

14 022rp02-rp01.plt

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 9 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.

AND THAT BOTETOURT COMMUNITY CHURCH, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 6 THROUGH 8 TO 10 THROUGH 12 TO 6, INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNER BY DEED FROM TIMBERBROOK ASSOCIATES, L.C. DATED MARCH 30, 2007 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #070001763, WHICH LAND IS SUBJECT TO A CERTAIN DEED OF TRUST TO EDWIN P. HUNTER, TRUSTEE, SECURING FIRST-CITIZENS BANK & TRUST COMPANY, BENEFICIARY, RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #070001764.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 1st DAY OF JULY 2014.

TIMBERBROOK ASSOCIATES, L.C.

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

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

BOTETOURT COMMUNITY CHURCH, INC.

BY: Edward K. Bailey
EDWARD K. BAILEY, PRESIDENT
BOTETOURT COMMUNITY CHURCH, INC.

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

NOTES:

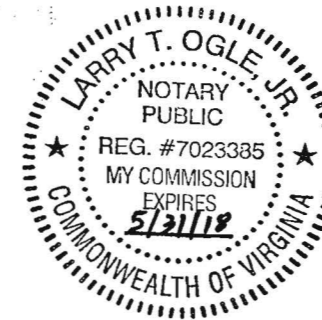
- 1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. NEW TRACTS 1A, 2 & 4, PHASE 3, BOTETOURT COMMONS DO NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A., HOWEVER, THE WESTERLY PORTION OF REMAINING TRACT "A-1" LIES IN A SPECIAL FLOOD HAZARD AREA. 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. TRACTS 2 & 4- ZONE "X". REMAINING TRACT "A-1" - ZONES "A" & "X".
5. CURRENT OWNER: REMAINING TRACT A-1 - TIMBERBROOK ASSOCIATES, L.C. LEGAL REFERENCES: D.B. 547, PG. 1022; D.B. 552, PG. 1607; P.B. 49, PG. 15-17; P.B. 43, PG. 21 TRACT 1, PHASE 3 - BOTETOURT COMMUNITY CHURCH, INC. LEGAL REFERENCES: INSTRUMENT #070001763; P.B. 40, PG. 27-28
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 RESUBDIVIDES REMAINING TRACT "A-1", PLAT BOOK 49, PAGES 15-17 AND TRACT 1, PHASE 3, BOTETOURT COMMONS, PLAT BOOK 40, PAGES 27-28.
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. THE OWNERS WILL RECORD A SUPPLEMENT TO THE BOTETOURT COMMONS DECLARATION (D.B. 585, PG. 2010) REGARDING CROSS-ACCESS AND PARKING EASEMENTS AND MAINTENANCE THEREOF.
10. NEW TRACTS 1A, 2 & 4 ARE CURRENTLY ZONED SC (SHOPPING CENTER).
11. REMAINING TRACT A-1 IS ZONED SC AND A1. THE PORTION OF REMAINING TRACT A-1 OUTSIDE OF THE APPROXIMATE 100-YEAR FLOOD ZONE PER THE 1978 FEMA FLOOD INSURANCE RATE MAP IS ZONED SC. THE AREA WITHIN THE APPROXIMATE 100-YEAR FLOOD ZONE IS ZONED A1. SEE COMMUNITY PANEL NUMBER 510018 0150 A DATED JUNE 15, 1978.
12. THE MEAN HORIZONTAL DISTANCES BETWEEN SIDE TRACT LINES FOR NEW TRACT 4 IS 121.86'.

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, LARRY T. OGLE, JR. 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 JUNE 25, 2014.

MY COMMISSION EXPIRES MAY 31, 2018 REG. #7023385

Larry T. Ogle, Jr.
NOTARY PUBLIC

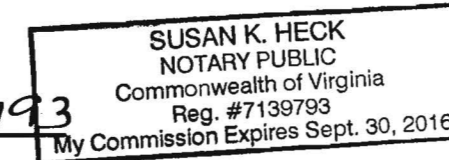


STATE OF Virginia
City of Roanoke

I, Susan K Heck, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT EDWIN P. HUNTER, TRUSTEE, SECURING FIRST-CITIZENS BANK & TRUST COMPANY, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON July 1, 2014.

MY COMMISSION EXPIRES 9-30-2016 REG. #7139793

Susan K Heck
NOTARY PUBLIC



STATE OF Virginia
County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT EDWARD K. BAILEY, PRESIDENT OF BOTETOURT COMMUNITY CHURCH, INC., OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON June 26, 2014.

MY COMMISSION EXPIRES July 31, 2017 REG. #303673

Paul W. Henegar
NOTARY PUBLIC

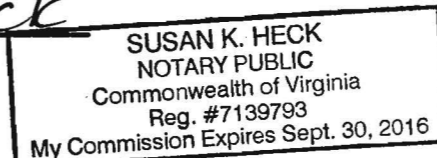


STATE OF Virginia
City of Roanoke

I, Susan K Heck, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT EDWIN P. HUNTER, TRUSTEE, SECURING FIRST-CITIZENS BANK & TRUST COMPANY, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON July 1, 2014.

