

1. OWNER OF RECORD: BOTETOURT COUNTY, VIRGINIA
2. LEGAL REFERENCE: DEED BOOK 486 PAGE 594
3. TAX MAP NUMBER: 88-20, 88-20E AND 88-20C2
4. CURRENT ZONING: RAM
5. REFERENCE PLATS: PLAT BOOK 16 PAGE 113, PLAT BOOK 53, PAGE 8, PLAT BOOK 39 PAGE 23
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 AND SOUTH CENTER DRIVE ARE DEDICATED RIGHTS OF WAY. SEE PLAT BOOK 20 PAGES 31-33 AND PLAT BOOK 44 PAGES 34-35
8. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES
9. 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.
10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
11. CAPPED REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED
12. NEW WATER LINE AND SANITARY SEWER LINE EASEMENTS AS SHOWN ON THIS PLAT ARE TO BE 20' IN OVERALL WIDTH, 10' EACH WAY FROM THE CENTERLINE OF EXISTING UTILITY LINE. THE LINES SHOWN ON THIS PLAT WERE BASED ON FIELD SURVEY, PREVIOUS ASBUILT PLANS FROM ECI AND LOCATION PERFORMED BY MISS UTILITY REPRESENTING THE CENTERLINE OF THE UTILITY.
13. THE 50' GAS LINE EASEMENT IS BASED ON THE EXISTING LOCATION OF THE GAS LINES AS FIELD LOCATED BY THE EXISTING STANDPIPES AND LOCATION MARKINGS PERFORMED BY THE GAS CO. THIS LINE VARIES IN PLACES FROM THE RECORDED METES AND BOUNDS LISTED ON THIS PLAT. IF 2 PARALLEL LINES EXIST IN EASEMENT, SPLITTING THE DISTANCE BETWEEN THEM DEFINED THE CENTERLINE OF THE 50' EASEMENT. IF ONLY A SINGLE LINE EXISTS IN EASEMENT THE MARKINGS DEFINED THE CENTERLINE OF 50' EASEMENT. IT IS THE INTENT OF THIS SURVEY TO LOCATE THE EASEMENTS IN RELATION TO THE EXISTING GAS LINES.
14. ALL NEW WATER AND SEWER UTILITIES AND EASEMENTS ARE BEING DEDICATED TO WESTERN VIRGINIA WATER AUTHORITY FOR PUBLIC USE.
15. ALL EXISTING INTERNAL TRACT LINES AS DESCRIBED IN DEED BOOK 175 PAGE 273 ARE HEREBY VACATED
16. VDOT MONUMENTS FOUND THIS SURVEY ALONG ROUTE 220 ARE WITHIN 0.3' OF PLATTED SURVEY LINES UNLESS OTHERWISE NOTED. SEE HIGHWAY PLAT BOOK 4 PAGE 249. PLATTED DESIGN WAS USED FOR BOUNDARY THIS SURVEY.
17. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X AND ZONE A. 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 PARCEL MAY BE SUBJECT TO THE FOLLOWING EASEMENTS :

1. DB 0 PG 163, DB 167 PG 768 DB 169 PG 175 AND DB 273 PG 12 (CEMETERIES)
2. DB 114 PG 13
3. DB 104 PG 278
4. DB 191 PG 612, 615, 619
5. DB 202 PG 505 (PLAT NOT INCLUDED WITH DEED)
6. DB 140 PG 386
7. DB 114 PG 13, DB 104 PG 386 AND DB 397 PG 459
8. DB 585 PG 1687
9. DB 575 PG 1218
10. DB 578 PG 702
11. INST.NO. 020005863
12. INST.NO. 110002777
13. INST.NO. 140002096

THIS PARCEL MAY BE SUBJECT TO THE FOLLOWING BLANKET UTILITY EASEMENTS:

1. DEED BOOK U PAGE 202
2. DEED BOOK 114 PAGE 67
3. DEED BOOK 91 PAGE 501
4. DEED BOOK 102 PAGE 281
5. DEED BOOK 99 PAGE 300
6. DEED BOOK 102 PAGE 432
7. DEED BOOK 102 PAGE 388
8. DEED BOOK R PAGE 335
9. DEED BOOK 95 PAGE 160

