INSTRUMENT No. PB 56 Pg 43

1305169

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT D & S DEVELOPERS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON DESIGNATED AS TAX MAP NUMBER 73-106 AND BEING A PORTION 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 IN INSTRUMENT NUMBER 010004564.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF BOTETOURT COUNTY, VIRGINIA.

THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF BOTETOURT, VIRGINIA ALL OF THE EASEMENTS WITHIN THE BOUNDARY AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

AGENT, D & S DEVELOPERS, LLC — DATE 11-19-13

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Susan H. Fain, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO CERTIFY THAT AGENT FOR D & S DEVELOPERS, LLC WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AN ACKNOWLEDGED SAME ON THIS 19 DAY OF Nov., 2013.

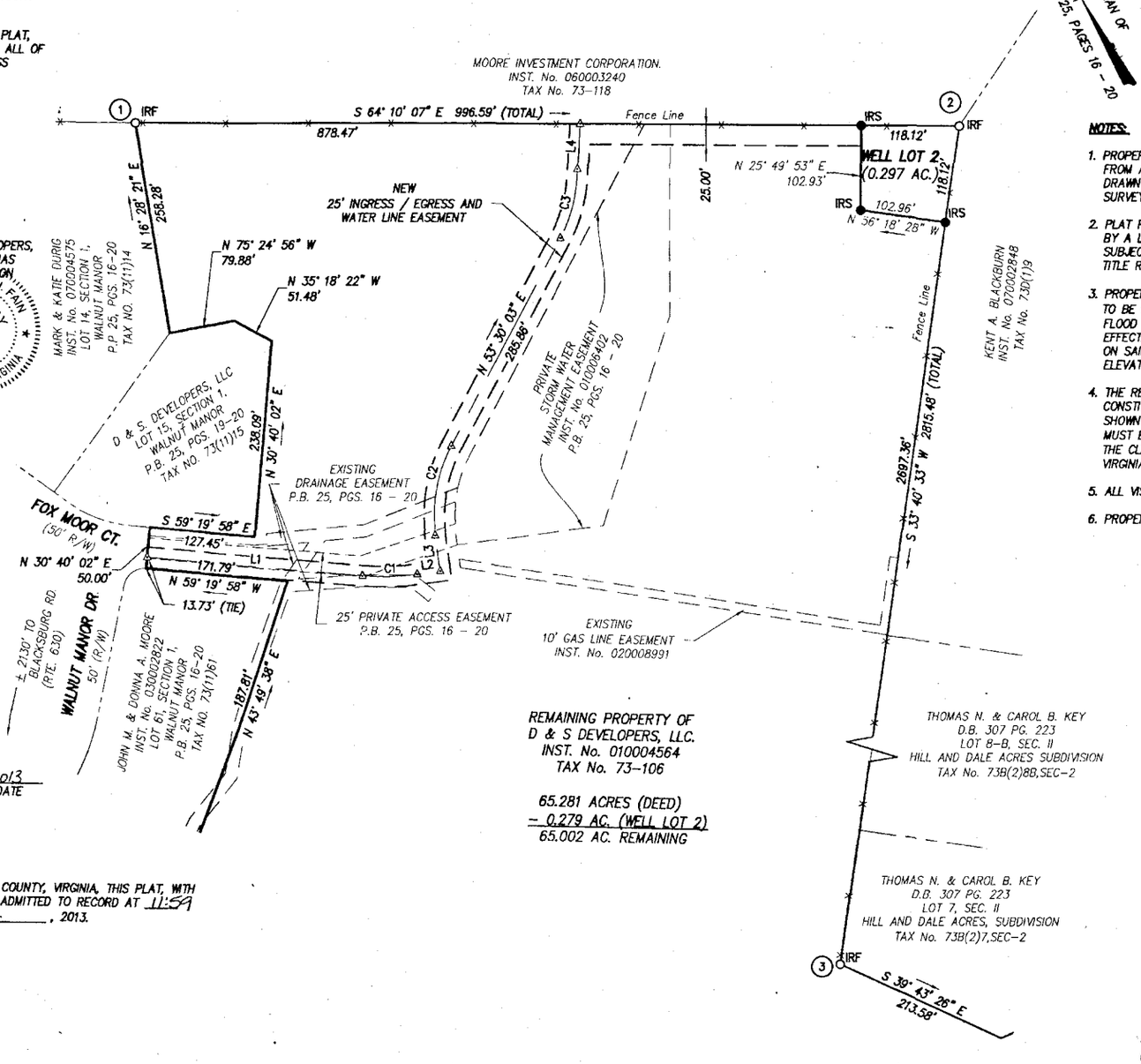
MY COMMISSION EXPIRES: 08/31/2016

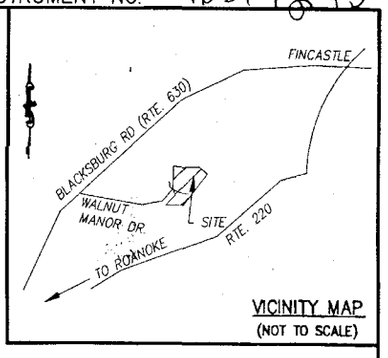
NOTARY PUBLIC — REG. No. 109276

SUSAN H. FAIN NOTARY PUBLIC REG. No. 109276 COMMONWEALTH OF VIRGINIA

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12° 42' 33"	298.00'	66.10'	S 65° 41' 15" E	65.97'
C2	35° 32' 34"	180.00'	111.66'	N 35° 43' 46" E	109.88'
C3	27° 40' 10"	180.00'	86.93'	N 39° 39' 58" E	86.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59° 19' 58" E	261.55'
L2	S 72° 02' 31" E	27.91'
L3	N 17° 57' 29" E	43.64'
L4	N 28° 36' 45" E	55.06'





VICINITY MAP
(NOT TO SCALE)

NOTES:

