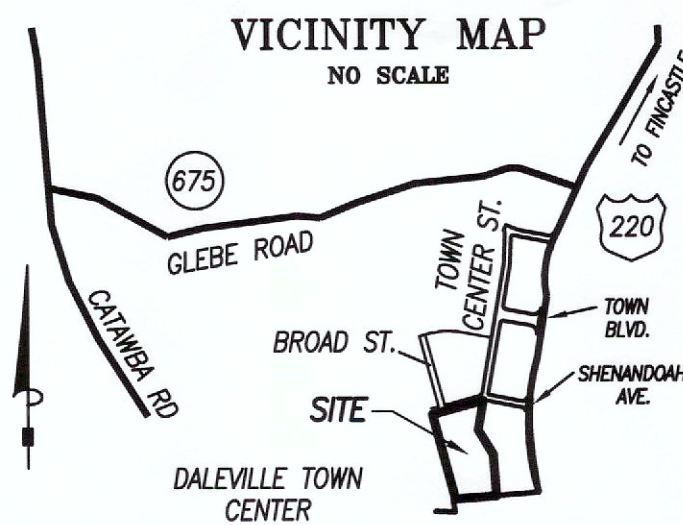


NOTES:

- OWNER OF RECORD: FRALIN & WALDRON INC.
- LEGAL REFERENCE: INSTRUMENT NO. 050007303
- TAX MAP NUMBER: 88-33
- CURRENT ZONING: TND WITH PROFFERED CONDITIONS AS ADOPTED BY BOTETOURT COUNTY BOARD OF SUPERVISORS ON 6/28/2005, AS AMENDED ON 11/23/2010, 3/22/2016, 4/25/2017 AND 8/22/2017.
- REFERENCE PLATS: PLAT BOOK 34 PAGES 48-49, PLAT BOOK 53 PAGE 21
- 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.
- SHENANDOAH AVE (ROUTE 1190) IS A DEDICATED RIGHT OF WAY.
- 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.
- THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES
- 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, AND PREVIOUS SITE PLANS PREPARED BY ENGINEERING CONCEPTS, INC. NO UTILITIES UNCOVERED FOR THIS SURVEY. FOR INFORMATION REGARDING THESE UTILITIES, CONTACT THE APPROPRIATE AGENCIES.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- NO BUILDINGS EXISTING ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS RECORDED IN INST.NO. 130004154 AND INST. NO. 130005101. SEE PAGE 2
- MINIMUM SETBACKS FOR COMMERCIAL USES IN THE TND ZONING DISTRICT: FRONT - NONE, SIDES - NONE AND REAR - 35 FEET
- A SPECIAL EXCEPTIONS PERMIT WAS GRANTED ON 8/22/2017 ALLOWING THE MAXIMUM FLOOR PLATE SQUARE FOOTAGE TO INCREASE FROM 20,000 SQUARE FEET TO 32,000 SQUARE FEET AS SHOWN ON THE CONCEPT PLAN INCLUDED WITH THE APPLICATION. PREPARED BY ENGINEERING CONCEPTS, INC. AND DATED JULY 13, 2017. THE PROPOSED USE OF THE STRUCTURE IS FOR A FITNESS CENTER ONLY.



PLAT OF SUBDIVISION

NEW LOT 1 (4.014 ACRES) BEING A PORTION OF TM 88-33
DEEDED TO FRALIN & WALDRON INC. IN INST.NO.050007303
SEE PLAT RECORDED IN PLAT BOOK 34 PAGES 48-49

AMSTERDAM DISTRICT
BOTETOURT COUNTY, VIRGINIA
MAY 31, 2017

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN & WALDRON, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 6 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 INST.NO.050007303

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 BOTETOURT COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES 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 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.

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 HEREBY DEDICATES TO PUBLIC USE, ALL PUBLIC EASEMENTS SHOWN HEREON.

THE PLATTING AND SUBDIVISION OF LOT 1 CONTAINING 4.014 ACRES BEING A PORTION OF TAX PARCEL 88-33 AMSTERDAM MAGISTERIAL DISTRICT, INST.NO.050007303, PLAT BOOK 34, PAGE 48-49 (BOTETOURT COUNTY, VIRGINIA), CONTAINING 108.121 ACRES AND DESIGNATED AS TAX MAP NO. 88-33 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 (SEE BELOW) IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY.

SEE INSTRUMENT NO. 100000538 DATED 02/18/2010
100000539 DATED 02/08/2010
120005340 DATED 12/04/2012
120005341 DATED 02/04/2012
150001596 DATED 04/27/2015

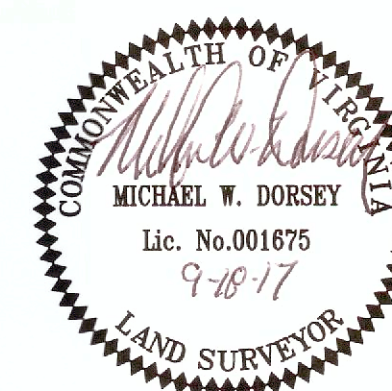
IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

[Signature]
OWNER OR AUTHORIZED AGENT:
FRALIN & WALDRON INC.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, *Beverly S. Wilson*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Andrew C. Kelders*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS *18th* DAY OF *September*, 20 *17*.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES *5-31-18*



REVISIONS:
AUGUST 31, 2017 BOTETOURT COUNTY REVISIONS

APPROVED:

[Signature]
WESTERN VIRGINIA WATER AUTHORITY AGENT

APPROVED:

[Signature] 9-18-2017
SUBDIVISION AGENT
BOTETOURT COUNTY, VIRGINIA

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 10:01 O'CLOCK A.M. ON THIS THE *18* DAY OF *Sept*, 20 *17*, IN PLAT BOOK *61*, PAGE *77-78*

BY:

[Signature]
CLERK

[Signature]
DEPUTY CLERK

94 GREENFIELD ST.
DALEVILLE, VIRGINIA 24083
540.473.1253 FAX: 540.591.3521

ECI
SURVEYING

DRAWN	MWD		1 of 2
CHECKED		05/31/2017	
APPROVED	MWD	PROJECT: 17046	