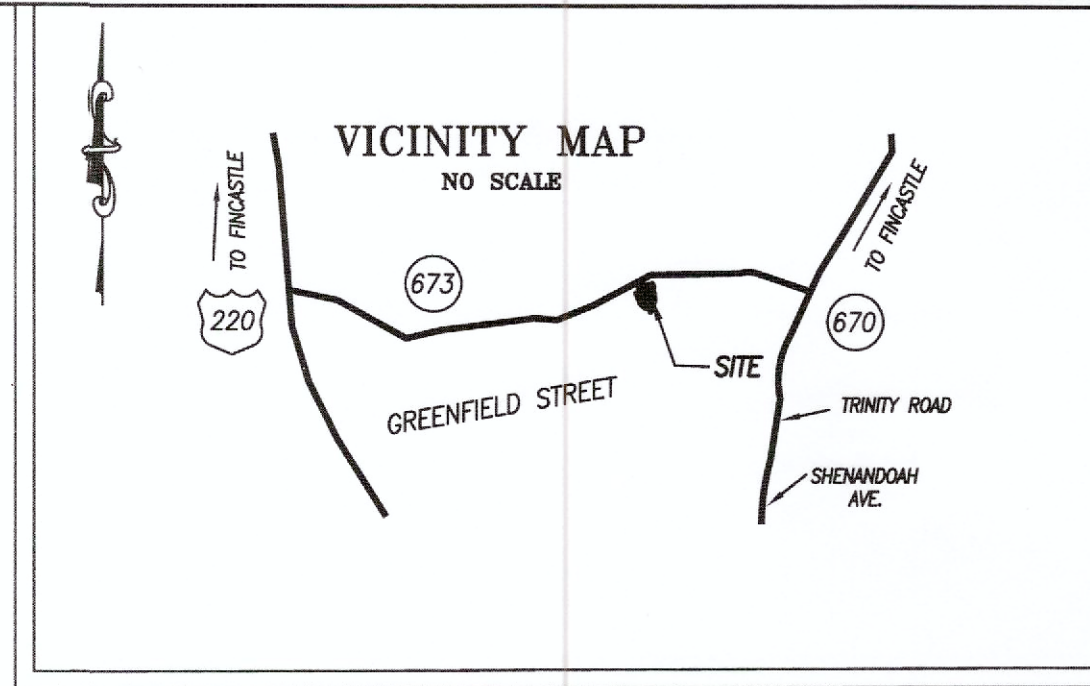


NOTES:

1. OWNER OF RECORD: R & P ASHLEY PLANTATION DEVELOPMENT
2. LEGAL REFERENCE: INSTRUMENT NO. 180000042
3. TAX MAP NUMBER: 88-92, 88(15)1, 88(17)1, (88-43)
4. CURRENT ZONING: R1 AND A1
5. REFERENCE PLATS: PLAT BOOK 17 PAGE 129, PLAT BOOK 18 PAGE 117, PLAT BOOK 60 PAGE 111
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. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51023C0367C, EFFECTIVE DATE OF DECEMBER 17, 2010. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
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. NO RESIDENTIAL BUILDINGS EXISTING ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
12. CAPPED IRON REBAR WILL BE SET AT ALL CORNERS OF LOTS AND PC'S AND PT'S OF ROAD AT THE END OF CONSTRUCTION
13. THE ALLEY CONSTRUCTED WITHIN THE 20' PRIVATE ALLEY INGRESS/EGRESS EASEMENT IS PRIVATE AND NOT DEDICATED TO BOTETOURT COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND SHALL NOT BE CONSTRUCTED OR MAINTAINED BY EITHER.
14. LOTS 1 - 14 & 24 - 43 ARE CREATED UNDER THE R-1 CLUSTER DEVELOPMENT OPTION.
15. LOTS 15 - 23 ARE CREATED UNDER THE A-1 CLUSTER DEVELOPMENT OPTION.
16. THE REMAINDER OF LOTS ARE CREATED UNDER THE CONVENTIONAL DEVELOPMENT OPTION AND CONSIST OF BUILDABLE LOTS, UTILITY LOTS AND REQUIRED OPEN SPACE.
17. REQUIRED BUILDING SETBACKS:
A-1 CLUSTER LOT = 25' FRONT, 10' SIDES & 35' REAR.
A-1 CONVENTIONAL LOT = 60' FRONT, 20' SIDES & 30' REAR.
R-1 CLUSTER LOT = 25' FRONT, EXCEPT 15' WHEN DRIVE ACCESS IS PROVIDED FROM A SECONDARY PRIVATE ALLEY, 10' SIDES & 25' REAR.
R-1 CONVENTIONAL LOT = 35' FRONT, 15' SIDES & 25' REAR.



THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, AND CENTRAL WATER COMPANY THE WATERLINE RIGHTS AND EASEMENTS AS 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 SLOPE(S), 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.

SUBDIVISION PLAT:

SHOWING THE DIVISION OF
PORTION OF TAX PARCEL 88(15)1, 88-92, 88(17)1, 88-43
TO BE KNOWN AS
THE PRESERVE AT ASHLEY
HEREBY CREATING LOTS 1-54

2.915 ACRES IN PUBLIC RIGHT OF WAY
0.266 ACRES IN ALLEY
4.128 ACRES IN R1 OPEN SPACE
7.008 ACRES IN A1 OPEN SPACE

SITUATED ALONG GREENFIELD STREET AND ISLAND GREEN ROAD
AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT
COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE
OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 1:14
O'CLOCK P.M. ON THIS THE 2nd DAY OF December, 2021.
IN PLAT BOOK 65, PAGE 112-119

BY: Tommy L. Moore
CLERK
Don Bester
DEPUTY CLERK

CERTIFICATE OF APPROVAL:

Orlando P. DATE 12/1/21 SUBDIVISION AGENT,
BOTETOURT COUNTY, VIRGINIA
Michael T. M. Ewing DATE 11/23/21 WESTERN VIRGINIA WATER
AUTHORITY

SOURCE OF TITLE CERTIFICATE:
THIS PROPERTY WAS CONVEYED TO FRALIN & WALDRON, INC. BY INSTRUMENT
NO. 180000042 BEING RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF BOTETOURT COUNTY, VIRGINIA.
Jason Scott Caldwell DATE 11/12/21
JASON SCOTT CALDWELL, SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT R & P ASHLEY PLANTATION DEVELOPMENT, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN
HEREON,
BOUNDED BY CORNERS 1 THRU XX TO 1, INCLUSIVE, AND 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, IN INSTRUMENT NUMBER 18000042

SAID LAND IS SUBJECT TO A CERTAIN DEED OF TRUST RECORDED
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
BOTETOURT, VIRGINIA IN INSTRUMENT NUMBER 18000043 LISTING CHARLES S. STEELE AND PETER M. PEARL AS
TRUSTEES AND THE BANK OF FINCASTLE AS BENEFICIARY.