REFERENCE PLATS:

- PB 16 PG 113
 PB 20 PG 31
 PB 44 PG 34
 PB 22 PG 64
 PB 21 PG 50
 PB 53 PG 8
 PB 39 PG 23

RAM Setback and Yard Requirements:

MINIMUM LOT AREA: ONE (1) ACRE.
 MINIMUM LOT WIDTH: ONE HUNDRED (100) FEET.
 MINIMUM YARDS:
 FRONT: FORTY (40) FEET.
 SIDE: TWENTY (20) FEET. (SEVENTY-FIVE (75) FEET ADJOINING RESIDENTIAL.)
 REAR: FORTY (40) FEET. (SEVENTY-FIVE (75) FEET ADJOINING RESIDENTIAL.)
 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.

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

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.

SURVEYOR'S CERTIFICATE:
 THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND BEING ALL OF THE REMAINING RAM ZONING DESIGNATED AS A PORTION OF TAX MAP 88-20 AND ALL OF TAX MAPS 88-20E AND 88-20C2 IN THE CENTER AT GREENFIELD BOTETOURT COUNTY, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

MICHAEL W. DORSEY LS

DATE

PLAT SHOWING

A PORTION OF TM 88-20, ALL OF TM 88-20E AND TM 88-20C2, BEING THE REMAINING RAM ZONING OF PROPERTY DEEDED TO BOTETOURT COUNTY, VIRGINIA IN DEED BOOK 486 PAGE 594 (SEE PLAT IN PLAT BOOK 16 PAGE 113) AND DESCRIBED BELOW:

- 1) 514.055 ACRES BEING A PORTION OF TM 88-20 (ZONED RAM) AFTER DEDUCTING:
 - A) 0.742 ACRE FOR THE TRUSTEES OF AMSTERDAM FIRST BAPTIST CHURCH CEMETERY,
 - B) 0.215 ACRE FOR PRESTON CEMETERY
 - C) 0.063 FOR GISH CEMETERY
SEE DB 273 PG 12, DB 167 PG 768 AND DB 0 PG 163
 - D) 2.018 ACRES APCO SUBSTATION SEE DB 585 PG 1687 PB 22 PG 64
 - E) 5.300 ACRES TM 88-20E SEE PB 53 PG 8, BEING A PORTION OF TM 88-20
 - F) 19.435 ACRES TM 88-20G TRANSFERRED IN INST.NO.160002763
- 2) 5.300 ACRES BEING ALL OF TM 80-20E SEE PB 53 PG 8
- 3) 7.838 ACRES BEING ALL OF TM 80-20C2 SEE PB 23 PG 18,19

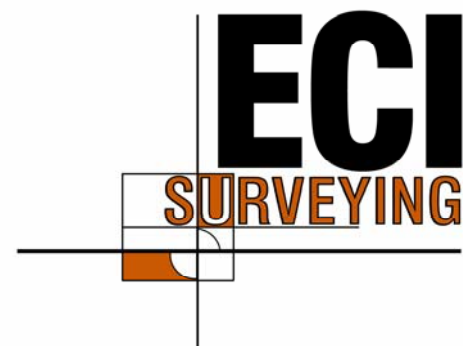
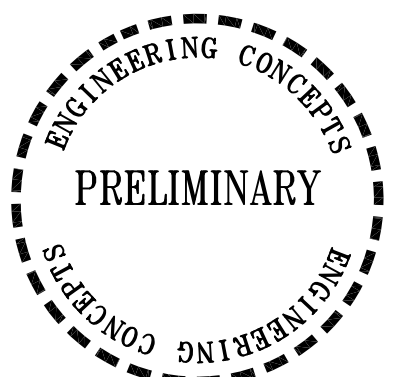
TOTALING 527.193 ACRES OF RAM ZONING REMAINING IN PROPERTY CONVEYED TO BOTETOURT COUNTY, VIRGINIA IN DEED BOOK 486 PAGE 594.

