

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT TIMBERBROOK ASSOCIATES, L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 13 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM JAMES COULTER HANCOCK DATED JANUARY 6, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN DEED BOOK 547, PAGE 1022 AND SUBJECT TO A DEED OF CORRECTION DATED JANUARY 6, 1998 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 552, PAGE 1607, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO EDWIN P. HUNTER, SUBSTITUTE TRUSTEE FOR DENNIS P. TRAUBERT, ORIGINAL TRUSTEE, AND DOUGLAS W. DENSMORE, TRUSTEE, SECURING FIRST-CITIZENS BANK & TRUST COMPANY, BENEFICIARY, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 547, PAGE 1024 AND MODIFIED IN INSTRUMENT #0302440.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE A WATER 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 OWNER.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE BOTETOURT COUNTY SUBDIVISION ORDINANCES, AS AMENDED.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 26th DAY OF OCTOBER, 2017.

TIMBERBROOK ASSOCIATES, L.C.

BY: Steven S. Strauss
STEVEN S. STRAUSS, MANAGER
TIMBERBROOK ASSOCIATES, L.C.

BY: Edwin P. Hunter
EDWIN P. HUNTER, TRUSTEE

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT STEVEN S. STRAUSS, MANAGER OF TIMBERBROOK ASSOCIATES, L.C., OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 26, 2017.

MY COMMISSION EXPIRES MARCH 31, 2020 REG. # 7680477

Arlene Skellington
NOTARY PUBLIC

ARLENE SKELLINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7680477
MY COMMISSION EXPIRES MARCH 31, 2020

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT EDWIN P. HUNTER, TRUSTEE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 26, 2017.

MY COMMISSION EXPIRES MARCH 31, 2020 REG. # 7680477

Arlene Skellington
NOTARY PUBLIC

ARLENE SKELLINGTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7680477
MY COMMISSION EXPIRES MARCH 31, 2020

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. NEW TRACT THREE AND REMAINING TRACT A-1, BOTETOURT COMMONS, DO NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP NUMBER 51023C0368C, DATED DECEMBER 17, 2010. ZONE "X"
5. CURRENT OWNER: TIMBERBROOK ASSOCIATES, L.C.
LEGAL REFERENCES: D.B. 547, PG. 1022; D.B. 552, PG. 1607; P.B. 58, PG. 22-23; P.B. 59, PG. 40-41
6. APPROVAL HEREOF BY THE BOTETOURT COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE BOTETOURT COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
7. THIS PLAT SUBDIVIDES REMAINING TRACT "A-1", PLAT BOOK 59, PAGES 40 & 41.
8. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND STRUCTURES OR UNDERGROUND UTILITY LINES. ALL ABOVE GROUND UTILITY STRUCTURES ARE SHOWN HEREON. MISS UTILITY SHOULD BE NOTIFIED AND ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY EXCAVATION WORK.
9. FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN ON THIS PLAT.
10. NEW LOT THREE AND REMAINING TRACT A-1 ARE ZONED SC (SHOPPING CENTER) WITH SEP FOR MEDICAL CARE FACILITY AND ARE SUBJECT TO PROFFERED CONDITIONS, WHEREBY, THE TIMBERBROOK COMMERCIAL AND RESIDENTIAL DEVELOPMENT IS REQUIRED BE DEVELOPED/CONSTRUCTED IN CONFORMANCE WITH THE GUIDELINES ESTABLISHED IN THE SUPPLEMENTAL INFORMATION FOR REZONING AS DESCRIBED IN THE BOOKLETS DATED OCTOBER 5, 1994, NOVEMBER 8, 1994 (AND AS AMENDED THROUGH THE APPROVAL OF THE BOARD OF SUPERVISORS ON APRIL 18, 1995). A COMPLETE LIST OF PROFFERED CONDITIONS IS AVAILABLE THROUGH THE BOTETOURT COUNTY PLANNING AND ZONING OFFICE.

BOUNDARY COORDINATES

ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
1	5987.86399	12441.33216
2	5836.04696	12562.66435
3	5907.23607	12625.46669
4	5910.32865	12878.54967
5	5537.43362	13172.41309
6	5492.13658	12830.14324
7	5456.93574	12564.63653
8	5495.62110	12263.49386
9	5544.18322	12249.22187
10	5568.02164	12241.04302
11	5641.25686	12248.61155
12	5699.23169	12257.78052
13	5928.02317	12378.84422
1	5987.86399	12441.33216
TOTAL AREA = 7.4069 AC. (322,645 S.F.)		

