

FILEPATH

NOTES:

1. OWNER OF RECORD: FRALIN & WALDRON INC.
2. LEGAL REFERENCE: INSTRUMENT NO. 050007303
3. TAX MAP NUMBER: 88-8-3
4. CURRENT ZONING: TND WITH PROFFERED CONDITIONS AS ADOPTED BY BOTETOURT COUNTY BOARD OF SUPERVISORS ON 06/28/2005 AND AMENDED ON 11/23/2010
5. REFERENCE PLATS: PLAT BOOK 48, PAGES 31 - 33
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. TOWN CENTER STREET, TOWN BOULEVARD AND CHARTER AVENUE ARE DEDICATED RIGHT OF WAYS.
8. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51023003750, EFFECTIVE DATE OF DECEMBER 17, 2010. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
9. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES
10. 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.
11. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
12. NO BUILDINGS EXISTING ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN AND WALDRON, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, LOT 3B BOUNDED BY CORNERS 1-5 TO 1, INCLUSIVE, AND LOT 3C BOUNDED BY CORNERS 1,5,6-11 TO 1, INCLUSIVE, 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 INST.NO.050007303

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF BOTETOURT COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF BOTETOURT AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASONS OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING SUCH NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION, AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

Instrument # 150003566
RECORDED IN THE CLERK'S OFFICE OF BOTETOURT COUNTY, VIRGINIA
SEPTEMBER 23, 2015 AT 09:15 AM
Recorded in the Clerk's Office of Botetourt on 09/30/2015

TOMMY L. MOORE, CLERK
[Signature]

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.

THE SAID OWNER HEREBY DEDICATES TO PUBLIC USE, ALL PUBLIC EASEMENTS SHOWN HEREON.

**PLAT OF SUBDIVISION
BEING THE REMAINDER OF TM 88-8-3
NEW LOTS 3B (1.244 ACRES) AND
3C (1.130 ACRES PARCEL)
BEING A PORTION OF 3.428 ACRE PARCEL
AS RECORDED IN PLAT BOOK 48 PAGES 31-33
DEEDED TO FRALIN AND WALDRON INC. IN INST.NO.050007303
AMSTERDAM DISTRICT
BOTETOURT COUNTY, VIRGINIA
AUGUST 24, 2015**

THE PLATTING AND SUBDIVISION OF LOT 3B CONTAINING 1.244 ACRES AND LOT 3C CONTAINING 1.130 ACRES BEING THE REMAINING 2.374 ACRES OF TAX PARCEL 88-8-3, AFTER THE SUBDIVISION OF LOT 3A, AMSTERDAM MAGISTERIAL DISTRICT, SEE INST.NO.050007303, PLAT BOOK 48, PAGE 31-33 (BOTETOURT COUNTY, VIRGINIA), CONTAINING 3.428 ACRES AND DESIGNATED DALEVILLE TOWN CENTER, PHASE 1 COMMERCIAL 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 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOURT AS FOLLOWS:

- SEE INSTRUMENT NO. 100000538 DATED 02/18/2010
- 120000340 DATED 12/04/2012
- 100000539 DATED 02/08/2010
- 120000341 DATED 02/04/2012
- 150001596 DATED 04/27/2015

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

[Signature] September 28, 2015
OWNER OR AUTHORIZED AGENT: Stephen M. Clator
FRALIN AND WALDRON INC. Vice President

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, LAURA WEDDLE GOAD, A NOTARY PUBLIC, IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT STEPHEN M. CLATOR VICE PRESIDENT, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28th DAY OF SEPTEMBER 2015.

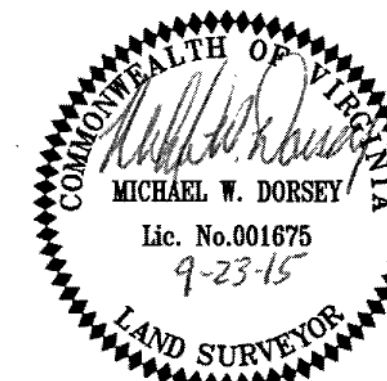
[Signature] Laura Weddle Goad
NOTARY PUBLIC

Laura Weddle Goad, Notary Public 30879
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUL 31, 2017
 ID PERSON KNOWN CRED. WITH SS

MY COMMISSION EXPIRES 07.31.2017

APPROVED:

[Signature] 9/28/15
SUBDIVISION AGENT
BOTETOURT COUNTY, VIRGINIA



REVISIONS:
09/22/2015 BOTETOURT COUNTY REVISIONS
09/23/2015 ATTORNEY REQUESTED REVISIONS

DRAWN	MWD	SCALE	1 to 2
CHECKED	MWD	08/24/2015	1 to 2
APPROVED	MWD	PROJECT: 15058	1 to 2



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