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 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.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS
AND ORDINANCES OF THE COUNTY, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN
COMPLIED WITH.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, THE PRESERVE AT ASHLEY, IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF
ANY.

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

Peter R. Fields SIGNATURE
OWNER OR AUTHORIZED AGENT:
R & P DEVELOPMENT
Peter R. Fields PRINTED NAME

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Makayla Orange, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Peter R. Fields
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED
BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 1st DAY OF December, 2021.
Makayla Orange
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/30/2025

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

Scott Steele SIGNATURE
OWNER OR AUTHORIZED AGENT:
BANK OF FINCASTLE First Bank
Scott Steele, Regional President
PRINTED NAME

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Makayla Orange, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Scott Steele
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED
BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 1st DAY OF December, 2021.
Makayla Orange
NOTARY PUBLIC

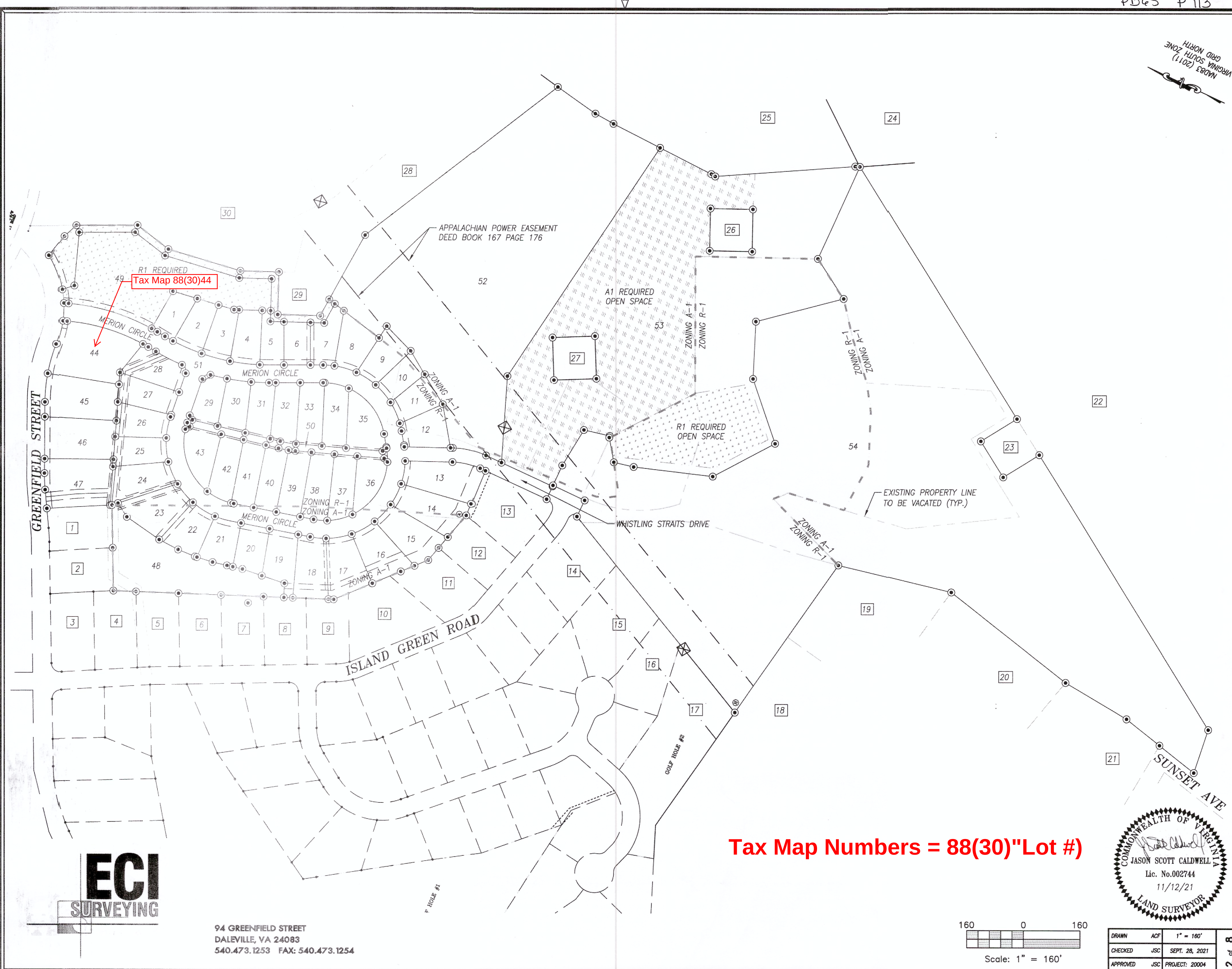
MY COMMISSION EXPIRES 09/30/2025

ECI
SURVEYING

94 GREENFIELD STREET
DALEVILLE, VA 24083
540.473.1253 FAX: 540.473.1254

DRAWN	ACF		1 of 8
CHECKED	JSC	SEPT. 28, 2021	
APPROVED	JSC	PROJECT: 20004	

MDB3 (2011)
VIRGINIA SOUTH ZONE
GRID NORTH

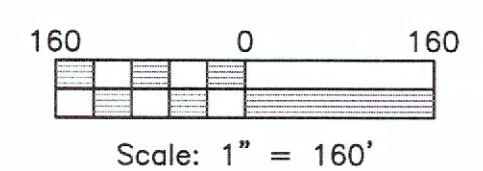


R1 REQUIRED
Tax Map 88(30)44

Tax Map Numbers = 88(30)"Lot #)

