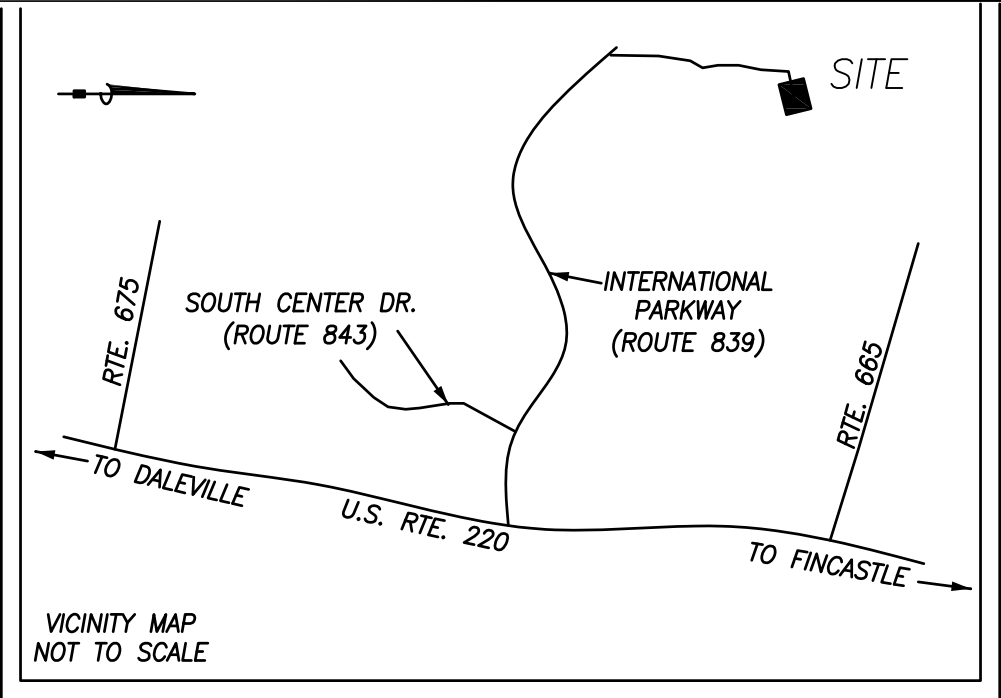


- OWNER OF RECORD: BOTETOURT COUNTY, VIRGINIA
- LEGAL REFERENCE: DEED BOOK 486 PAGE 594
- TAX MAP NUMBER: 88-20
- CURRENT ZONING: RAM
- REFERENCE PLATS: PLAT BOOK 16, PAGE 113, PLAT BOOK 20 PAGE 31, PLAT BOOK 44, PAGES 34-35
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY IN ACCORDANCE WITH "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE" AS DEFINED IN VA. DPOR STANDARDS.
- INTERNATIONAL PARKWAY IS A DEDICATED RIGHT OF WAY. SEE PLAT BOOK 20 PAGES 31-33 AND PLAT BOOK 44 PAGES 34-35
- 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, 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.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- CAPPED REBAR SET AT ALL CORNERS
- A SERVICE LOT CREATED PURSUANT TO THE STANDARDS OF SECTION 21-72 SHALL NOT BE USED FOR RESIDENCES OR COMMERCIAL OR INDUSTRIAL PURPOSES
- 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.
- ALL STREETS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF 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
- IT IS THE INTENT OF THIS PLAT TO CREATE A NEW 20' WATER LINE EASEMENT WHERE THE CENTERLINE OF THE EASEMENT IS OVER THE CENTERLINE OF THE EXISTING UTILITY LINE.



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 5 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 3.988 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.

