

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HUNGATE-FIELDS, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 1, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN INSTRUMENT #170002289, WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DAVID B. SPIGLE AND G. LYNN HAYTH, III, TRUSTEES (EITHER OF WHOM MAY ACT) SECURING THE BANK OF BOTETOURT, BENEFICIARY DATED JUNE 14, 2017 AND RECORDED IN INSTRUMENT #170002290.

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

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO BOTETOURT COUNTY ALL PUBLIC DRAINAGE AND UTILITY EASEMENTS AND THE 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 (SANDERSON RIDGE DRIVE AND SANDERSON RIDGE COURT) (1.7723 AC., 77,203 S.F.), ALL OF OPEN SPACE A (1.9556 AC., 85,184 S.F.), OPEN SPACE B (1.5534 AC., 67,666 S.F.) AND THE STORMWATER MANAGEMENT LOT (1.1819 AC., 51,484 S.F.) OF THIS SUBDIVISION.

ALL PRIVATE STREETS (SANDERSON RIDGE DRIVE AND SANDERSON RIDGE COURT) 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.

THE ABOVE-DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL SANITARY SEWER 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 SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE-DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO AQUA VIRGINIA, INC. ALL WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

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 COMPILED.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 28th DAY OF November 2017.

OWNER: Peter R. Fields
Peter R. Fields ITS Member
(PRINTED NAME)

TRUSTEE: G. Lynn Hayth, III
G. Lynn Hayth, III
(PRINTED NAME)

BENEFICIARY: G. Lynn Hayth, III
G. Lynn Hayth, III President CEO
(PRINTED NAME)

MAC STATE OF VA MAC Botetourt
County City of Roanoke
I, Michelle A. Crook, a NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT G. Lynn Hayth, III, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 28th day of November 2017.

MY COMMISSION EXPIRES May 31, 2021 REGISTRATION # 241791

STATE OF Virginia
County of Botetourt

I, Michelle A. Crook, a NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT G. Lynn Hayth, III, FOR BANK OF BOTETOURT, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 28th day of November 2017.

MY COMMISSION EXPIRES May 31, 2021 REGISTRATION # 241791

NOTARY PUBLIC

MICHELLE A. CROOK
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #241791
My Commission Expires May, 31, 2021



STATE OF Virginia
County of Botetourt

I, Michelle A. Crook, a NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Peter R. Fields, FOR HUNGATE-FIELDS, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 28th day of November 2017.

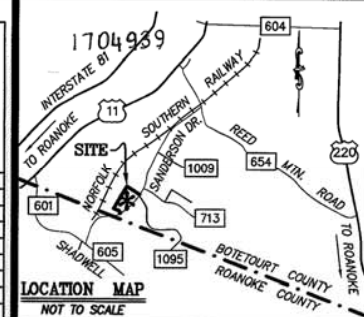
MY COMMISSION EXPIRES May 31, 2021 REGISTRATION # 241791

