

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT ESF, LLC IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BOTETOURT COUNTY VIRGINIA IN INS# 1601509.
THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO BOTETOURT COUNTY (0.742 ACRES +/-) ALL THE LAND EMBRACED WITHIN TERESA LANE (PHASE 2) AND DRAINAGE, UTILITY AND SEWER EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.
THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION AND/OR DEVELOPER ALL THE LAND EMBRACED WITHIN THE PRIVATE STREETS (CARRINGTON COURT & SUNRISE LANE~PHASE 2: 0.507 ACRES +/-) AND ALL OF THE OPEN SPACE (1.381 ACRES) OF THIS SUBDIVISION.
ALL PRIVATE STREETS (CARRINGTON COURT AND SUNRISE LANE) IN THIS SUBDIVISION THAT DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF THE STATE HIGHWAYS WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR BOTETOURT COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
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 DOES AS A CONDITION PRECEDENT TO APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF TERESA LANE 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 RELEASE 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 OF BOTETOURT AND THE VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON 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 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 VIRGINIA DEPARTMENT OF HIGHWAYS, AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS & PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.
THE PLATING AND SUBDIVISION OF PROPERTY BELONGING TO ESF, LLC BY INS# 1601509 LOCATED IN VALLEY MAGISTERIAL DISTRICT AND DESIGNATED AS THE COTTAGES OF STEEPLECHASE, PHASE 2 AND CONTAINING 5.826 ACRES TOTAL, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY; THAT TERESA LANE SHOWN ON THE PLAT IS IRREVOCABLY OFFERED FOR DEDICATION TO PUBLIC USE; AND THAT ALL LOTS ARE SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS DATED JANUARY 13, 2015 AND RECORDED AT INS# 1500178 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BOTETOURT COUNTY.
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED AND DEDICATED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2~2240 THRU 15.2~2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER
BY: Peter C. Seckett 12/9/2016
MANAGING MEMBER FOR ESF, LLC DATE

STATE OF VIRGINIA OF Botetourt TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY 9th, 2016 BY: Peter C. Seckett
MANAGING MEMBER FOR ESF, LLC
MY COMMISSION EXPIRES: 1-31-2017
Christopher H. McMurry
NOTARY PUBLIC



IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:36 O'CLOCK A.M. ON THIS 12th DAY OF December, 2016.
TESTE: TOMMY L. MOORE, CLERK
BY: Christopher H. McMurry
DEPUTY CLERK



THE PROPERTY ZONED R-3 IS SUBJECT TO THE FOLLOWING PROFFERED CONDITIONS AS APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 22, 2015:

- 1) THE PROJECT WILL BE BUILT IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN TITLED "PLAT OF REZONING FOR ARDITH R. OVERBAY, SHOWING A CONCEPT PLAN FOR THE COTTAGES OF STEEPLECHASE, DATED JULY 15, 2015.
- 2) THE HOMEOWNERS' ASSOCIATION SHALL MANAGE OPEN SPACE, PRIVATE ROADS, STORMWATER MANAGEMENT AREA AS SHOWN ON AFORESAID PLAT DATED JULY 15, 2015 AND AS FURTHER INDICATED IN COVENANTS AND RESTRICTIONS FOR SAME.
- 3) THE PRIVATE STREETS WILL BE INSPECTED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF VIRGINIA DURING THE CONSTRUCTION PHASE TO MAKE SURE THEY ARE BUILT TO VDOT CURRENT STANDARDS.
- 4) THE DEVELOPMENT WILL BE BUILT IN 2 PHASES (27 LOTS IN PHASE I AND 16 LOTS IN PHASE II). PHASE II TO START ONCE LOTS ARE SOLD WITHIN PHASE I. THE ROAD SHOWN GOING TO READ MOUNTAIN ROAD WILL BE BUILT AS PART OF PHASE II.
- 5) CONSTRUCTION OF THE ENTRANCE OFF READ MOUNTAIN ROAD (STATE ROUTE 654) IN PHASE I OF THE DEVELOPMENT WILL BEGIN WITHIN 30 DAYS OF 15 LOTS BEING SOLD AND ROADWAY WILL BE COMPLETED, WITH THE EXCEPTION OF THE ASPHALT CAP, PRIOR TO 25 LOTS BEING SOLD IN THIS DEVELOPMENT.