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94 GREENFIELD STREET
DALEVILLE, VA 24083
540.473.1253 FAX: 540.473.1254

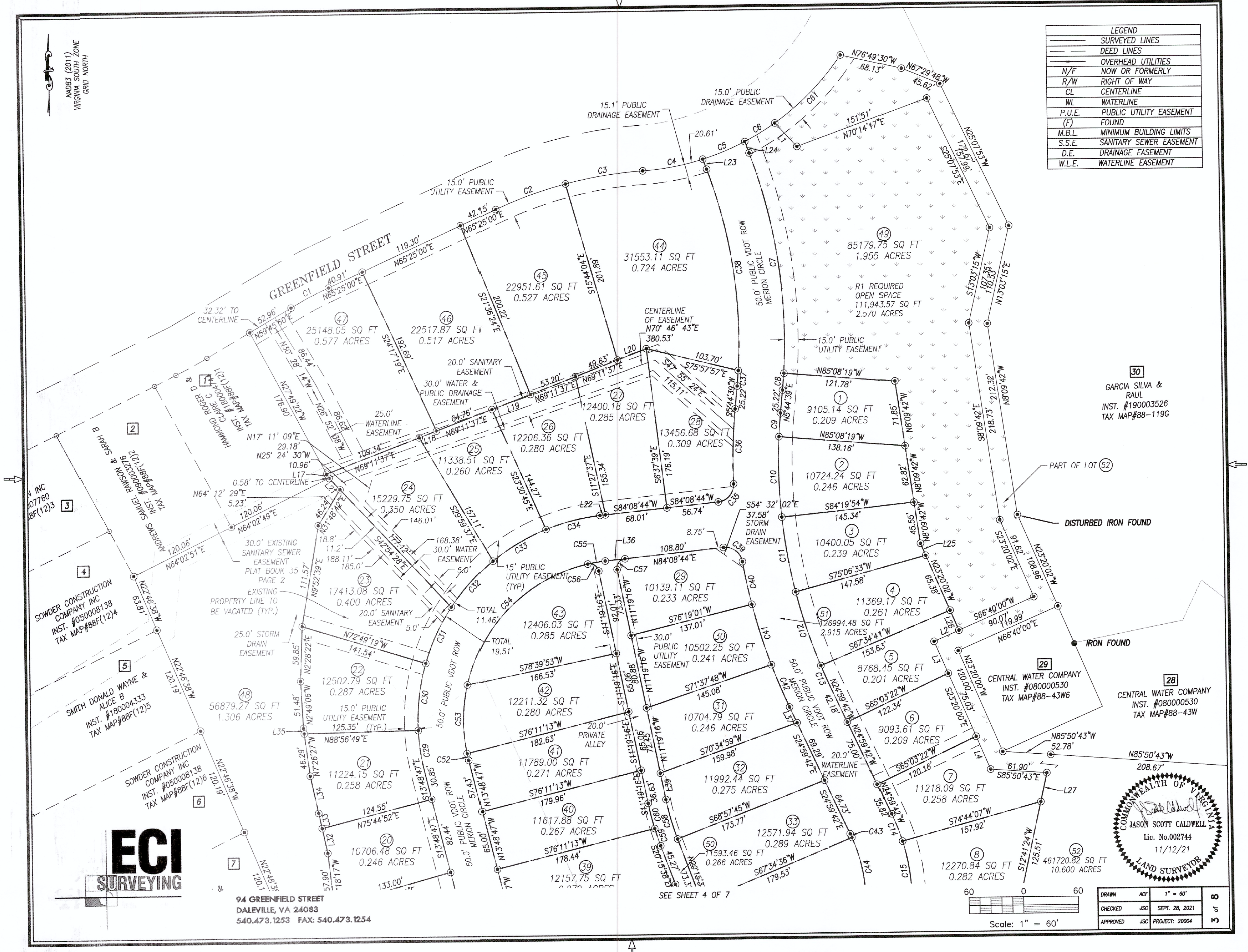


COMMONWEALTH OF VIRGINIA
JASON SCOTT CALDWELL
Lic. No. 002744
11/12/21
LAND SURVEYOR

DRAWN	ACF	1" = 160'	2 of 8
CHECKED	JSC	SEPT. 28, 2021	
APPROVED	JSC	PROJECT: 20004	

NAD83 (2011)
VIRGINIA SOUTH ZONE
GRID NORTH

LEGEND	
	SURVEYED LINES
	DEED LINES
	OVERHEAD UTILITIES
	N/F NOW OR FORMERLY
	R/W RIGHT OF WAY
	CL CENTERLINE
	WL WATERLINE
	P.U.E. PUBLIC UTILITY EASEMENT
	(F) FOUND
	M.B.L. MINIMUM BUILDING LIMITS
	S.S.E. SANITARY SEWER EASEMENT
	D.E. DRAINAGE EASEMENT
	W.L.E. WATERLINE EASEMENT