AMSTERDAM DISTRICT
 BOTETOURT COUNTY, VIRGINIA
 JULY 8, 2016

 SUBDIVISION AGENT BOTETOURT COUNTY VA

 AGENT WESTERN VIRGINIA WATER AUTHORITY

 AGENT ROANOKE GAS



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

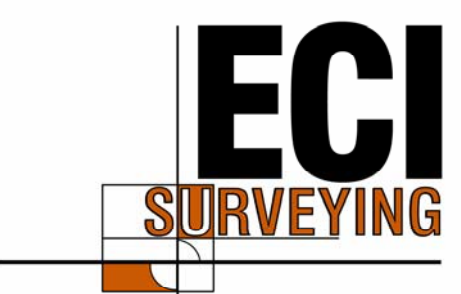
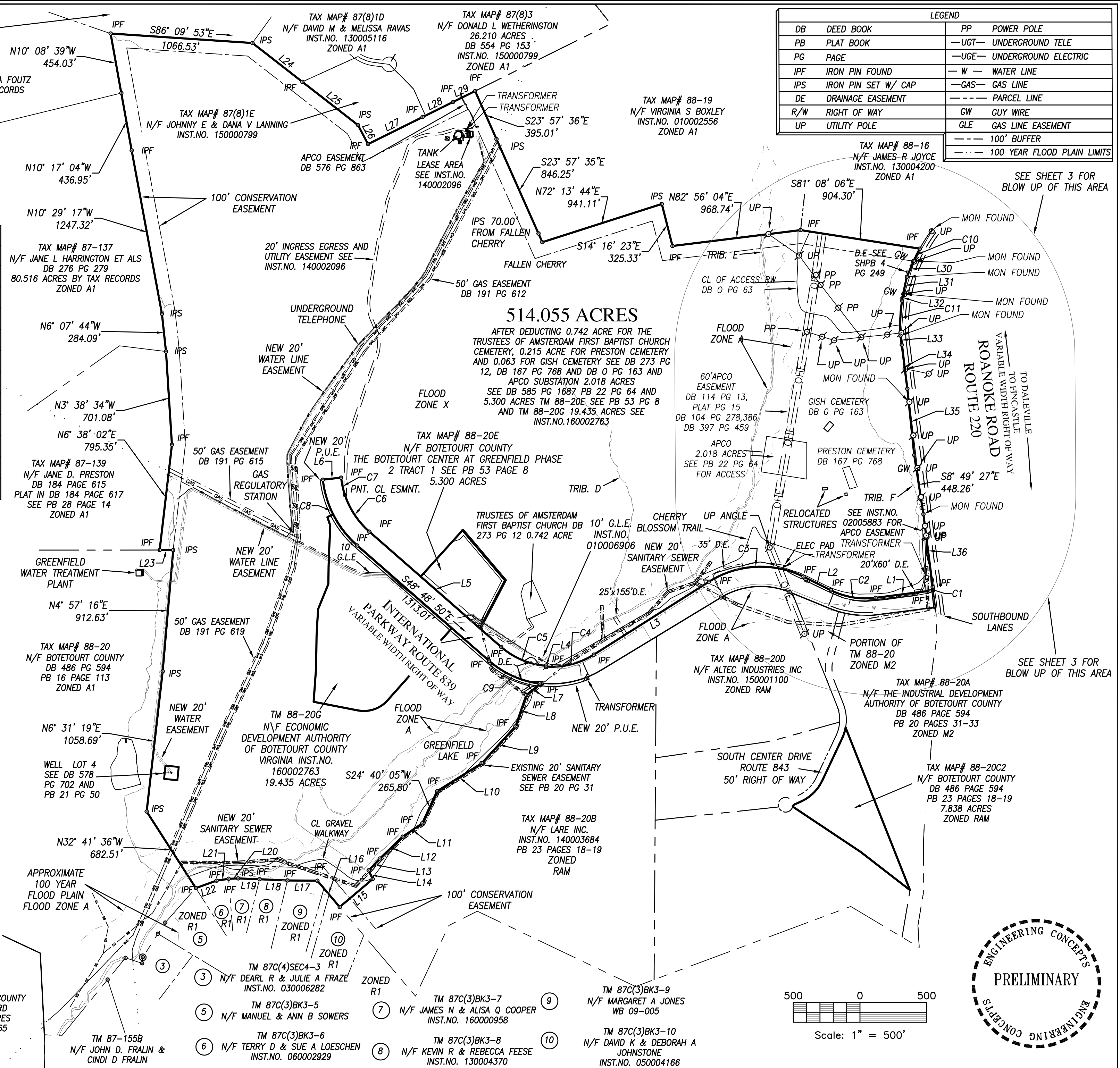
| | | | |
|----------|-----|----------------|--------------|
| DRAWN | MWD | | 3 of 1 |
| CHECKED | | 07/08/2016 | |
| APPROVED | MWD | PROJECT: 16034 | |