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED IN THE FIELD. SEE MAP NUMBER 51023C0460C, DATED DECEMBER 17, 2010, ZONE "A".
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. RIGHT-OF-WAY FOR SANDERSON DRIVE FROM CORNERS 6 THROUGH 10 TO 1 AS SHOWN HEREON PER STATE HIGHWAY PROJECT #0605-011-168, CS02.
6. ALL INTERIOR LOT & RIGHT-OF-WAY LINES ARE NEW DIVISION LINES.
7. SANDERSON RIDGE DRIVE & SANDERSON RIDGE COURT ARE 40' PRIVATE ACCESS, PUBLIC UTILITY, WATERLINE, SANITARY SEWER & PRIVATE DRAINAGE EASEMENTS.
8. 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 STORM WATER 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.
9. ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED AS EXISTING (EX.).
10. BOTETOURT COUNTY BOARD OF SUPERVISORS AFFIRMED THE BOTETOURT COUNTY PLANNING COMMISSION'S APPROVAL OF THE ABOVE-REFERENCED COMMISSION PERMIT AND APPROVED THE SPECIAL EXCEPTIONS PERMIT FOR A PRIVATE ROAD AT ITS REGULAR MEETING HELD ON DECEMBER 22, 2016, WITH THE FOLLOWING CONDITIONS:
 1. THE PROJECT WILL BE BUILT IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN TITLED, "CONCEPT PLAN FOR SANDERSON RIDGE" PREPARED FOR HUNGATE-FIELDS LLC, PREPARED BY LUMSDEN ASSOCIATES, P.C. AND DATED SEPTEMBER 20, 2016.
 2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE OWNER OR DEVELOPER SHALL SUBMIT AS-BUILT DRAWINGS, PREPARED AND STAMPED BY A LICENSED ENGINEER IN THE STATE OF VIRGINIA, TO CERTIFY THE ROADS HAVE BEEN BUILT IN ACCORDANCE WITH THE ROAD CONSTRUCTION DETAILS SHOWN ON THE CONCEPT PLAN.
 3. PRIOR TO FINAL SUBDIVISION PLAT APPROVAL, OR SIMULTANEOUSLY WITH THE RECORDATION OF THE PLAT, THE HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED TO MANAGE AND MAINTAIN ALL OPEN SPACE AREAS, PRIVATE STREETS, AND STORMWATER MANAGEMENT AREAS WITHIN THE DEVELOPMENT.
- THE BOTETOURT COUNTY BOARD OF SUPERVISORS ALSO APPROVED THE REZONING REQUEST TO RESIDENTIAL (R-3) WITH THE FOLLOWING CONDITION:
 1. THIS PROPERTY WILL BE DEVELOPED FOR THE PROPOSED USE OF RESIDENTIAL DWELLINGS, ZERO LOT LINE, UP TO 4.0 DWELLINGS PER NET ACRES, TO THE EXCLUSION OF ALL OTHER USES PERMITTED IN THE RESIDENTIAL (R-3) USE DISTRICT.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES IS VA. STATE PLANE SOUTH ZONE SURFACE (TRUNCATED)		
ADD 3,600,000 TO NORTHING		
ADD 11,000,000 TO EASTING		
SURFACE TO 680		
SCALE ALL SURFACE COORDINATES BY 0.999989302 AT POINT #11000		
N = 56,416.83, E = 71,658.00		
CORNER	NORTHING	EASTING
1	55047.87993	71106.67233
2	55104.30168	71102.71315
3	55157.72284	71129.84190
4	55251.42360	70948.32684
5	56474.91254	71568.32560
6	56133.22677	72107.93233
7	56116.70317	72087.34436
8	55996.07049	72044.04083
9	55819.68869	71907.81822
10	55181.56613	71304.70019
1	55047.87993	71106.67233

TOTAL AREA TRACT "A"
= 15.8545 AC. (690,623 S.F.)



LEGEND / ABBREVIATIONS	
●	EXISTING IRON PIN
○	SET IRON PIN
AC.	ACRES
S.F.	SQUARE FEET
P.B.	PLAT BOOK
PG.	PAGE
EX.	EXISTING
R/W	RIGHT-OF-WAY
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT

ACCEPTED:

Robert W. Benning 11/28/2017
WESTERN VIRGINIA WATER AUTHORITY DATE

Michelle A. Crook 12/2/17
AQUA VIRGINIA, INC. DATE

APPROVED:

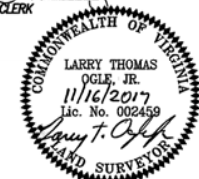
C. Whitley Davidson 12/5/17
SUBDIVISION AGENT, BOTETOURT COUNTY DATE

CLERK'S CERTIFICATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THEREOF, ANNEXED, IS ADMITTED TO RECORD ON 12-20-17, 2017, AT 9:48 O'CLOCK A.M.

ATTEST: TOMMY L. MOORE, CLERK

Drayton J. Moore
DEPUTY CLERK



PLAT SHOWING THE SUBDIVISION OF
TRACT "A"
15.8545 AC. (690,623 S.F.)
PLAT INSTRUMENT #170002042
PROPERTY OF
HUNGATE-FIELDS, LLC
INSTRUMENT #170002289
CREATING HEREON
"SANDERSON RIDGE"
LOTS 1 THRU 36,
STORMWATER MANAGEMENT LOT
& OPEN SPACES A & B
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE November 16, 2017
COMM. NO. 2016-003
SCALE: NONE
SHEET 1 OF 2

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018