30
GARCIA SILVA &
RAUL
INST. #190003526
TAX MAP#88-119G

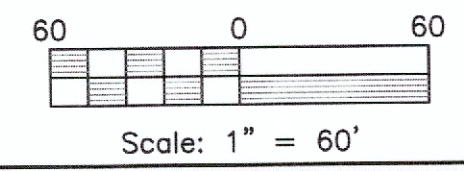
DISTURBED IRON FOUND

IRON FOUND

28
CENTRAL WATER COMPANY
INST. #080000530
TAX MAP#88-43W

29
CENTRAL WATER COMPANY
INST. #080000530
TAX MAP#88-43W6

COMMONWEALTH OF VIRGINIA
JASON SCOTT CALDWELL
Lic. No. 002744
11/12/21
LAND SURVEYOR



DRAWN	ACF	1" = 60'	8
CHECKED	JSC	SEPT. 28, 2021	6
APPROVED	JSC	PROJECT: 20004	7

94 GREENFIELD STREET
DALEVILLE, VA 24083
540.473.1253 FAX: 540.473.1254

ECI
SURVEYING

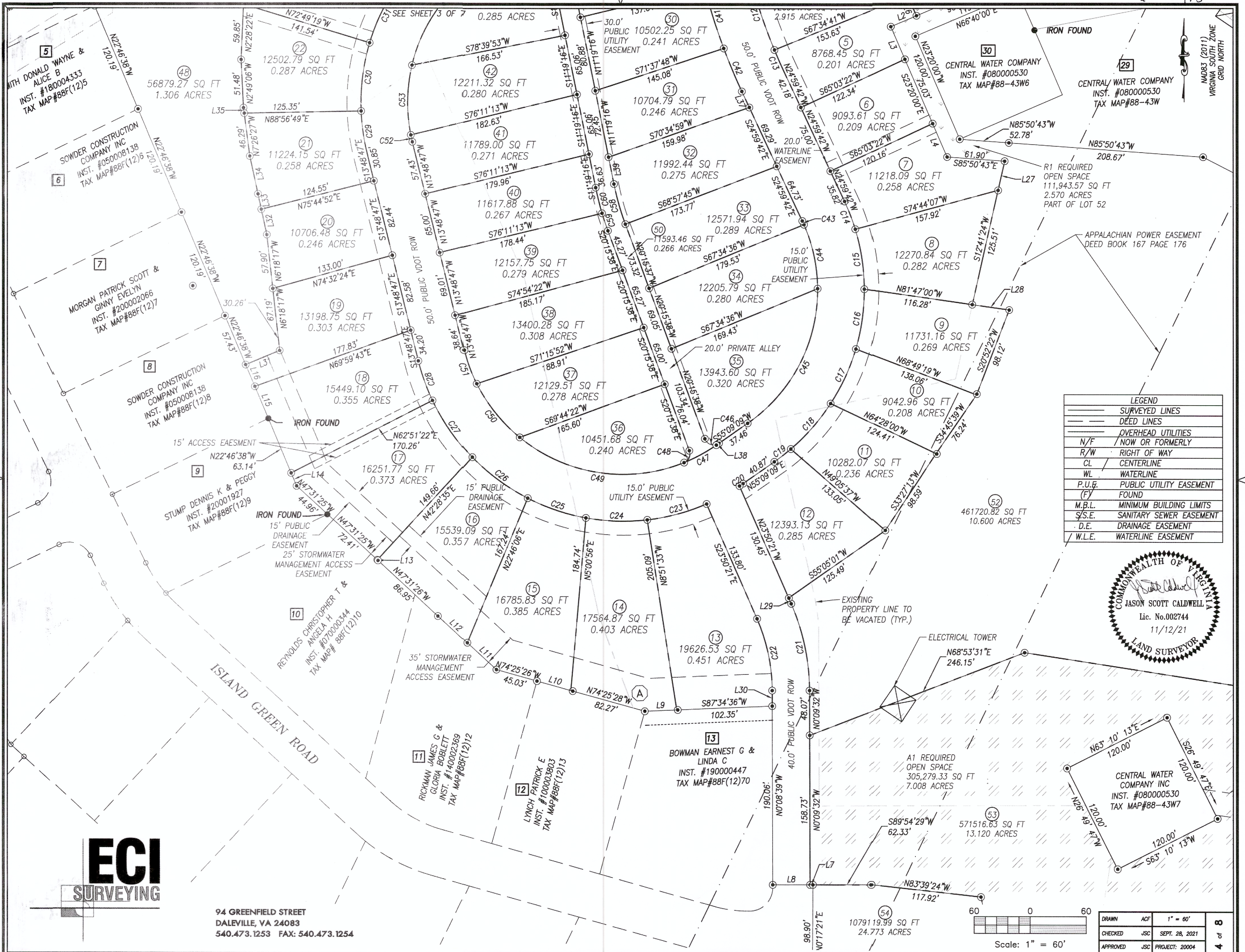
3
SOWDER CONSTRUCTION
COMPANY INC
INST. #050008138
TAX MAP#88F(12)4

5
SMITH DONALD WAYNE &
ALICE B
INST. #180004333
TAX MAP#88F(12)5

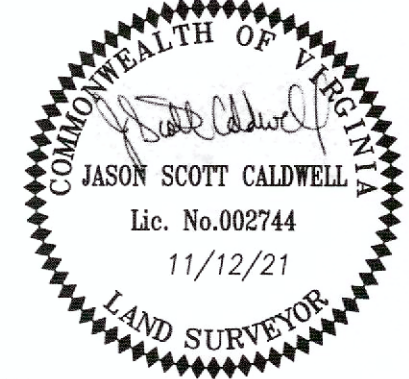
6
SOWDER CONSTRUCTION
COMPANY INC
INST. #050008138
TAX MAP#88F(12)6

SEE SHEET 4 OF 7

NAD83 (2011)
VIRGINIA SOUTH ZONE
GRID NORTH

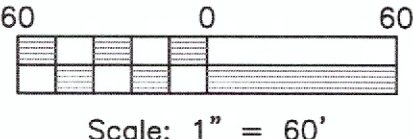


LEGEND	
---	SURVEYED LINES
---	DEED LINES
---	OVERHEAD UTILITIES
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
CL	CENTERLINE
WL	WATERLINE
P.U.E.	PUBLIC UTILITY EASEMENT
(F)	FOUND
M.B.L.	MINIMUM BUILDING LIMITS
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT



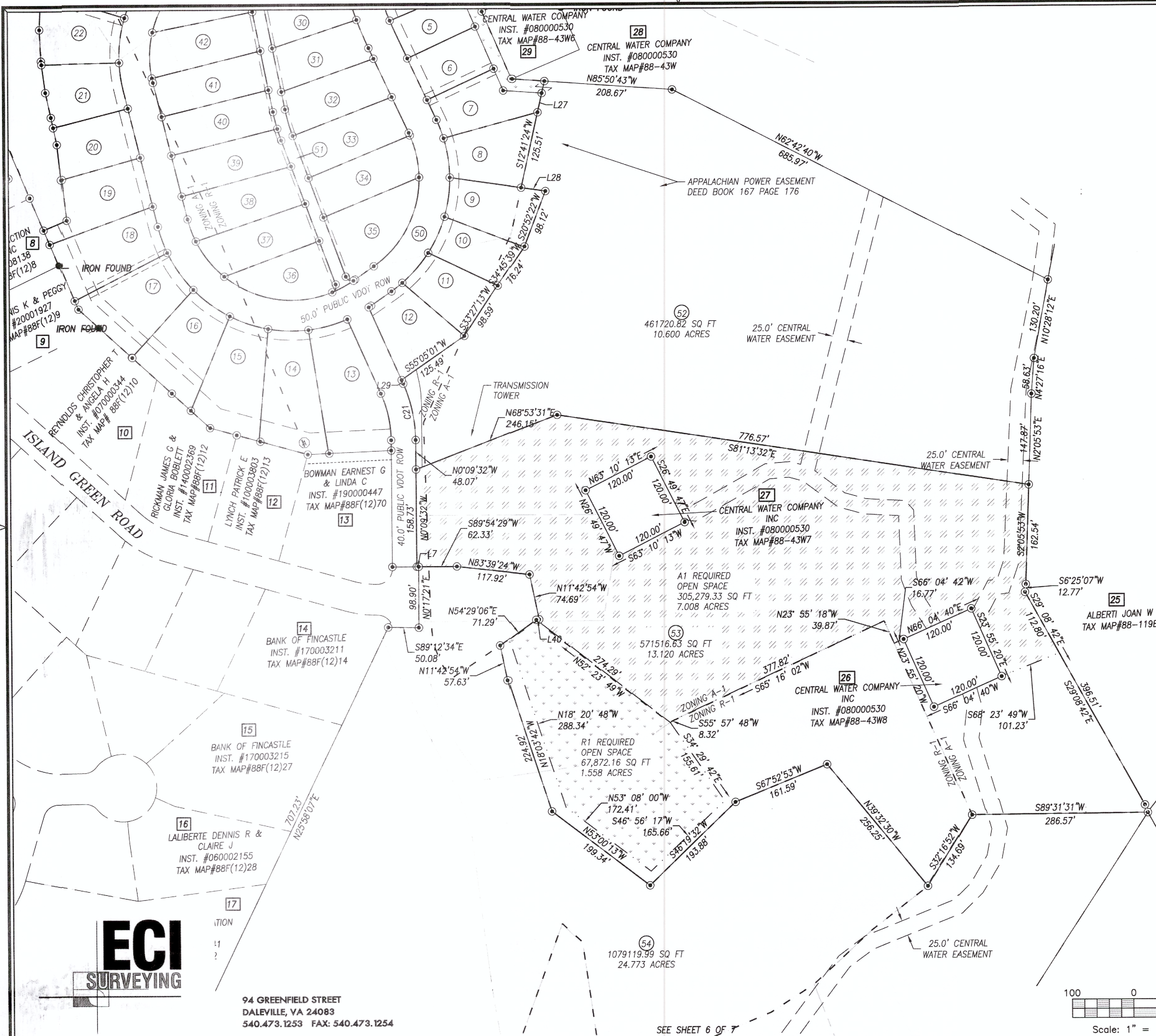
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DALEVILLE, VA 24083
540.473.1253 FAX: 540.473.1254



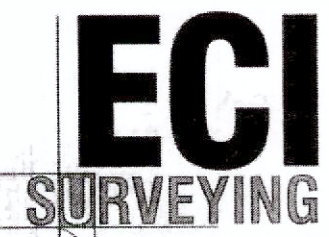
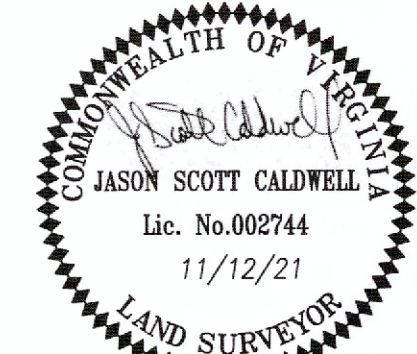
DRAWN	ACF	1" = 60'	4 of 8
CHECKED	JSC	SEPT. 28, 2021	
APPROVED	JSC	PROJECT: 20004	

LEGEND	
	SURVEYED LINES
	DEED LINES
	OVERHEAD UTILITIES
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
CL	CENTERLINE
WL	WATERLINE
P.U.E.	PUBLIC UTILITY EASEMENT
(F)	FOUND
M.B.L.	MINIMUM BUILDING LIMITS
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT

