## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LAYMAN FAMILY LLC IS THE FEE SIMPLE OWNER TM #101~109A SHOWN HEREON BY VIRTUE OF DEEDS RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BOTETOURT COUNTY VIRGINIA IN DB 558 PG 1807 & DB 551 PG 850.

ALL STREETS IN THIS SUBDIVISION THAT DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF THE STATE HIGHWAYS AND 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 PLATTING AND SUBDIVISION OF PROPERTY BELONGING TO LAYMAN FAMILY LLC BY DB 558 PG 1807 & DB 551 PG 850 LOCATED IN AMSTERDAM MAGISTERIAL DISTRICT AND DESIGNATED AS DALEVILLE BUSINESS CENTRE AND CONTAINING 13.421 ACRES TOTAL, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY; THAT ALL STREETS SHOWN ON THE PLAT ARE PRIVATE; AND THAT ALL LOTS ARE SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS DATED Hpc. 1 29, 2016 AND RECORDED AT INST # 16000 1422 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 PLATTING 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 THEIR 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

JAMES D. LAYMAN DATE ALLEN LAYMAN SANDRA SUE LAYMAN BOLTON

GENERAL PLAT NOTES:

- 1) PLAT BASED ON DATA FROM PREVIOUS SURVEY OF ADJOINING PROPERTIES AND RECORDS (PB 23 PG 74, PB 23 PG 94 & PB 14 PG 59).
- 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 (FIRM) NO. 51023C0375C FROM STUDY DATED DECEMBER 17, 2010.
- 4) A~E TO 15, F~R AND S~X NEW DIVISION LINES.
- 5) ALL UTILITIES WILL BE UNDERGROUND.
- 6) THE NEW 25' & 50'EASEMENTS ARE FOR INGRESS & EGRESS AND ARE CENTERED ON EXISTING ROADS AS CONSTRUCTED.
- 7) BUILDING SETBACK DISTANCES FOR POP ZONING ARE 50' FRONT LINE, 10' SIDE LINE (25' ADJOINING RESIDENTIAL) AND 10' REAR LINE (25' ADJOINING RESIDENTIAL).
- 8) THE EXISTING STORMWATER MANAGEMENT AREA WAS DESIGNED FOR AND CURRENTLY SÉRVES THE EXISTING BUILDING, SIDEWALKS, ACCESS ROADS AND PAVED PARKING AREAS ON LOT 1 AND 2 AS SHOWN AND LABELED HEREON. THE STORMWATER MANAGEMENT AREA SHOWN HEREON HAS NOT BEEN EVALUATED TO PROVIDE STORMWATER MANAGEMENT FOR ANY FUTURE DEVELOPMENT OF LOT 1~6.
- 9) ANY NEW DEVELOPMENT AND EACH LOT WITHIN THIS SUBDIVISION WILL BE REQUIRED TO MEET THE CURRENT VSMP REGULATIONS FOR STORMWATER AND SHALL ADDRESS WATER QUANTITY AND WATER QUALITY.
- 10) THE NEW 20'SSE(SANITARY SEWER EASEMENT) AND THE NEW 20'WLE(WATERLINE EASEMENT) AND THE NEW 20'DE(DRAINAGE EASEMENT) BE CENTERED ON THE EXISTING LINE/STRUCTURES.

STATE OF VIRGINIA counta THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY HORIT 2016 BY J. ALLEN LAYMAN MY COMMISSION EXPIRES:

9.30-2016

Deborah J. Aaron Notary Public - ID 243321 Commonwealth of VA My Com. Exps. 9/30/16

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME DAY MPII) 2016 BY JAMES D. LAYMAN

MY COMMISSION EXPIRES: 9.30-2016

STATE OF VIRGINIA

Deborah J. Aaron Notary Public - ID 243321 Commonwealth of VA My Com. Exps. 9/30/16

NOTARY PUBLIC

STATE OF VIRGINIA ( OLMITY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME 29 DAY ANI

MY COMMISSION EXPIRES: 9-30-2016

2016 BY SANDRA SUE LAYMAN B

Deborah J. Aaron 6 Notary Public - ID 243321 Commonwealth of VA 71 My Com. Exps. 9/30/16

All driveways will be paved with curb and gutter.

Existing and proposed parking will be shared between lots through cross access easements established in Covenants & Restrictions document. The Covenants & Restrictions document will be recorded simultaneously with subdivision plat.

8) Access will be from Valley Road (SR779) and Roanoke Road (US220) by existing and proposed 50'right-of-ways.

Lid. No. 2208 4-23-16 WIND SURVEYOR WALL SURVEY

LOCATION

MAP

CATAWBA RD

779

LAYMAN

BG

23

PB

MERIDIAN

SITE

VALLEY

PLAT OF THE PROPERTY OF LAYMAN FAMILY LLC DB 558 PG 1807, DB 551 PG 850 TM #101~109A, ZONED POP SHOWING A SUBDIVISION CREATING NEW LOT 1 THROUGH 6 TO BE KNOWN AS

DALEVILLE BUSINESS CENTRE AMSTERDAM DISTRICT~BOTETOURT COUNTY~VIRGINIA

> McMURRY SURVEYORS, INC. DALEVILLE, VIRGINIA 24083~0250

SCALE 1" = 100'

APRIL 14, 2016 REV: APRIL 25, 2016 SHEET 1 OF 2

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 3'24 O'CLOCK P. M. ON THIS 294 DAY OF

2016.

TESTE: MOORE LOLERK

Development will be in substantial conformance to concept plan shown on plat by McMurry Surveyors, Inc. dated August 27, 2015.

BOARD OF SUPERVISORS REZONING CONDITIONS:

2) Building material for new structures will be brick, concrete, tacit, stone and/or earth tone metal.

3) Common areas, which includes but are not limited to the 50'private access easement (Daleville Center Drive), parking areas, drive aisles or roadways and sidewalks, will be maintained by property owners through a property owners association. Property owners will be assessed a prorated annual fee to be managed by the property owners association and used for maintenance and repairs of such areas. The property owners association will be governed by Covenants and Restrictions.

4) All lots will be served by existing public water, sewer and utilities. Easements will be granted to each lot.

All sidewalks will be concrete.