

CURRENT OWNER - TITLE SOURCE

LOT 30, TAX No. 210.1-30
ALLOY GROUP, LLC
DB 823, PG 2303

LOT 31, TAX No. 210.1-31
ALLOY GROUP, LLC
DB 823, PG 2303

LOT 32, TAX No. 210.1-32
ALLOY GROUP, LLC
DB 823, PG 2303

COMMON AREA, TAX No. 210-222.13A
COTTAGES AT STONE MILL PROPERTY
OWNERS ASSOCIATION, INC.
DB 922, PG 258

BK 1125PG2852



LOCATION MAP

REFERENCE - THE COTTAGES AT STONE MILL
SECTION FOUR
DB 916, PG 1111
ZONED RPUD

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND THEREFORE
MAY NOT INDICATE ALL ENCUMBRANCES
UPON THE PROPERTY.

THIS IS TO CERTIFY THAT THE PROPERTY
SHOWN HEREON IS NOT LOCATED WITHIN
THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE
DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A.
ZONE X, FIRM 51067C0332C, DATED 12-16-08

THIS IS TO CERTIFY THAT ON JUNE 26
2019, AN ACCURATE SURVEY WAS MADE OF THE
PREMISES SHOWN HEREON AND THAT THERE
ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE
ON THE GROUND OTHER THAN THOSE SHOWN
HEREON.

PRIOR TO THE IMPROVEMENT OF ANY LOT
IN THE TOWN, THE PLANNING DEPARTMENT
SHALL BE CONTACTED CONCERNING, BUT
NOT LIMITED TO, THE CURRENT ZONING,
BUILDING SET BACK REQUIREMENTS, WATER
OR SEWER SYSTEMS, HEALTH DEPARTMENT
REQUIREMENTS, EROSION & SEDIMENT
CONTROL REQUIREMENTS, AND PRIVATE STREETS.

I HEREBY CERTIFY THAT THIS PLAT WAS
MADE BY ME AND THAT THE MONUMENTS
SHOWN ON THIS PLAT HAVE BEEN PLACED
AND THEIR LOCATION AND CHARACTER ARE
CORRECTLY SHOWN. THE SURVEY IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND
COMPLIES WITH THE MINIMUM STANDARDS
AND PROCEDURES AS ESTABLISHED BY
THE VIRGINIA STATE SURVEYORS BOARD.



40 0 40 80 120
GRAPHIC SCALE - FEET

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

APPROVAL

TOWN OF ROCKY MOUNT

TOWN OF ROCKY MOUNT

PLANNING & ZONING
APPROVED AS SUBMITTED



Jessica Hochman
Authorized Signature

7-25-19
Date

THE TOWN OF ROCKY MOUNT DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS

OWNER CERTIFICATE

I, the undersigned do hereby certify that the re-location of the Walking Trail
Easement as shown hereon, is with the free will and consent of The Cottages at
Stone Mill Property Owners Association, Inc., and shall be vacated and re-
located as shown.

The Cottages at Stone Mill Property Owners Association, Inc.
Authorized Representative:

Nancy S. Beach, NANCY S. BEACH, President, 08-13-2019
Signature Printed Name Title Date

STATE OF VIRGINIA
County of Franklin

I, Phyllis D. Swenson, a Notary Public in and for the aforesaid State do
hereby certify that NANCY S. BEACH, whose name is signed to the
foregoing writing, has personally appeared before me and acknowledged the same
in my aforesaid jurisdiction on this 13th day of August, 2019.

Phyllis D. Swenson, My Commission Expires 1/31/2021
Notary Public

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS that William N. Alexander, II
Authorized Representative for Alloy Group, LLC, the owner of the property
shown on this plat, do hereby certify that James T. Riddle surveyed and made this
plat with my own free will and consent, and the re-subdivided parcels as shown
hereon are within the boundaries of a tract of land conveyed to Alloy Group,
LLC, by Deed recorded in Deed Book 823, Page 2303, Franklin County.

William N. Alexander, II, MBR, 8/12/19
Authorized Representative Title Date
Alloy Group, LLC

State of VIRGINIA
County of Franklin

I, Phyllis D. Swenson, a Notary Public in and for the aforesaid State do
hereby certify that William N. Alexander, II, whose name is signed to the
foregoing writing, has personally appeared before me and acknowledged the same
in my aforesaid jurisdiction on this 12th day of August, 2019.

