

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT FRALIN PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AND BEING ALL OF THE PROPERTY BEING CONVEYED TO SAID OWNER BY DEED AND RECORDED IN THE OFFICE OF THE CLERK OF BOTETOURT COUNTY, VIRGINIA BY DEED BOOK 588, PAGE 1058, Tax# 87-146.

THAT FRALIN PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AND BEING ALL OF THE PROPERTY BEING CONVEYED TO SAID OWNER BY DEED AND RECORDED IN THE OFFICE OF THE CLERK OF BOTETOURT COUNTY, VIRGINIA BY DEED BOOK 588, PAGE 1039, Tax# 87-155.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240, THE 16.2-2219 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCE OF THE COUNTY, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

THE SAID OWNER, BY VIRTUE OF THE RECORDDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE THE OWNER.

WITNESS THE SIGNATURES AND SEAL OF THE SAID OWNERS:

Fralin Properties, LLC  
J.D. Fralin, President

Date:

COUNTY OF BOTETOURT  
STATE OF VIRGINIA

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE  
AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT \_\_\_\_\_  
WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED \_\_\_\_\_,  
2014, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND  
ACKNOWLEDGED THE SAME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

NOTES:

THIS SURVEY PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE  
REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL  
ENCUMBRANCES UPON THE PROPERTY.

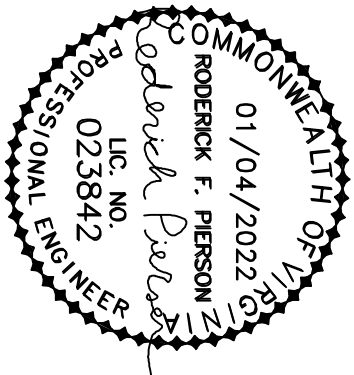
CAPTION PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD  
AREA SO DESIGNATED BY THE FEMA FLOOD INSURANCE RATE  
PANEL NUMBER. AREA DESIGNATED AS FLOOD ZONE "X" AND "A".  
THIS DETERMINATION IS BASED ON FEMA FLOOD INSURANCE RATE  
MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FILED ELEVATIONS.  
SEE FEMA FIRM MAP 51023C0375C, DATED: 12/17/2010.

WHENEVER THE BOARD OF SUPERVISORS SHALL DETERMINE THAT ANY PIPES, CABLES, POLES,  
EQUIPMENT, OR OTHER FACILITIES INSTALLED BY OR FOR ANY UTILITY AFTER THE RECORDDATION 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 RELOCATED OR REMOVE THE SAME AT ITS EXPENSE IN ACCORDANCE WITH THE  
ORDER OF THE BOARD.

APPROVED:

BOTETOURT COUNTY SUBDIVISION AGENT, DATE.

WESTERN VIRGINIA WATER AUTHORITY, DATE.

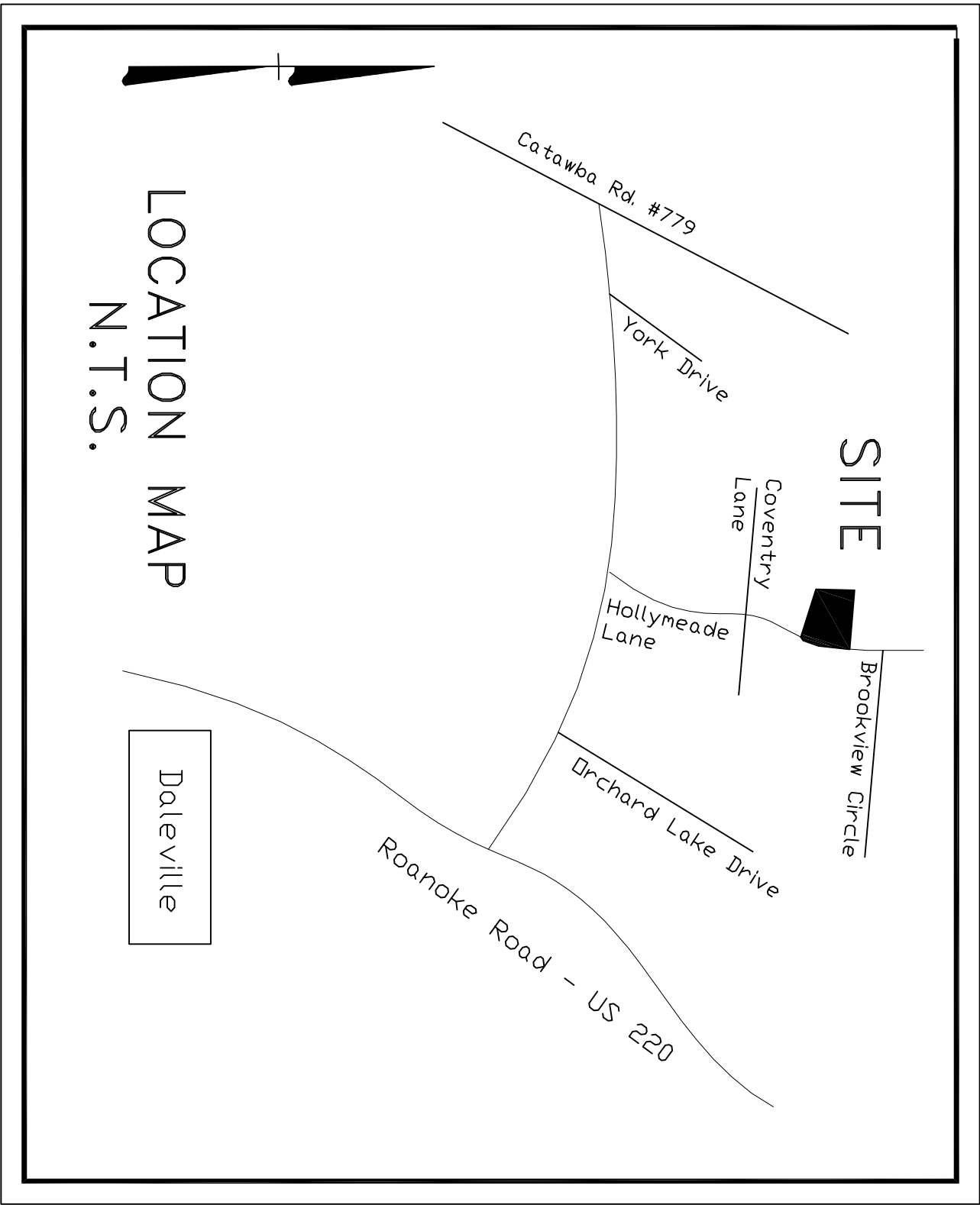


Pierson Engineering & Surveying  
44 Catowba Road  
P. O. Box 311  
Daleville, Virginia 24083  
(540) 966-3027

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE  
AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS  
AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD  
OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, AND  
CERTIFIED LANDSCAPE ARCHITECTS.

Roderick Pierson  
RODERICK F. PIERSON LLS 1969

P.B. \_\_\_\_\_ PG. \_\_\_\_\_



SUBDIVISION FOR  
FRALIN PROPERTIES, LLC  
HEREBY CREATING  
4 NEW LOTS  
LOCATED IN THE  
AMSTERDAM MAGISTERIAL DISTRICT  
BOTETOURT COUNTY, VIRGINIA  
SCALE: 1" = 60' DATE: JANUARY 4, 2022  
SHEET 1 OF 2