

K:\Projects\001\00023\Survey\Subdivision\SUBDIV.dwg

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SOMMERSBY DEVELOPMENT CORPORATION 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, INSTRUMENT NUMBER 020008827.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE TOWN OF TROUTVILLE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE TOWN OF TROUTVILLE THOSE AREAS ON THIS PLAT AS SET APART FOR USE AS WATERLINE, DRAINAGE AND PUBLIC UTILITY EASEMENTS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE TOWN OF TROUTVILLE, VIRGINIA.

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

SOMMERSBY DEVELOPMENT CORPORATION

By: John W. Griffin DATE: 5-2-03

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Linda W. Grady, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John W. Griffin, 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 May, 2003.

Linda Grady  
NOTARY PUBLIC

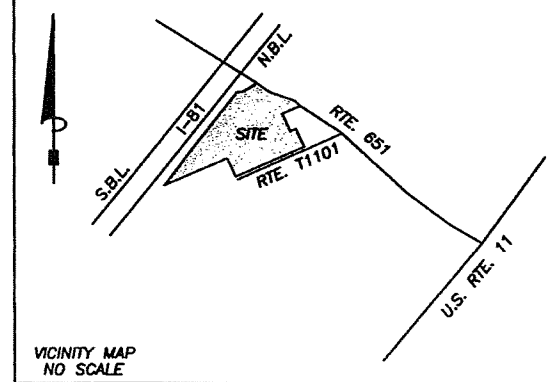
MY COMMISSION EXPIRES December 31, 2005

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 TROUTVILLE, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE TOWN OF TROUTVILLE 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.

NOTES:

1. OWNER OF RECORD: SOMMERSBY DEVELOPMENT CORPORATION
2. LEGAL REFERENCE: INSTRUMENT NUMBER 020008827
3. TAX MAP NUMBER: 101D-87 & 101D-90
4. NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
5. FLOOD INFORMATION: BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS WITHIN ZONE C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, BOTETOURT COUNTY, VIRGINIA UNINCORPORATED AREAS, COMMUNITY-PANEL NUMBER 510018 0175 A, PAGE 175 OF 200, EFFECTIVE JUNE 15, 1978 AND TOWN OF TROUTVILLE, VIRGINIA, BOTETOURT COUNTY, COMMUNITY-PANEL NUMBER 510021-0002B, PAGE 2 OF 2, EFFECTIVE OCTOBER 14, 1977. THIS OPINION IS BASED ON THE AFORESAID MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. ALL AREAS OUTSIDE OF LOTS TO BE COMMON AREA.
7. A HOMEOWNERS ASSOCIATION SHALL BE CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON AREAS AND STORM WATER MANAGEMENT FACILITY.
8. PROPERTY LINES AS SHOWN ARE BASED ON MONUMENTS NOTED AS FOUND AND DEEDS/PLATS OF RECORD. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY.
9. 1/2 INCH CAPPED REBAR TO BE SET AT ALL CORNERS, P.T.'S AND P.C.'S UPON COMPLETION OF ROAD CONSTRUCTION UNLESS NOTED OTHERWISE.
10. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATIONS OF WHICH MAY VARY FROM LOCATIONS INDICATED. THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH STRUCTURES AND/OR UTILITIES IN THE AREA MAY OR MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT MISS UTILITY PRIOR TO CONSTRUCTION.
11. THE VARIANCE FROM THE 35' SETBACK LINE FROM THE 50' STREET RIGHT OF WAY HAS BEEN APPROVED AND ACCEPTED AS SHOWN ON THE CONSTRUCTION PLANS. TOWN HOMES ON LOTS 4, 8, 9, 10, 11, 12, 21 & 22 DO NOT MEET SAID SETBACK AND ARE APPROVED BY THE TOWN OF TROUTVILLE.
12. A MINIMUM OF 20' IS ALLOWED FROM THE FACE OF THE GARAGES TO THE BACK OF THE CURB FOR OFF STREET PARKING.
13. THIS SUBDIVISION HAS PROFFERED CONDITIONS/COVENANTS WHICH SHOULD BE RECORDED WITH EACH DEED OF CONVEYANCE FOR EACH LOT.

0306505



VICINITY MAP  
NO SCALE

REFERENCE PLATS:

- DEED BOOK 123, PAGE 88
- DEED BOOK 148, PAGE 235
- DEED BOOK 151, PAGE 329
- DEED BOOK 176, PAGE 791
- DEED BOOK 196, PAGE 555
- DEED BOOK 237, PAGE 119
- DEED BOOK 295, PAGE 368
- DEED BOOK 433, PAGE 380
- PLAT BOOK 3, PAGE 5
- PLAT BOOK 10, PAGE 186
- VDOT R/W PLANS I-81 PLAN SHEET 4 OF 46

SUBDIVISION PLAT  
OF

BERKLEY COMMONS

TAX PARCEL 101D-87 & 101D-90 (8.014 ACRE)

PROPERTY OF

SOMMERSBY DEVELOPMENT CORPORATION

SITUATED ALONG ROUTE T1101

CREATING HEREON

LOTS 1 THRU 27 (3.686 ACRE),

NEW 50' R/W COMMON AREA (1.251 ACRE),

OTHER COMMON AREA (2.929 AC.), &

ROAD R/W DEDICATION (0.248 ACRE)

VALLEY DISTRICT

BOTETOURT COUNTY, VIRGINIA

FEBRUARY 11, 2003

E.C.I. PROJECT NUMBER 00023

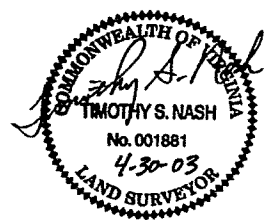
APPROVED:

William P. ... 5-13-03  
AGENT FOR THE TOWN OF TROUTVILLE, VIRGINIA  
Ray C. ... Ch. Z.E.P.  
in absent of Mr. Stevens Adm.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:42 O'CLOCK P.M. ON THIS THE 23<sup>rd</sup> DAY OF July, 2003, IN PLAT BOOK 29, PAGE 31-33.

BY:

James A. Moore  
CLERK  
Sherry A. ...  
DEPUTY CLERK



ENGINEERING CONCEPTS, INC.

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FINCastle, VIRGINIA 24090  
540.473.1253 FAX 540.473.1284

Drawn	JSC/TSH	February 10, 2003
Designed		PROJECT: 00023
Checked	TSH	
Approved	TSH	1 of 3