

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT ARDITH R. & ANNE H. OVERBAY ARE THE FEE SIMPLE OWNERS OF THE PARCELS OF LAND SHOWN HEREON BY VIRTUE OF DEEDS RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BOTETOURT COUNTY VIRGINIA IN DB 516 PG 535.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE VACATED AND CREATED THE SANITARY SEWER EASEMENT 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.

THE SAID OWNERS HEREBY DEDICATES FOR PUBLIC USE THE REALIGNED SANITARY SEWER EASEMENT.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS

ARDITH R. OVERBAY DATE ANNE H. HUFFMAN DATE

STATE OF VIRGINIA
OF TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS DAY 200 BY ARDITH R. & ANNE H. OVERBAY
MY COMMISSION EXPIRES:

NOTARY PUBLIC

APPROVED:

BOTETOURT COUNTY SUBDIVISION AGENT DATE

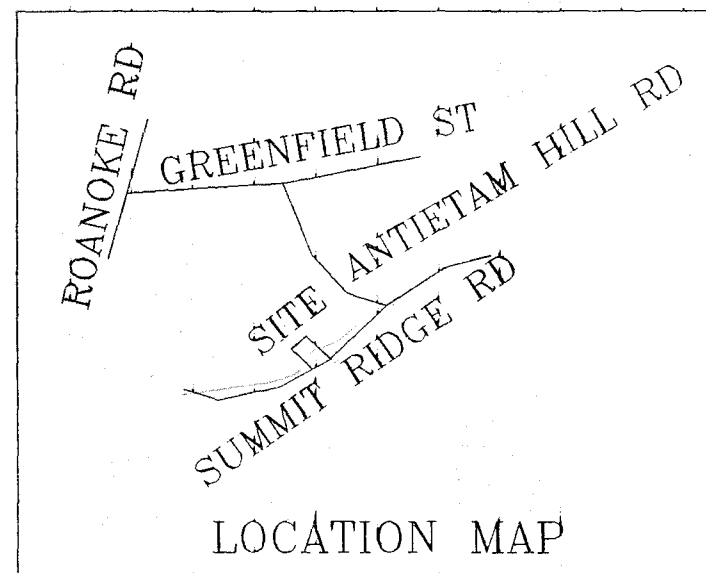
LEGEND:

⊙ MANHOLE

--- CL SANITARY SEWER LINE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| A~B | N 07°52'35" E | 33.63' |
| C~B | S 40°32'40" E | 101.73' |
| D~C | N 70°28'35" E | 26.00' |
| E~D | N 40°09'58" W | 21.37' |
| E~F | N 70°28'35" E | 4.73' |
| F~G | S 40°32'40" E | 78.99' |
| H~G | N 07°52'35" E | 6.71' |
| A~H | N 40°09'58" W | 26.89' |
| J~I | N 70°28'35" E | 2.16' |
| K~J | N 49°27'20" E | 55.76' |
| K~L | N 70°28'35" E | 61.74' |
| L~I | N 40°09'58" W | 21.37' |
| M~L | N 40°09'58" W | 110.62' |
| M~H | N 07°52'35" E | 26.89' |
| H~E | N 40°09'58" W | 85.11' |
| L~E | N 70°28'35" E | 21.37' |

N
MERIDIAN PB 23 PG 64-68



GOLF HOLE #13
ASHLEY PLANTATION

LOT 14
JIMMIE A & BARBARA ELLIOTT
INS# 030005896
TM# 88F(3)14

LOT 13
0.351 ACRES

LOT 12
DONALD F. & BETTY H. PATTERSON
INS# 030003321
TM# 88F(3)12

35 MBL
15' PUE&DE
SUMMIT RIDGE ROAD
50' R/W

NOTES:

PLAT DRAWN FROM RECORDS AND CURRENT FIELD MEASUREMENTS.

I TO J THRU L TO I: 0.015 AC (REALIGNED SANITARY SEWER EASEMENT)

A THRU H TO A: 0.058 AC (REALIGNED SANITARY SEWER EASEMENT)

E TO H TO M TO L TO E 0.045 AC (EXISTING SANITARY SEWER EASEMENT TO BE VACATED)

THIS TRACT IS SHOWN AS BEING ENTIRELY WITHIN ZONE C ON F.E.M.A. MAPS WHICH ZONE IS NOT WITHIN A 100 YEAR FLOOD PLAIN.

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.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ANNEXED IS ADMITTED TO RECORD AT O'CLOCK M ON THIS DAY OF

200
TESTE: TOMMY L. MOORE, CLERK
BY: DEPUTY CLERK

PLAT OF THE PROPERTY OF
ARDITH R. & ANNE H. OVERBAY
DB 516 PG 535; TAX ID# 88F(3)13
LOT 13, SECTION II, ASHLEY PLANTATION
SHOWING A PORTION OF A 20' SANITARY SEWER EASEMENT
TO BE VACATED AND A 20' SANITARY SEWER EASEMENT TO BE CREATED
AMSTERDAM DISTRICT~BOTETOURT COUNTY~VIRGINIA
MCMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 50'
OCTOBER 11, 2005
ASHLEY\HILLS\LOT13.DWG