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INSTRUMENT NO. 140002700

PB 58 PAGE 10

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WILLOW SPRING DEVELOPERS, LLC IS THE FEE SIMPLE OWNER OF TM #1000(2)6 SHOWN HEREON BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BOTETOURT COUNTY VIRGINIA IN INSTRUMENT# 0107621.

THAT TM #1000(2)6 IS THE PROPERTY CONVEYED TO JOHN F. KILBY AS TRUSTEE FOR THE BANK OF FINCASTLE, BY VIRTUE OF DEED OF TRUST RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BOTETOURT COUNTY VIRGINIA INSTRUMENT #0309537.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
1~2	199.00'	38.01'	37.95'	S 53°39'54" W	10°56'38"	19.06'
LINE	BEARING	DISTANCE				
2~3	S 82°01'30" E	16.17'				
4~5	S 76°38'15" W	4.00'				
5~6	N 13°21'45" W	13.67'				
6~7	S 76°38'15" W	4.00'				
10~11	N 76°38'15" E	4.00'				
11~12	S 13°21'45" E	13.67'				
12~13	S 76°38'15" W	4.00'				
8~A	N 76°38'15" E	5.00'				
A~B	S 13°21'45" E	110.41'				
B~C	S 76°38'15" W	5.00'				
B~4	N 13°21'45" W	21.00'				

WLE

DE

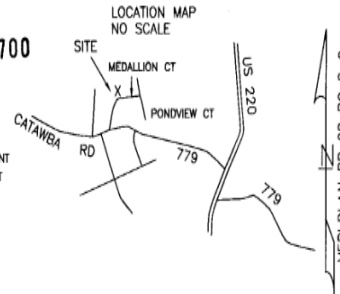
SSE

PUE

MBL

1402700

LEGEND:  
 WLE --- WATERLINE EASEMENT  
 DE --- DRAINAGE EASEMENT  
 SSE --- SANITARY SEWER EASEMENT  
 PUE --- PUBLIC UTILITY EASEMENT  
 MBL --- MINIMUM BUILDING LINE



BY: John F. Kilby 13 AUG 14  
 MEMBER WILLOW SPRING DEVELOPERS, LLC DATE

John F. Kilby 8/13/14  
 JOHN F. KILBY, TRUSTEE DATE

STATE OF VIRGINIA

TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 13<sup>th</sup> DAY OF AUGUST, 2014 BY John F. Kilby

MY COMMISSION EXPIRES: MEMBER WILLOW SPRING DEVELOPERS, LLC

1-31-2015

NOTARY PUBLIC

STATE OF VIRGINIA

TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 13<sup>th</sup> DAY OF AUGUST, 2014 BY JOHN F. KILBY, TRUSTEE

MY COMMISSION EXPIRES:

1-31-2015

NOTARY PUBLIC

APPROVED:

Jeff Budy 8/13/14  
 BOTETOURT COUNTY SUBDIVISION AGENT DATE

## RESIDENCE MAINTENANCE/REPAIR/REPLACEMENT/EMERGENCY EGRESS EASEMENT.

THERE IS HEREBY RESERVED A 5-FOOT WIDE EASEMENT FOR EACH LOT OWNER OVER THE ADJOINING LOT, WHICH EASEMENT SHALL RUN PARALLEL TO THE "ZERO LOT LINE" FOR EACH LOT, AS MORE PARTICULARLY SHOWN ON THE RECORDED PLAT OF MEDALLION HILLS (PLAT BOOK 28 PAGE 8-9). THIS EASEMENT IS INTENDED TO INCLUDE SUCH ADDITIONAL AREA OF THE ADJOINING LOT AS REQUIRED FOR MAINTENANCE, REPAIR OR REPLACEMENT OF THE RESIDENCE, WALKS, PATIOS, DECKS OR OTHER IMPROVEMENTS LOCATED ON THE LOT, AND EMERGENCY EGRESS. ANY SUCH MAINTENANCE, REPAIR OR REPLACEMENT MUST BE WITH MATERIALS OF QUALITY AND DESIGN, COMPARABLE TO THE ORIGINAL CONSTRUCTION, SO AS TO APPEAR IDENTICAL TO THE ORIGINAL CONSTRUCTION. THIS EASEMENT SHALL ALSO RUN IN FAVOR OF THE DEVELOPER SO LONG AS IT OWNS ANY LOT AND SHALL BE APURTENANT TO EACH LOT. "ADJOINING LOT" AS USED IN THE PARAGRAPH SHALL MEAN THE LOT IMMEDIATELY ADJACENT TO THE ZERO LOT LINE. THERE SHALL BE NO OBSTRUCTIONS IN THE EMERGENCY EGRESS EASEMENT EXCEPT FOR DWELLING. (DEFINED BY LINES C TO 2 THROUGH 6 TO A THROUGH C).

## NOTES:

PLAT DRAWN FROM DATA OF PREVIOUS SURVEY OF PROPERTY.  
 ALL PROPERTIES SHOWN ARE ZONED R3.

THIS TRACT IS SHOWN AS BEING ENTIRELY WITHIN ZONE X ON BOTETOURT COUNTY GIS AND F.E.M.A. MAP #51023C0375C FROM STUDY DATED DECEMBER 17, 2010.

THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:15 O'CLOCK P.M. ON THIS 13<sup>th</sup> DAY OF

August 2014.

TESTE: James Wilson CLERK

BY: James Wilson DEPUTY CLERK

PLAT OF THE PROPERTY OF  
 WILLOW SPRING DEVELOPERS, LLC  
 PART OF INSTRUMENT# 0107621  
 TM #1000(2)6, PHASE II, MEDALLION HILLS  
 SHOWING A SUBDIVISION  
 CREATING NEW LOT 6  
 TO BE CONVEYED TO  
 C&D PROPERTIES, LLC

AMSTERDAM DISTRICT~BOTETOURT COUNTY~VIRGINIA  
 MCMURRY SURVEYORS, INC.  
 DALEVILLE, VIRGINIA 24083~0250  
 SCALE 1" = 30' AUGUST 12, 2014  
 MEDALLION HILLS~LOT6