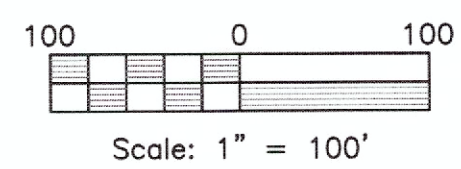


ALBERTI JOAN W
TAX MAP#88-119B

ALBERTI JOAN W
TAX MAP#88-119C

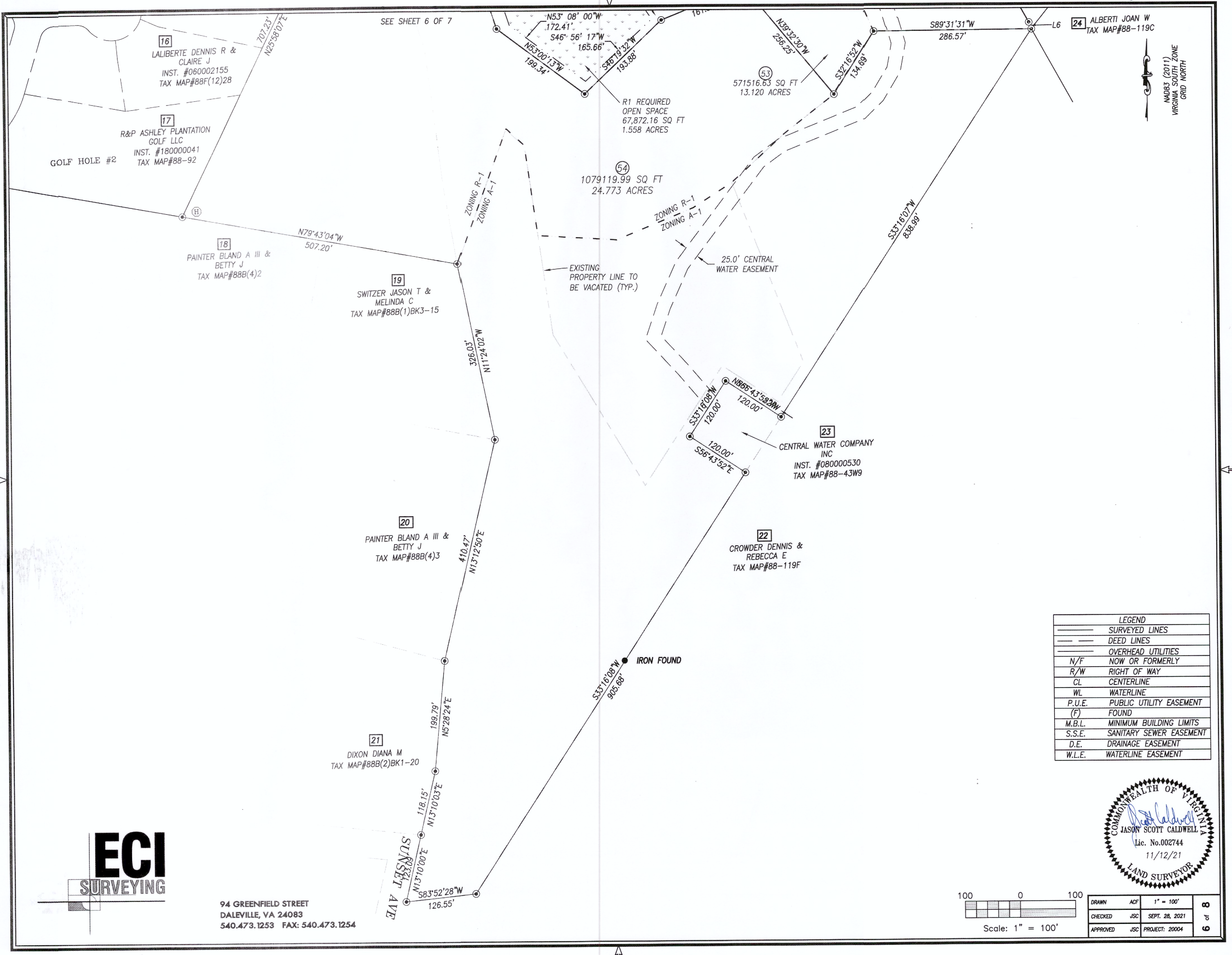


94 GREENFIELD STREET
DALEVILLE, VA 24083
540.473.1253 FAX: 540.473.1254



DRAWN	ACF	1" = 100'	5 of 8
CHECKED	JSC	SEPT. 28, 2021	
APPROVED	JSC	PROJECT: 20004	

SEE SHEET 6 OF 7



16 LALIBERTE DENNIS R &
CLAIRE J
INST. #060002155
TAX MAP#88F(12)28

17 R&P ASHLEY PLANTATION
GOLF LLC
INST. #180000041
TAX MAP#88-92
GOLF HOLE #2

18 PAINTER BLAND A III &
BETTY J
TAX MAP#88B(4)2

19 SWITZER JASON T &
MELINDA C
TAX MAP#88B(1)BK3-15

20 PAINTER BLAND A III &
BETTY J
TAX MAP#88B(4)3

21 DIXON DIANA M
TAX MAP#88B(2)BK1-20

R1 REQUIRED
OPEN SPACE
67,872.16 SQ FT
1.558 ACRES

54 1079119.99 SQ FT
24.773 ACRES

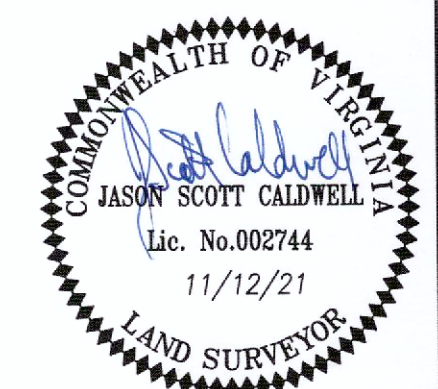
53 571516.63 SQ FT
13.120 ACRES

23 CENTRAL WATER COMPANY
INC
INST. #080000530
TAX MAP#88-43W9

22 CROWDER DENNIS &
REBECCA E
TAX MAP#88-119F

24 ALBERTI JOAN W
TAX MAP#88-119C

LEGEND	
---	SURVEYED LINES
---	DEED LINES
---	OVERHEAD UTILITIES
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
CL	CENTERLINE
WL	WATERLINE
P.U.E.	PUBLIC UTILITY EASEMENT
(F)	FOUND
M.B.L.	MINIMUM BUILDING LIMITS
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT



ECI
SURVEYING

94 GREENFIELD STREET
DALEVILLE, VA 24083
540.473.1253 FAX: 540.473.1254

100 0 100
Scale: 1" = 100'

