

NOTES:

1. OWNER OF RECORD: FRALIN & WALDRON, INC.
2. LEGAL REFERENCE: INSTRUMENT NO. 050007303
3. TAX MAP NUMBER: 88-33
4. CURRENT ZONING: TND WITH PROFFERED CONDITIONS AS ADOPTED BY BOTETOURT COUNTY BOARD OF SUPERVISORS ON 6/28/2005, AS AMENDED ON 11/23/2010, 3/22/2016, 4/25/2017 AND 8/22/2017.
5. REFERENCE PLATS: PLAT BOOK 34 PAGES 48-49, FB 47 PAGES 24-26, FB 48 PAGES 31-33, FB 49 PAGE 12, FB 55 PAGES 15-16, FB 61 PAGES 77-78, FB 61 PAGES 114-117 FB 62 PAGE 45
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY IN ACCORDANCE WITH "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE" AS DEFINED IN VA DPOF STANDARDS.
7. BY GRAPHIC FLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51023C0378C, EFFECTIVE DATE OF DECEMBER 17, 2010. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
8. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES.
9. UNDERGROUND UTILITIES EXIST. THE LOCATION OF SAID UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND BASED ON A VISUAL INSPECTION OF THE PROPERTY, FIELD SURVEY, FIELD MARKING BY MISS UTILITY AND PREVIOUS SITE PLANS PREPARED BY ENGINEERING CONCEPTS, INC. NO UTILITIES UNCOVERED FOR THIS SURVEY. FOR INFORMATION REGARDING THESE UTILITIES, CONTACT THE APPROPRIATE AGENCIES.
10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
11. NO BUILDINGS EXISTING ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
12. CAPPED IRON REBAR WILL BE SET AT ALL CORNERS OF LOT 1 AND PC'S AND PT'S OF ROAD AT THE END OF ROAD CONSTRUCTION
13. THE BOARD OF SUPERVISORS GRANTED THE FOLLOWING SPECIAL EXCEPTION PERMITS WITH CONDITIONS ON THE FOLLOWING DATES:
  - a. AN SEP FOR A MEDICAL OFFICE FACILITY WAS GRANTED BY THE EOS ON 10/27/2009.
  - b. AN SEP WAS GRANTED TO ALLOW AN INCREASE IN HEIGHT TO A MAXIMUM OF 60 FEET WAS APPROVED ON 4/25/2017.
  - c. AN SEP WAS GRANTED TO EXCEED THE MAXIMUM FLOORPLATE OF A COMMERCIAL STRUCTURE ON 8/22/2017.

CONDITIONS ASSOCIATED WITH SEP APPROVAL FROM LETTER DATED MAY 8, 2017 BY THE BOARD OF SUPERVISORS

1. THE GRANTING OF THE SEP FOR AN INCREASE IN HEIGHT TO A MAXIMUM OF SIXTY (60) FEET SHALL BE LIMITED TO THE TWO STRUCTURES DEPICTED ON THE CONCEPT PLAN, SHOWN IN RED, INCLUDED WITH THE APPLICATION, PREPARED BY ENGINEERING CONCEPTS, INC., AND DATED MARCH 8, 2017. THE PROPOSED USE OF THESE STRUCTURES IS FOR MULTI-FAMILY DWELLINGS ONLY. IN NO INSTANCE SHALL THE SEP BE GRANTED FOR ANY OTHER USE, OR FOR THESE STRUCTURES SHOULD THEIR LOCATION CHANGE IN SUCH A MANNER THAN THEY ARE TO THE NORTH OF CHARTER AVENUE, TO THE WEST OF BROAD STREET, OR TO THE EAST OF THE PROPOSED ROAD SHOWN AS MARKET SQUARE ON THE CONCEPT PLAN.
2. THE MULTI-FAMILY STRUCTURES SHALL NOT EXCEED FOUR (4) STORIES.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED, ADMITTED TO RECORD AT 11:45 O'CLOCK A.M. ON THIS 3<sup>RD</sup> DAY OF JULY, 2018, IN PLAT BOOK 62, PAGE 58-59