1. PROPERTY LINES BOUNDED BY CORNER 1 THROUGH 3 ARE PREPARED FROM A CURRENT FIELD SURVEY. ALL OTHER PROPERTY LINES ARE DRAWN FROM RECORDS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
2. PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PREPARED BY A LICENSED ATTORNEY OR TITLE COMPANY AND IS THEREFORE SUBJECT TO INFORMATION WHICH MIGHT BE DISCLOSED BY A CURRENT TITLE REPORT.
3. PROPERTY IS LOCATED IN FEMA DEFINED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 51023C0357C, PANEL 357 OF 490, EFFECTIVE DATE: DECEMBER 17, 2010. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. THE RECORDATION OF THIS PLAT OF RESUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA.
5. ALL VISIBLE EASEMENTS ARE SHOWN.
6. PROPERTY IS ZONED A-1.

LEGEND:

△ – CALCULATED POINT
IRF – IRON ROD FOUND
IRS – IRON ROD SET
R/W – RIGHT OF WAY

APPROVED:

Wade Burkholder — 11/08/2013
AGENT, BOTETOURT COUNTY PLANNING COMMISSION — DATE

COMMONWEALTH OF VIRGINIA
TIMOTHY W. CALDWELL
Lic. No. 3105
3/18/2013
LAND SURVEYOR

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 11:59 O'CLOCK A M. THIS 20th DAY OF Nov., 2013.

TESTEE: TOMMY L. MOORE
CLERK

DEPUTY CLERK

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
FAX (540) 345-7691

0 50' 100' 200' 400'
SCALE: 1" = 100'-0"

PLAT OF RESUBDIVISION FOR

D & S DEVELOPERS, LLC

CREATING HEREON

WELL LOT 2 (0.279 ACRES)

PREPARED FOR

COUNTY OF BOTETOURT, VIRGINIA

AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA
BEING SITUATED ON WALNUT MANOR DR.

SCALE 1" = 100' MARCH 18, 2013
M&C COMM. No. 3233-B

SHEET 1 OF 1