Phyllis D. Swenson, My Commission Expires 1/31/2021
Notary Public Date

RE-SUBDIVISION OF LOTS 30, 31 & 32
CREATING LOT 30A & LOT 32A

INCLUDING THE RELOCATION OF
AN 8' WIDE WALKING TRAIL EASEMENT
WITHIN

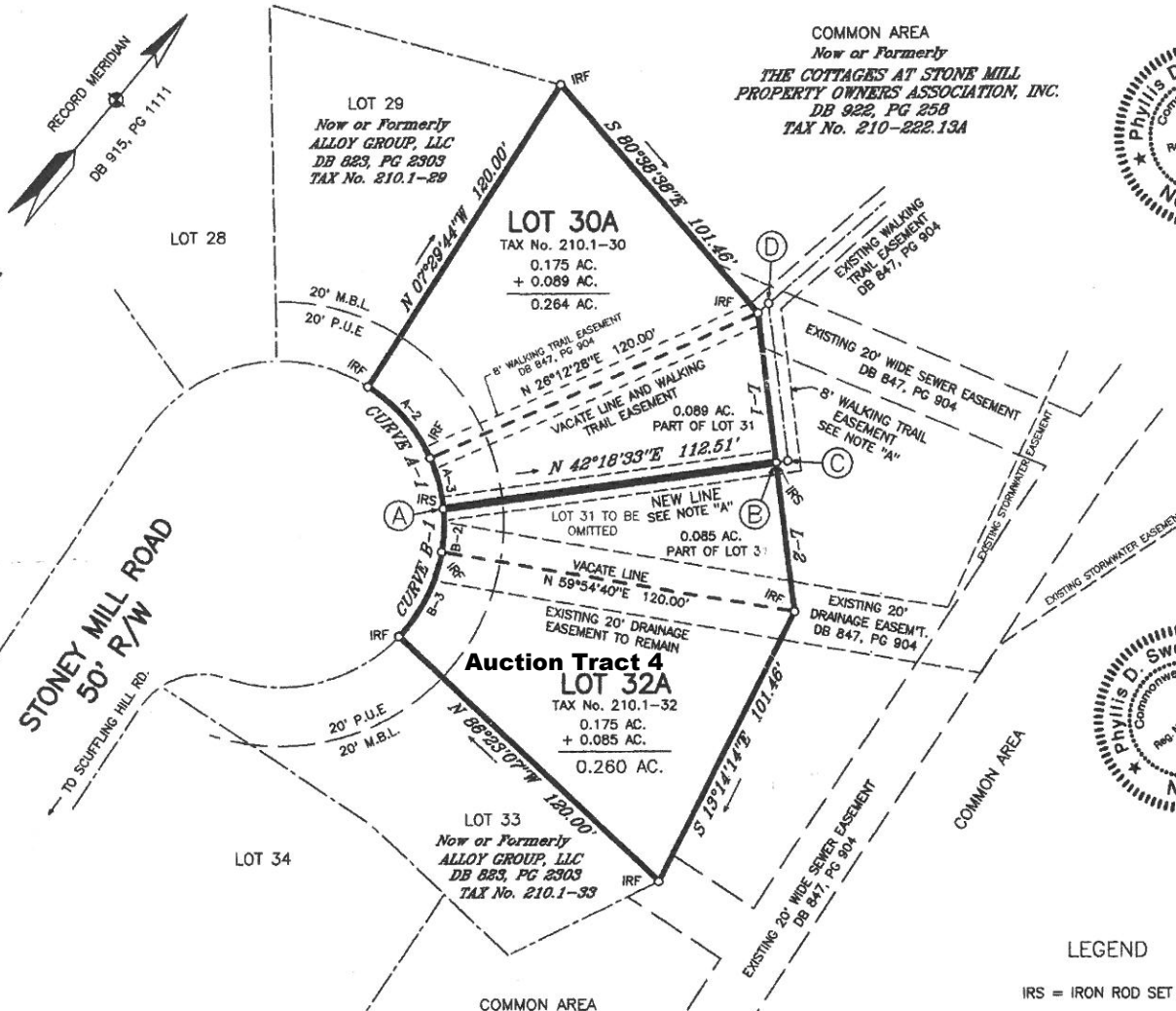
THE COTTAGES AT STONE MILL
SECTION FOUR

PREPARED FOR
ALLOY GROUP, LLC

AND
COTTAGES AT STONE MILL
PROPERTY OWNERS ASSOCIATION, INC.

LOCATED IN
TOWN OF ROCKY MOUNT
FRANKLIN COUNTY, VIRGINIA
JUNE 26, 2019
SCALE 1" = 40'

JOB No. 03160, FILE 03160F23, DRAWING No. C-3886



NOTE "A"

FROM POINT A TO POINT B, IS A NEW LOT LINE
AND CENTER OF AN 8' WIDE WALKING TRAIL
EASEMENT. FROM POINT B, TO C, TO D,
IS THE CENTER OF AN 8' WIDE WALKING
TRAIL EASEMENT.

LINE TABLE

COURSE	BEARING	DISTANCE
L-1	S 46°56'26"E	50.73'
L-2	S 46°56'26"E	50.73'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
A-1	55.00'	26.86'	50.00'	52°05'23"	48.30'	S 71°27'03"E
A-2	55.00'	16.66'	32.35'	33°42'12"	31.89'	S 80°38'38"E
A-3	55.00'	8.90'	17.65'	18°23'11"	17.67'	S 64°35'56"E
B-1	55.00'	25.08'	47.08'	49°01'13"	45.63'	S 20°53'45"E
B-2	55.00'	7.40'	14.70'	15°19'01"	14.66'	S 37°44'51"E
B-3	55.00'	16.66'	32.35'	33°42'12"	31.89'	S 13°14'14"E

LEGEND

IRS = IRON ROD SET
IRF = IRON ROD FOUND
P.U.E. = PUBLIC UTILITY EASEMENT
M.B.L. = MINIMUM BUILDING LINE

INSTRUMENT # 190005019
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
Aug 19, 2019 AT 9:24AM

TERESA J. BROWN, CLERK
BY: Anna M. Ryan (DC)