BY: Tommy L. Moore  
CLERK  
[Signature]  
DEPUTY CLERK



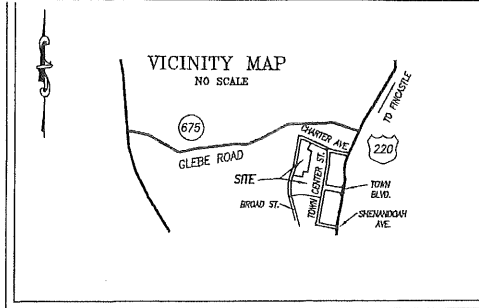
94 GREENFIELD STREET  
DALEVILLE, VIRGINIA 24083  
540.473.1253 FAX: 540.591.3521

APPROVED:

[Signature]  
WESTERN VIRGINIA WATER AUTHORITY AGENT

APPROVED:

G. Nicholas 7/2/18  
SUBDIVISION AGENT  
BOTETOURT COUNTY, VIRGINIA



1802375

PLAT SHOWING

NEW LOT 1 CONTAINING 2.559 ACRES, NEW LOT 2 CONTAINING 7.138 ACRES AND PROPOSED ROAD RIGHT OF WAY CONTAINING 1.547 ACRES  
BEING A PORTION OF PROPERTY DEEDED TO FRALIN & WALDRON INC. AS RECORDED IN INSTRUMENT NO. 050007303

AMSTERDAM DISTRICT  
BOTETOURT COUNTY, VIRGINIA  
FEBRUARY 5, 2018

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN & WALDRON, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 16 TO 1, INCLUSIVE, AND IS A PART OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA, SEE INST. NO. 050007303

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 TRANSPORTATION 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 THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 SUCH 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 THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

AND SAID COUNTY OR THE 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.

WHENEVER THE BOARD OF SUPERVISORS SHALL DETERMINE THAT ANY PIPES, CABLES, POLES, EQUIPMENT, OR OTHER FACILITIES INSTALLED BY OR FOR ANY UTILITY AFTER THE RECORDATION OF THIS SUBDIVISION PLAT IN ANY STREET RIGHT-OF-WAY OR STORMWATER MANAGEMENT EASEMENT SHOWN ON THIS PLAT MUST BE RELOCATED OR REMOVED, THE OWNER OR OPERATOR OF SUCH FACILITIES SHALL RELOCATE OR REMOVE THE SAME AT ITS EXPENSE IN ACCORDANCE WITH THE ORDER OF THE BOARD.

THE SAID OWNER HEREBY DEDICATES TO PUBLIC USE, ALL PUBLIC EASEMENTS SHOWN HEREON.

THE PLATTING AND SUBDIVISION OF LOT 1 CONTAINING 2.559 ACRES, LOT 2 CONTAINING 7.138 ACRES AND THE NEW PROPOSED RIGHT OF WAY CONTAINING 1.547 ACRES BEING A PORTION OF TAX PARCEL 88-33 AMSTERDAM DISTRICT, INST. NO. 050007303, PLAT BOOK 34, PAGE 48-49 (BOTETOURT COUNTY, VIRGINIA), ORIGINALLY CONTAINING 108.121 ACRES AND DESIGNATED AS TAX MAP NO. 88-33 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THAT ALL STREETS SHOWN ON THE PLAT ARE IRREVOCABLY OFFERED FOR DEDICATION TO PUBLIC USE; AND THAT ALL LOTS ARE SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS (SEE BELOW) IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY.

SEE INSTRUMENT NO. 100000538 DATED 02/18/2010  
100000539 DATED 02/08/2010  
120005340 DATED 12/04/2012  
120005341 DATED 02/04/2012  
150001596 DATED 04/27/2015

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

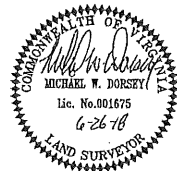
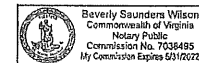
[Signature]  
OWNER OR AUTHORIZED AGENT:  
FRALIN & WALDRON INC.

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

Beverly Saunders, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Andrew C. Waldron, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 2<sup>ND</sup> DAY OF June, 2018.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES



REVISIONS:

APRIL 10, 2018 BOTETOURT COUNTY REVISIONS  
APRIL 18, 2018 BOTETOURT COUNTY REVISIONS  
MAY 9, 2018 BOTETOURT COUNTY REVISIONS  
MAY 21, 2018 WVA REVISION  
MAY 31, 2018 REVISED ADJOINING ACREAGE  
DUE TO SEQUENCE OF RECORDING  
JUNE 25, 2018 MEMBER ONE LOT SHOWN

DRAWN	AND		2
CHECKED		02/06/2018	
APPROVED	AND	PROJECT: 17055	1