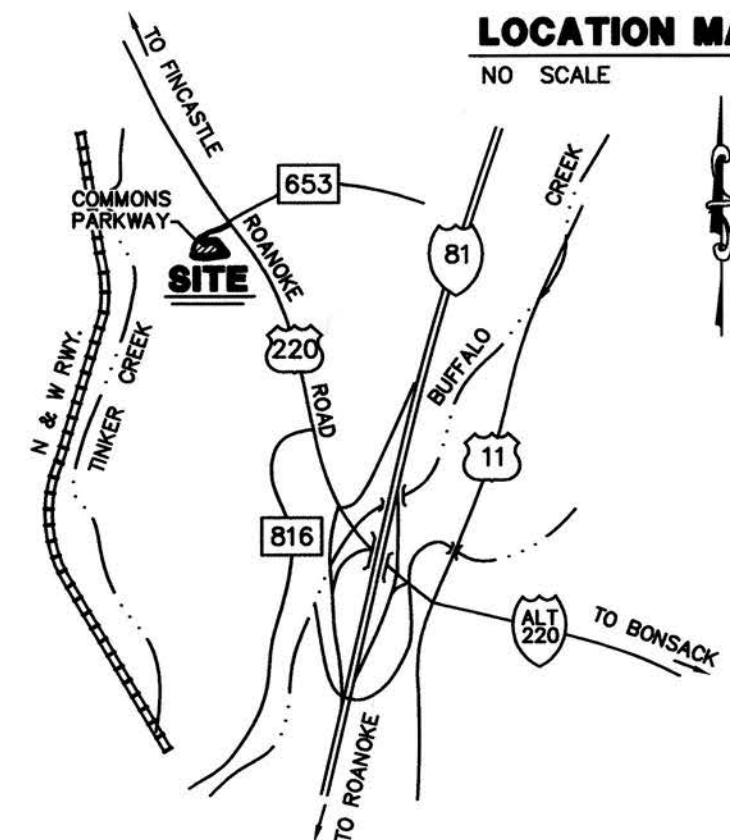
NEW DIVISION LINE**COORDINATES**

ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
A	5695.56317	12445.60898
B	5763.93967	12276.50661

LOCATION MAP

NO SCALE

**NEW TRACT DENSITY TABLE**

TRACT	% OF IMPERVIOUS SURFACE	% OF BUILDING LOT COVERAGE
LOT THREE	0.00%	N/A
REM. A-1	1.08%	N/A

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON NOV 8, 2017, AT 1:35 O'CLOCK P.M.

TESTEE: TOMMY L. MOORE, CLERK

Shirley J. Pugh
DEPUTY CLERK

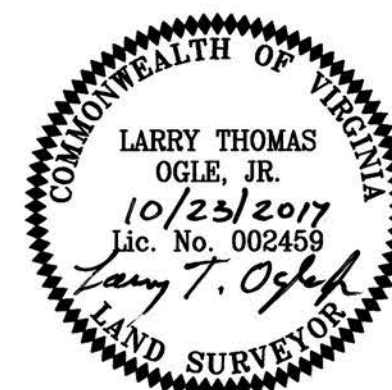
APPROVED:

David S. Pugh
BOTETOURT COUNTY SUBDIVISION AGENT

11/8/2017
DATE

Robert W. Bunning
WESTERN VIRGINIA WATER AUTHORITY

10/26/2017
DATE

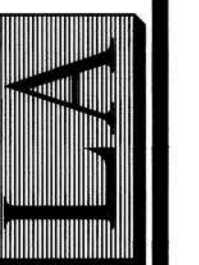


PLAT SHOWING THE SUBDIVISION OF
TRACT "A-1" (7.4069 ACRES)
"BOTETOURT COMMONS"
P.B. 59, PG. 40-41
PROPERTY OF
TIMBERBROOK ASSOCIATES, L.C.
CREATING NEW
LOT THREE (1.0418 ACRES)
AND REMAINING
TRACT "A-1" (6.3651 ACRES)
SITUATED ALONG COMMONS PARKWAY
AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: October 23, 2017
COMM. NO.: 17-078
SCALE: NO SCALE
SHEET 1 OF 2