OWNER OR AUTHORIZED AGENT:

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SUBDIVISION AGENT BOTETOURT COUNTY VA

WESTERN VIRGINIA WATER AUTHORITY AGENT

PLAT OF SUBDIVISION FOR SERVICE FACILITY

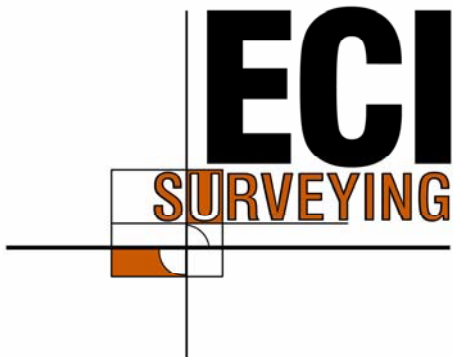
3.988 ACRES
BEING A PORTION OF TM 88-20
DEEDED TO BOTETOURT COUNTY, VIRGINIA
IN DEED BOOK 486 PAGE 594
SEE PLAT BOOK 16 PAGE 113

AMSTERDAM DISTRICT
BOTETOURT COUNTY, VIRGINIA
AUGUST 30, 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 O'CLOCK .M ON THIS THE _____ DAY OF _____, 20____, IN PLAT BOOK _____, PAGE _____.

BY: _____
CLERK

DEPUTY CLERK



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

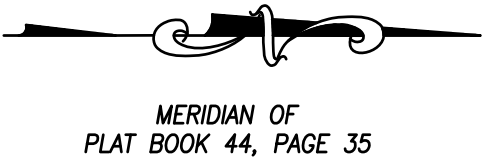
DRAWN	MWD		1 of 2
CHECKED		08/30/2016	
APPROVED	MWD	PROJECT: 12075	

CURVE TABLE						
CURVE	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	32°22'21"	641.00	186.06	362.17	357.37	N9°50'55"E
C2	43°03'00"	275.00	108.46	206.63	201.80	N1°35'45"W
C3	32°03'39"	310.00	89.07	173.47	171.21	N7°05'26"W
C4	56°19'49"	150.00	80.31	147.47	141.60	N47°04'31"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°02'05"E	166.36
L2	N18°26'34"E	210.78
L3	N19°55'45"E	221.54
L4	N23°07'15"W	77.41
L5	N8°56'24"E	286.63
L6	N9°51'42"E	139.94

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N13°05'04"E	228.35
L8	N11°18'53"E	80.55
L9	N19°21'10"E	60.09
L10	N22°59'27"E	253.15
L11	N18°54'36"E	106.70
L12	N75°14'26"E	44.92

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N83°55'26"E	72.06
L14	N86°09'40"E	38.27
L15	N72°57'33"E	125.84
L16	S78°24'46"E	64.78
L17	N88°41'01"E	48.87



TAX MAP# 88-20
N/F BOTETOURT COUNTY, VIRGINIA
DB 486 PAGE 594
PB 16 PAGE 113

TM 87 (8) 1E
N/F JOHNNY E. LANNING
DANA V. LANNING
7.38 ACRES
INST.NO. 150000799

TM 87 (8) 3
N/F DONALD L. WETHERINGTON
26.210ACRES
DB 554 PAGE 153
PLAT DB 554 PAGE 155
INST.NO. 150000799

TM 88-19
N/F VIRGINIA S. BOXLEY
INSTRUMENT NO. 010002556
53.29 ACRES

TAX MAP# 88-20
N/F BOTETOURT COUNTY, VIRGINIA
DB 486 PAGE 594
PB 16 PAGE 113

3.988 ACRES

50' NATURAL GAS
PIPELINE EASEMENT
DEED BOOK 191 PAGE 619
PLAT BOOK 16 PAGE 113

50' NATURAL GAS
PIPELINE EASEMENT
DEED BOOK 191 PAGE 619
PLAT BOOK 16 PAGE 113

IRON SET ②

IRON FOUND ①
N63° 35' 46"E
184.97'

UNDERGROUND ELECTRIC
& FIBER OPTIC LINES
APCO EASEMENT
DB 576 PAGE 863

IRON FOUND ⑤
N63° 41' 10"E
254.87'

IRON SET ④
N23° 48' 14"W
394.83'

IRON FOUND ③
S63° 40' 40"W
440.91'

IRON SET ③

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