SPECIAL EXCEPTIONS PERMIT APPROVED CONDITIONS:
(APPROVED BY THE BOTETOURT COUNTY BOARD OF SUPERVISORS DATED OCTOBER 23, 2012).

- 1) THE ENTRANCE OFF READ MOUNTAIN ROAD SHALL BE APPROVED IN WRITING BY VDOT PRIOR TO THE FINAL SUBDIVISION PLAT APPROVAL OF PHASE I AND THAT ENTRANCE SHALL BECOME THE PRIMARY CONSTRUCTION ENTRANCE.
- 2) THAT SECTION OF PROPOSED NEW ROAD BEGINNING AT READ MOUNTAIN ROAD (STATE ROUTE 654), WHICH CONTINUES TO TERESA LANE (STATE ROUTE 1167) SHALL BE ACCEPTED INTO THE VDOT SECONDARY HIGHWAY SYSTEM, IN ORDER TO PROVIDE SAFER ACCESS FOR THE AREA SCHOOL CHILDREN.

GENERAL PLAT NOTES:

- 1) PLAT BASED ON MONUMENTS FOUND AS SHOWN HEREON OF CURRENT FIELD MEASUREMENTS AND RECORDS (PB 20 PG 122 & PG 59 PG 4~6).
- 2) THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- 3) THIS TRACT IS SHOWN AS BEING IN ZONE X ON BOTETOURT COUNTY GIS AND FEMA FLOOD INSURANCE RATE MAP NO. 51023C0460C FROM FROM STUDY DATED DECEMBER 17, 2010.
- 4) AQUA VIRGINIA WILL PROVIDE WATER AND WESTERN VIRGINIA WATER AUTHORITY WILL PROVIDE SEWER FOR THE NEW LOTS SHOWN HEREON.
- 5) THE STORMWATER MANAGEMENT EASEMENT, OPEN SPACE, CARRINGTON COURT, SUNRISE LANE AND THE LANDSCAPE BUFFER/EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 6) SEE PB 59 PG 4~6 FOR PHASE 1
- 7) LOTS 28 THROUGH 43 SHOWN HEREON ARE ZONED RESIDENTIAL(R3).
- 8) CARRINGTON COURT & SUNRISE LANE ARE 40' WIDE PRIVATE ACCESS, PUBLIC UTILITY, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENTS.
- 9) THE LANDSCAPE EASEMENT/BUFFER SHOWN HEREON IS INTENDED TO PRESERVE TREES WHICH MEASURE 6" OR GREATER DBH (DIAMETER AT BREAST HEIGHT).

The said owner, by virtue of the recordation of this subdivision plat, grants to the Western Virginia Water Authority, all sanitary sewer line rights and easements as shown hereon. To construct, install, improve, operate, inspect, use, maintain, repair and replace a sewer line or lines together with related improvements; including slope(s), if applicable, together with the right of ingress and egress thereto from a public road, upon, over, under and across certain tracts or parcels of land belonging to the owner.

Robert W. Bunninger 12/9/2016
DIRECTOR OF ENGINEERING DATE
WESTERN VIRGINIA WATER AUTHORITY

APPROVED:
Christopher H. McMurry 12/9/2016
BOTETOURT COUNTY SUBDIVISION AGENT DATE

PLAT OF THE PROPERTY OF
ESF, LLC
INS#: PART OF TM #107~234C
SHOWING A SUBDIVISION
CREATING NEW LOT A & B
NEW LOT 28 THROUGH 43
TO BE KNOWN AS
PHASE 2
THE COTTAGES OF STEEPLECHASE
VALLEY DISTRICT~BOTETOURT COUNTY~VIRGINIA
McMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 50' OCTOBER 12, 2016
SHEET 1 OF 3
OVERBAY\STEEPLECHASE\OCTOBER 2014\SUBD2