| LEGEND | | |
|--------|---------------------|---------------------------------|
| DB | DEED BOOK | PP POWER POLE |
| PB | PLAT BOOK | —UGT— UNDERGROUND TELE |
| PG | PAGE | —UGE— UNDERGROUND ELECTRIC |
| IPF | IRON PIN FOUND | —W— WATER LINE |
| IPS | IRON PIN SET W/ CAP | —GAS— GAS LINE |
| DE | DRAINAGE EASEMENT | --- PARCEL LINE |
| R/W | RIGHT OF WAY | GW GUY WIRE |
| UP | UTILITY POLE | GLE GAS LINE EASEMENT |
| | | --- 100' BUFFER |
| | | --- 100 YEAR FLOOD PLAIN LIMITS |

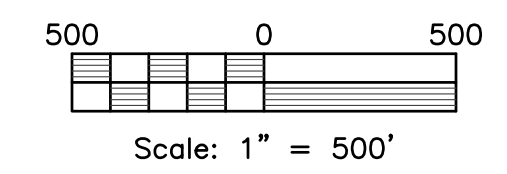
| CURVE TABLE | | | | | | |
|-------------|-----------|---------|--------|--------|--------|-------------|
| CURVE | DELTA | RADIUS | TAN | ARC | CHORD | BEARING |
| C1 | 89°33'42" | 25.00 | 24.81 | 39.08 | 35.22 | S37°53'19"W |
| C2 | 33°40'55" | 586.00 | 177.38 | 344.49 | 339.55 | N80°29'22"W |
| C3 | 58°42'11" | 724.00 | 407.15 | 741.78 | 709.76 | S87°00'00"W |
| C4 | 36°44'29" | 586.00 | 194.60 | 375.78 | 369.37 | S76°01'09"W |
| C5 | 36°47'05" | 581.00 | 193.19 | 373.01 | 366.64 | N67°12'23"W |
| C6 | 30°19'20" | 631.00 | 170.98 | 333.94 | 330.05 | N33°39'10"W |
| C7 | 12°09'15" | 631.00 | 67.18 | 133.85 | 133.60 | N12°24'53"W |
| C8 | 42°28'34" | 769.00 | 298.86 | 570.10 | 557.13 | S27°34'33"E |
| C9 | 34°02'20" | 719.00 | 220.09 | 427.15 | 420.90 | S65°50'00"E |
| C10 | 4°55'58" | 1193.92 | 51.43 | 102.79 | 102.76 | S26°03'26"W |
| C11 | 12°30'00" | 1195.92 | 130.97 | 260.91 | 260.39 | S2°20'27"W |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S82°40'10"W | 410.09 |
| L2 | N63°38'55"W | 229.55 |
| L3 | S57°38'54"W | 1022.47 |
| L4 | N4°24'04"E | 5.00 |
| L5 | N48°48'50"W | 1313.01 |
| L6 | S83°39'44"W | 138.00 |
| L7 | S50°44'21"W | 134.08 |
| L8 | S18°56'08"W | 248.22 |
| L9 | S42°27'50"W | 375.51 |
| L10 | S58°00'15"W | 395.70 |
| L11 | S55°48'01"W | 177.52 |
| L12 | S46°15'15"W | 237.18 |
| L13 | S43°20'09"W | 122.36 |
| L14 | S25°16'18"E | 71.67 |
| L15 | S49°41'38"W | 324.66 |
| L16 | N40°19'52"W | 259.16 |
| L17 | N89°32'47"W | 224.01 |
| L18 | N87°31'27"W | 209.91 |
| L19 | N87°44'26"W | 160.54 |
| L20 | S87°42'56"W | 70.68 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L21 | S81°08'54"W | 93.98 |
| L22 | S70°14'00"W | 163.75 |
| L23 | N89°41'50"W | 101.36 |
| L24 | S52°05'26"E | 473.85 |
| L25 | S52°07'41"E | 528.76 |
| L26 | S27°44'41"E | 161.66 |
| L27 | N63°35'28"E | 456.89 |
| L28 | N63°41'10"E | 254.87 |
| L29 | N63°35'46"E | 184.97 |
| L30 | S23°31'50"W | 130.74 |
| L31 | S12°08'50"W | 130.61 |
| L32 | S9°32'57"W | 52.34 |
| L33 | S7°13'25"E | 70.33 |
| L34 | S7°16'50"E | 332.57 |
| L35 | S5°54'20"E | 500.14 |
| L36 | S7°16'50"E | 551.75 |



