19'30"E

The said owner by virtue of the recordation of this plat, dedicates in fee simple to Roanoke County all of the land embraced within the streets of this subdivision and all the easements are hereby dedicated for public use.
The said owner does as a condition precedent to the approval of this plat and subdivision and the acceptance of the dedication of streets, shown hereon, by Roanoke County on its behalf and for and on account of its heirs, successors, devisees and assigns, specifically releases Roanoke County and the Virginia Department of Transportation from any and all claim or claims for damages which such owners, its heirs, successors, devisees and assigns may or might have against the County or the Virginia Department of Transportation by reason of establishing proper grade lines on and along such streets as shown on this plat of the land subdivided (or changed streets may be agreed upon in the future) and by reason of doing necessary grading, cutting or filling for the purpose of placing 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 streets and property lines thereof, or maintain any easements as shown hereon. In witness whereof are hereby places signatures and seal

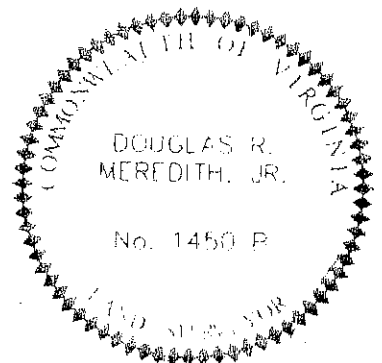


"Approval hereof by the Roanoke County Subdivision Agent is for purposes of ensuring compliance with the Roanoke County Subdivision Ordinance. Private matters, such as compliance with restrictive covenants or other title requirements, applicable to the properties shown hereon, are not reviewed or approved with regard to this subdivision or re-subdivision."

"The Homeowners' Association or property owner of this development shall assume the maintenance responsibility of the stormwater management facilities located therein, and contained with an easement properly dedicated."



- NOTES:
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
 - THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN A FEMA 100 YEAR FLOOD ZONE
 - THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY
 - FEMA FLOOD ZONE: 'X' 3-8, 10, 11, 12
 - LEGAL REFERENCE: T.M. # 26-08-9, 10, 11, 12 P.O. 3 P.S. 98



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE County of Roanoke VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 15th DAY OF February, 2000, AND WITH WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT 1:41 O'CLOCK A.M.
TESTE: Christi A. Boehringer DC
CLERK

LMW P.C.
ENGINEERING · ARCHITECTURE · SURVEYING
(540) 345-0675 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

DATE: 10-5-00

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

- LEGEND
- SURVEYED PROPERTY LINE
 - - - DEED LINE
 - SET REBAR
 - EXISTING IRON FOUND

OUT OF: 26-08-3-10, 11, 12
MAP #S: 26-08-7-1 → 20

PLAT OF SURVEY
SHOWING
THE SUBDIVISION OF
6.274 ACRES
CREATING
"NORTH BARRENS ESTATES"
SECTION I
LOCATED IN
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA