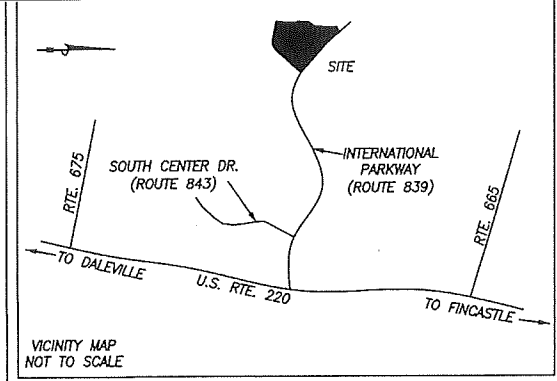


1. OWNER OF RECORD: BOTETOURT COUNTY
2. LEGAL REFERENCE: DEED BOOK 486 PAGE 594
3. TAX MAP NUMBER: 88-20
4. CURRENT ZONING: RAM
5. REFERENCE PLATS: PLAT BOOK 16, PAGE 113, PLAT BOOK 44 PAGES 34-35
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY IN ACCORDANCE WITH "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE" AS DEFINED IN VA. DPOR STANDARDS.
7. INTERNATIONAL PARKWAY IS A DEDICATED RIGHT OF WAY. SEE PLAT BOOK 44 PAGES 34-35
8. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51023C0375C, EFFECTIVE DATE OF DECEMBER 17, 2010. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
9. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES
10. 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.
11. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
12. CAPPED REBAR SET AT ALL CORNERS
13. PROPOSED 10' EASEMENT FOR GAS LINE RELOCATION WAS PROVIDED TO ECI BY BALZER AND ASSOCIATES AND IS PROPOSED. NO GAS LINE EXISTS IN THIS EASEMENT NOW. FINAL LOCATION OF EASEMENT WILL BE DETERMINED AT INSTALLATION.
14. PROPOSED 25' EASEMENT FOR WATER LINE RELOCATION WAS PROVIDED TO ECI BY BALZER AND ASSOCIATES AND IS PROPOSED. NO WATER LINE EXISTS IN THIS EASEMENT NOW. METES AND BOUNDS ARE SHOWN ON PLAT. LINE 3 OF WATER LINE EASEMENT METES AND BOUNDS IS THE EDGE OF SAID 25' EASEMENT BUT IS EXTENDED TO INTERSECT INTERNATIONAL PARKWAY RIGHT OF WAY.
15. SEC. 25-396 (C) MINIMUM BUILDING SETBACK. FORTY (40) FEET WHEN PARKING IS LOCATED BEHIND PRINCIPAL BUILDING, WHEN PARKING SCREENED FROM PUBLIC ROAD VIEW WITH BERMS AND/OR CONIFEROUS LANDSCAPING, OR WHEN PARKING LOT LANDSCAPING IS INCREASED BY AT LEAST FIFTY (50) PERCENT OVER MINIMUM REQUIREMENTS; OTHERWISE BUILDING SETBACK SHALL BE EIGHTY (80) FEET PLUS DISTANCE OF IMPERVIOUS SURFACES.



1602760

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

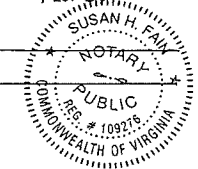
THAT BOTETOURT COUNTY, IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 15 TO 1, INCLUSIVE, AND IS A PART OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT, VIRGINIA, SEE DEED BOOK 486 PAGE 594.

THE PLATTING AND SUBDIVISION OF LOT C CONTAINING 19.435 ACRES BEING A PORTION OF TAX PARCEL 88-20 AMSTERDAM MAGISTERIAL DISTRICT, DEED BOOK 486 PAGE 594, PLAT BOOK 16, PAGE 113 (BOTETOURT COUNTY, VIRGINIA), CONTAINING 682.93 ACRES (BY BOTETOURT COUNTY TAX RECORDS) AND DESIGNATED THE BOTETOURT CENTER AT GREENFIELD 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 DATED JANUARY 25, 2011 AND RECORDED IN INSTRUMENT NO. 1100442 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY.

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

Susan H. Fair 8-2-16
OWNER OR AUTHORIZED AGENT: DATE:

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Susan H. Fair A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Michael W. Dorsey
WHOSE NAME IS SIGNED TO THE FOREGOING
INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 2nd DAY OF August, 2016
Susan H. Fair
NOTARY PUBLIC
August 31, 2016
MY COMMISSION EXPIRES



Whole point 9/3/16
SUBDIVISION AGENT BOTETOURT COUNTY VA

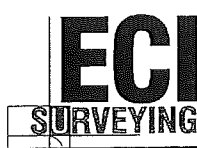
Michael W. Dorsey
WESTERN VIRGINIA WATER AUTHORITY AGENT

PLAT OF SUBDIVISION
NEW LOT C (19.435 ACRES)
BEING A PORTION OF TM 88-20
AS RECORDED IN PLAT BOOK 16 PAGE 113
DEEDED TO BOTETOURT COUNTY IN DEED BOOK 486 PAGE 594

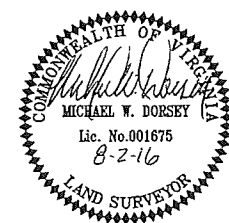
AMSTERDAM DISTRICT
BOTETOURT COUNTY, VIRGINIA
MARCH 1, 2016

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 10:43 O'CLOCK A.M. ON THIS THE 14th DAY OF August, 2016, IN PLAT BOOK 16, PAGE 113

BY: James D. Moore
CLERK
Angela H. Hays
DEPUTY CLERK



20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254



REVISED:
JUNE 2, 2016 PROPOSED SANITARY
SEWER EASEMENT ADDED
AUGUST 1, 2016 WATER LINE REVISED
AND METES AND BOUNDS ADDED
ALSO P.U.E. INCREASED TO 20'

DRAWN	AND	
CHECKED	AND	03/01/2011
APPROVED	AND	PROJECT: 15