DRAWN	ACF	1" = 100'
CHECKED	JSC	SEPT. 28, 2021
APPROVED	JSC	PROJECT: 20004

8
of
6

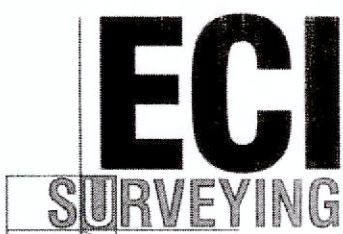
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	46.88	366.62	7.33	N62° 35' 25"E	46.85
C2	81.54	451.87	10.34	N70° 30' 44"E	81.43
C3	85.93	451.87	10.90	N81° 07' 47"E	85.80
C4	67.79	284.83	13.64	N79° 49' 50"E	67.63
C5	50.09	284.83	10.08	N67° 58' 26"E	50.02
C6	38.80	284.83	7.80	N59° 02' 01"E	38.77
C7	246.51	585.00	24.14	N8° 09' 05"W	244.69
C8	18.62	585.00	1.82	N4° 49' 56"E	18.62
C9	26.17	575.00	2.61	N4° 26' 25"E	26.17
C10	88.36	575.00	8.80	N1° 15' 58"W	88.27
C11	83.10	575.00	8.28	N9° 48' 32"W	83.03
C12	85.03	575.00	8.47	N18° 11' 08"W	84.95
C13	25.82	575.00	2.57	N23° 42' 31"W	25.82
C14	32.18	225.00	8.20	N20° 53' 51"W	32.16
C15	65.17	225.00	16.60	N8° 30' 05"W	64.95
C16	65.00	225.00	16.55	N8° 04' 23"E	64.77
C17	65.00	225.00	16.55	N24° 37' 30"E	64.77
C18	65.00	225.00	16.55	N41° 10' 38"E	64.77
C19	22.38	225.00	5.70	N52° 18' 11"E	22.37
C20	4.62	225.00	1.18	N55° 44' 28"E	4.62
C21	95.06	230.00	23.68	N11° 59' 56"W	1420.95
C22	78.53	190.00	23.68	S11° 59' 56"E	77.97
C23	66.00	225.00	16.81	N74° 58' 02"E	65.76
C24	66.00	225.00	16.81	S88° 13' 34"E	65.76
C25	66.00	225.00	16.81	S71° 25' 10"E	65.76
C26	74.00	225.00	18.84	S53° 35' 38"E	73.67
C27	74.00	225.00	18.84	S34° 45' 00"E	73.67
C28	45.22	225.00	11.52	S19° 34' 14"E	45.14
C29	45.43	225.00	11.57	S8° 01' 44"E	45.35
C30	73.91	225.00	18.82	S7° 09' 54"W	73.58
C31	68.00	225.00	17.32	S25° 14' 00"W	67.74

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C32	68.00	225.00	17.32	S42° 32' 58"W	67.74
C33	68.00	225.00	17.32	S59° 51' 55"W	67.74
C34	61.35	225.00	15.62	S76° 20' 04"W	61.16
C35	28.51	19.00	85.98	S41° 09' 28"W	25.91
C36	82.62	625.00	7.57	S1° 57' 25"W	82.56
C37	17.02	535.00	1.82	S4° 49' 57"W	17.02
C38	225.45	535.00	24.14	S8° 09' 05"E	223.79
C39	28.58	19.00	86.19	S52° 45' 36"E	25.96
C40	47.82	625.00	4.38	S11° 51' 27"E	47.81
C41	69.12	625.00	6.34	S17° 13' 04"E	69.09
C42	50.28	625.00	4.61	S22° 41' 26"E	50.26
C43	4.41	175.00	1.44	S24° 16' 24"E	4.41
C44	70.64	175.00	23.13	S11° 59' 15"E	70.16
C45	169.75	175.00	55.58	S27° 21' 52"W	163.17
C46	18.25	10.00	104.59	N72° 33' 14"W	15.82
C47	39.40	175.00	12.90	S61° 36' 08"W	39.32
C48	15.41	10.00	88.31	S23° 53' 45"W	13.93
C49	186.80	175.00	61.16	N81° 22' 05"W	178.06
C50	74.34	175.00	24.34	N38° 37' 06"W	73.78
C51	38.59	175.00	12.64	N20° 07' 51"W	38.51
C52	7.58	175.00	2.48	N12° 34' 21"W	7.58
C53	75.26	175.00	24.64	N0° 59' 14"E	74.68
C54	196.97	175.00	64.49	N45° 33' 02"E	186.73
C55	19.40	175.00	6.35	N80° 58' 12"E	19.39
C56	15.86	10.00	90.88	S56° 45' 48"E	14.25
C57	16.66	10.00	95.47	N36° 24' 44"E	14.80
C58	45.00	290.00	8.89	N15° 46' 00"W	44.96
C59	19.95	310.00	3.69	S18° 25' 00"E	19.95
C60	28.42	310.00	5.25	S13° 56' 49"E	28.41
C61	104.33	284.83	20.99	S44° 38' 17"W	103.75

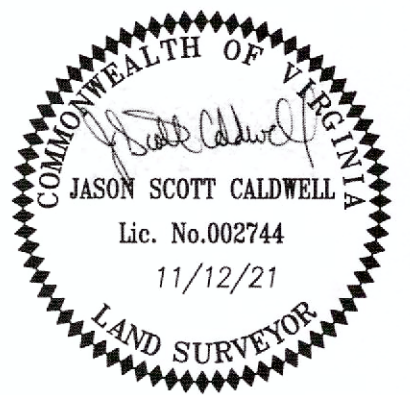
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°47'06"W	35.30
L2	N66°40'00"E	29.93
L3	N23°20'00"W	38.13
L4	N23°20'00"W	38.98
L6	S20°35'10"E	13.30
L7	N89°51'21"E	2.95
L8	N89°51'21"E	40.05
L9	N87°34'36"E	34.25
L10	S74°25'28"E	37.73
L11	S47°31'26"E	42.28
L12	S47°31'26"E	41.78
L13	S47°31'25"E	0.93
L14	S22°46'38"E	15.16
L15	S22°46'38"E	37.28
L16	S22°46'38"E	25.48
L17	S27°49'22"E	5.14
L18	S69°11'37"W	20.36
L19	S69°11'37"W	45.37
L20	S69°11'37"W	34.01
L21	N42°54'28"W	17.55

LINE TABLE		
LINE	BEARING	DISTANCE
L22	N84°08'44"E	6.05
L23	S20°13'25"E	11.77
L24	S20°13'25"E	13.34
L25	N23°20'02"W	14.33
L26	N23°20'02"W	23.97
L27	N12°53'54"E	32.14
L28	N81°47'00"W	39.83
L29	N23°50'21"W	6.65
L30	S0°09'32"E	16.72
L31	S67°13'22"W	39.52
L32	S12°07'14"E	27.92
L33	S12°07'14"E	17.02
L34	S12°07'14"E	41.62
L35	S7°26'27"E	5.94
L36	N84°08'44"E	21.83
L37	N24°59'42"W	18.98
L38	S55°09'09"W	3.41
L39	S11°19'16"E	29.30
L40	S82°18'09"W	4.79