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| | | | |
|----------|-----|----------------|---|
| DRAWN | MWD | 1" = 500' | 3 |
| CHECKED | | 07/08/2016 | 6 |
| APPROVED | MWD | PROJECT: 16034 | 2 |

| LEGEND | | | |
|--------|---------------------|---------|-----------------------------|
| DB | DEED BOOK | PP | POWER POLE |
| PB | PLAT BOOK | -UGT | UNDERGROUND TELE |
| PG | PAGE | -UGE | UNDERGROUND ELECTRIC |
| IPF | IRON PIN FOUND | -W | WATER LINE |
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| R/W | RIGHT OF WAY | GW | GUY WIRE |
| UP | UTILITY POLE | GLE | GAS LINE EASEMENT |
| | | - - - - | 100' BUFFER |
| | | - - - - | 100 YEAR FLOOD PLAIN LIMITS |

NOTES:
1. SEE SHEET 2 FOR ANNOTATION OF BOUNDARY LINES LABELED HERE

514.055 ACRES

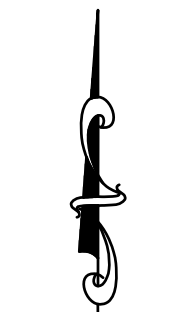
AFTER DEDUCTING 0.742 ACRE FOR THE TRUSTEES OF AMSTERDAM FIRST BAPTIST CHURCH CEMETERY, 0.215 ACRE FOR PRESTON CEMETERY AND 0.063 FOR GISH CEMETERY SEE DB 273 PG 12, DB 167 PG 768 AND DB 0 PG 163 AND APCO SUBSTATION 2.018 ACRES SEE DB 585 PG 1687 PB 22 PG 64 AND 5.300 ACRES TM 88-20E SEE PB 53 PG 8 AND TM 88-20G 19.435 ACRES SEE INST.NO.160002763

60'APCO EASEMENT
DB 114 PG 13,
PLAT PG 15
DB 104 PG 278,386
DB 397 PG 459

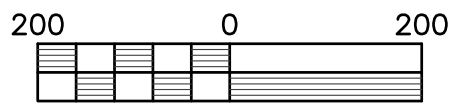
APCO
2.018 ACRES
SEE PB 22 PG 64
FOR ACCESS

GISH CEMETERY
DB 0 PG 163

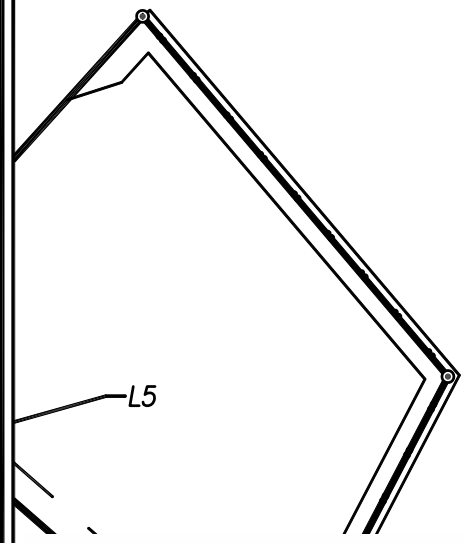
PRESTON CEMETERY
DB 167 PG 768



PB 16 PG 113



Scale: 1" = 200'



ECI
SURVEYING

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| | | | |
|----------|-----|----------------|---|
| DRAWN | MWD | 1" = 200' | 3 |
| CHECKED | | 07/08/2016 | 6 |
| APPROVED | MWD | PROJECT: 16034 | 3 |