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S30°11'51"E	58.42
L42	S20°39'35"E	29.01
L43	S24°52'58"E	32.07
L44	S29°47'19"E	31.75
L45	S34°06'56"E	34.51
L46	S39°21'49"E	30.40
L47	S45°41'20"E	33.96
L48	S47°26'38"E	34.31
L49	S50°07'03"E	33.28
L50	S39°52'57"W	15.00
L51	N50°07'03"W	33.63
L52	N47°26'38"W	34.88
L53	N45°41'20"W	35.02
L54	N39°21'49"W	31.92
L55	N34°06'56"W	35.76
L56	N29°47'19"W	32.96
L57	N24°52'58"W	33.26
L58	N20°39'35"W	28.31
L59	N30°11'51"W	29.85



94 GREENFIELD STREET
DALEVILLE, VA 24083
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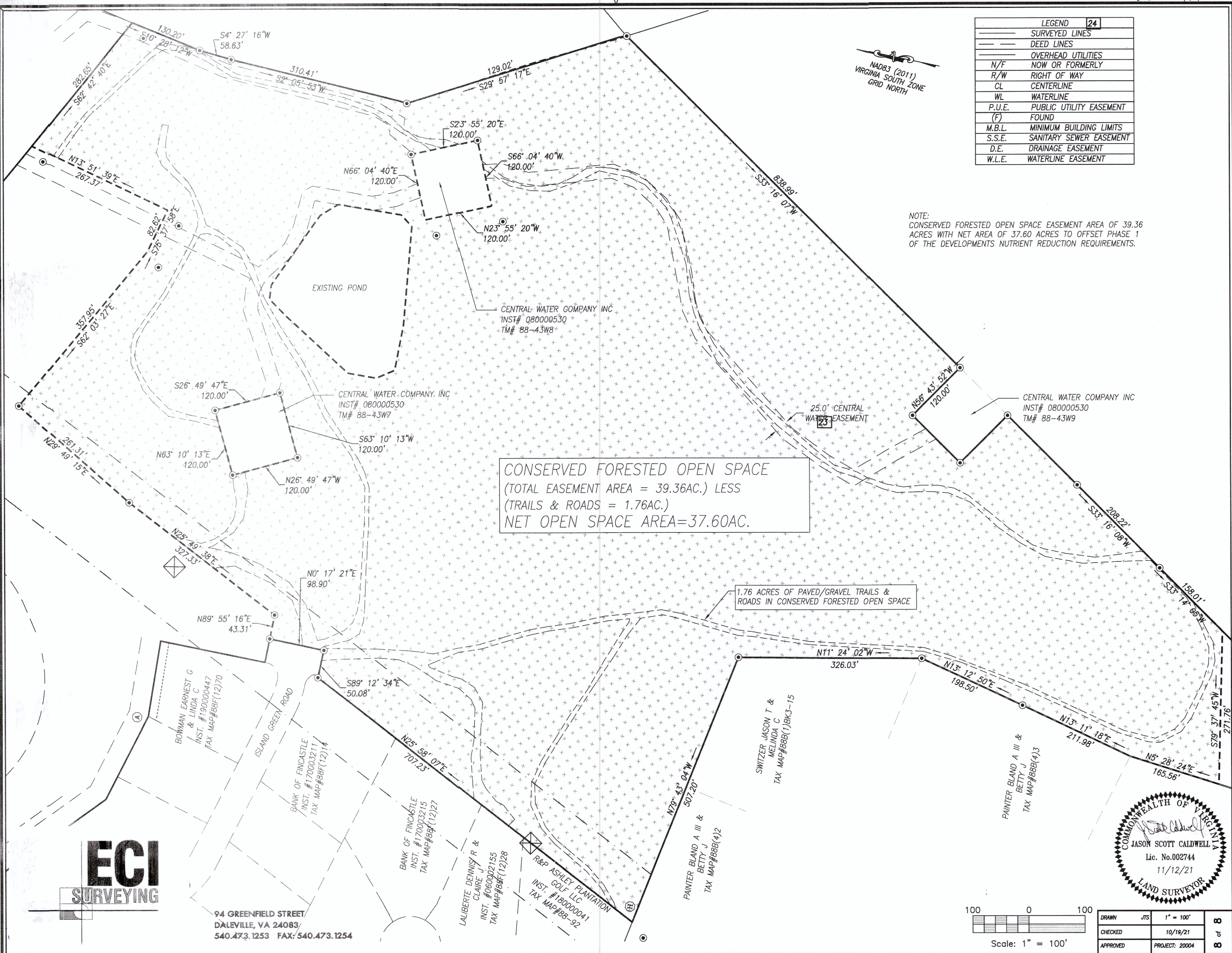


DRAWN	ACF	NOT TO SCALE
CHECKED	JSC	SEPT. 28, 2021
APPROVED	JSC	PROJECT: 20004

LEGEND 24	
	SURVEYED LINES
	DEED LINES
	OVERHEAD UTILITIES
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
CL	CENTERLINE
WL	WATERLINE
P.U.E.	PUBLIC UTILITY EASEMENT
(F)	FOUND
M.B.L.	MINIMUM BUILDING LIMITS
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT

NAD83 (2011)
VIRGINIA SOUTH ZONE
GRID NORTH

NOTE:
CONSERVED FORESTED OPEN SPACE EASEMENT AREA OF 39.36
ACRES WITH NET AREA OF 37.60 ACRES TO OFFSET PHASE 1
OF THE DEVELOPMENTS NUTRIENT REDUCTION REQUIREMENTS.



ECI
SURVEYING

94 GREENFIELD STREET
DALEVILLE, VA 24083
540.473.1253 FAX: 540.473.1254

COMMONWEALTH OF VIRGINIA
JASON SCOTT CALDWELL
Lic. No.002744
11/12/21
LAND SURVEYOR

100 0 100
Scale: 1" = 100'

DRAWN	JTS	1" = 100'	8 of 8
CHECKED		10/19/21	
APPROVED		PROJECT: 20004	