MY COMMISSION EXPIRES 9-30-2016 REG. #7139793

Susan K Heck
NOTARY PUBLIC

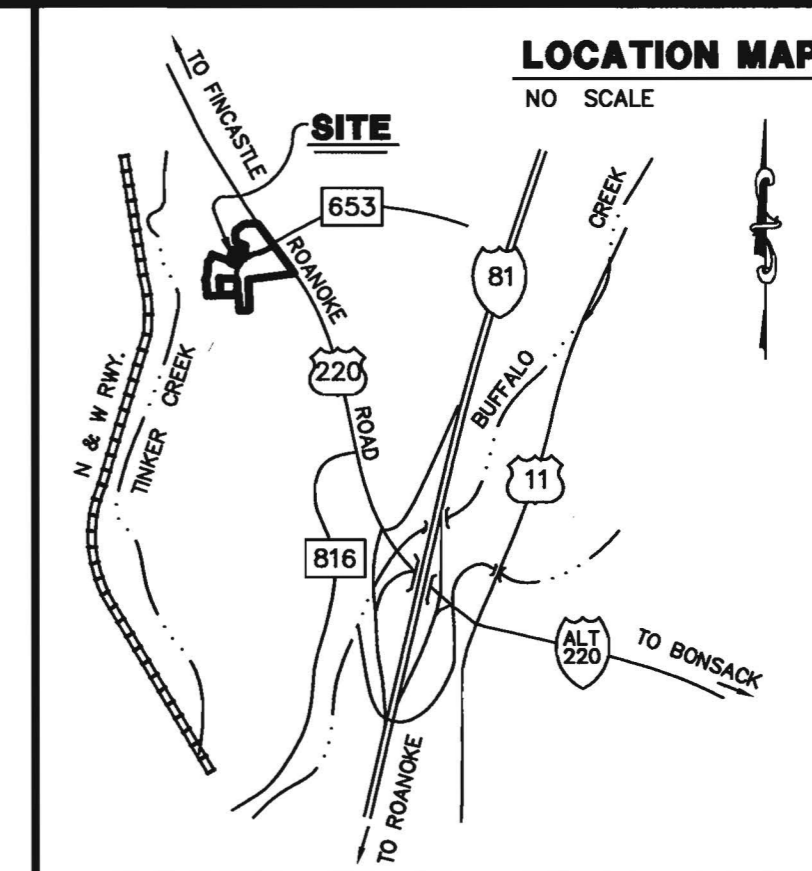
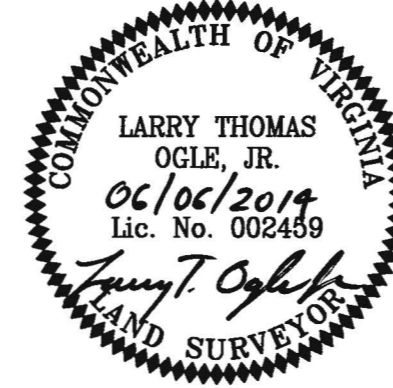


CLERK'S CERTIFICATE:

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 _____, 2014, AT _____ O'CLOCK ____M.

TESTEE: TOMMY L. MOORE, CLERK

DEPUTY CLERK



ABBREVIATIONS table with columns for symbol and description: CONC. CONCRETE, EX. EXISTING, IP IRON PIN, P.B. PLAT BOOK, D.B. DEED BOOK, PG. PAGE, R/W RIGHT-OF-WAY, AC. ACRES, S.F. SQUARE FEET, S.S.E. SANITARY SEWER EASEMENT, W.L.E. WATER LINE EASEMENT, P.U.E. PUBLIC UTILITY EASEMENT, D.E. DRAINAGE EASEMENT.

APPROVED:

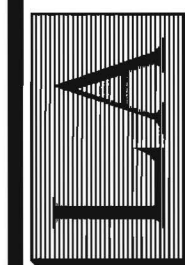
C. Michael Pugh 7/3/14
BOTETOURT COUNTY SUBDIVISION AGENT DATE

PLAT SHOWING THE RESUBDIVISION OF TRACT "A-1" (30.7955 ACRES) BOTETOURT COMMONS P.B. 49, PG. 15-17 AND TRACT "1" (0.5874 ACRES) BOTETOURT COMMONS - PHASE 3 P.B. 40, PG. 27-28 CREATING NEW TRACT "1A" (0.9733 ACRES) BOTETOURT COMMONS - PHASE 3 PROPERTY OF BOTETOURT COMMUNITY CHURCH, INC. AND CREATING NEW TRACT "2" (1.1319 ACRES), NEW TRACT "4" (0.9244 ACRES) BOTETOURT COMMONS - PHASE 3 AND REMAINING TRACT "A-1" (28.3533 ACRES) PROPERTY OF TIMBERBROOK ASSOCIATES, LLC 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: June 6, 2014 COMM. NO.: 14-022 SCALE: NONE

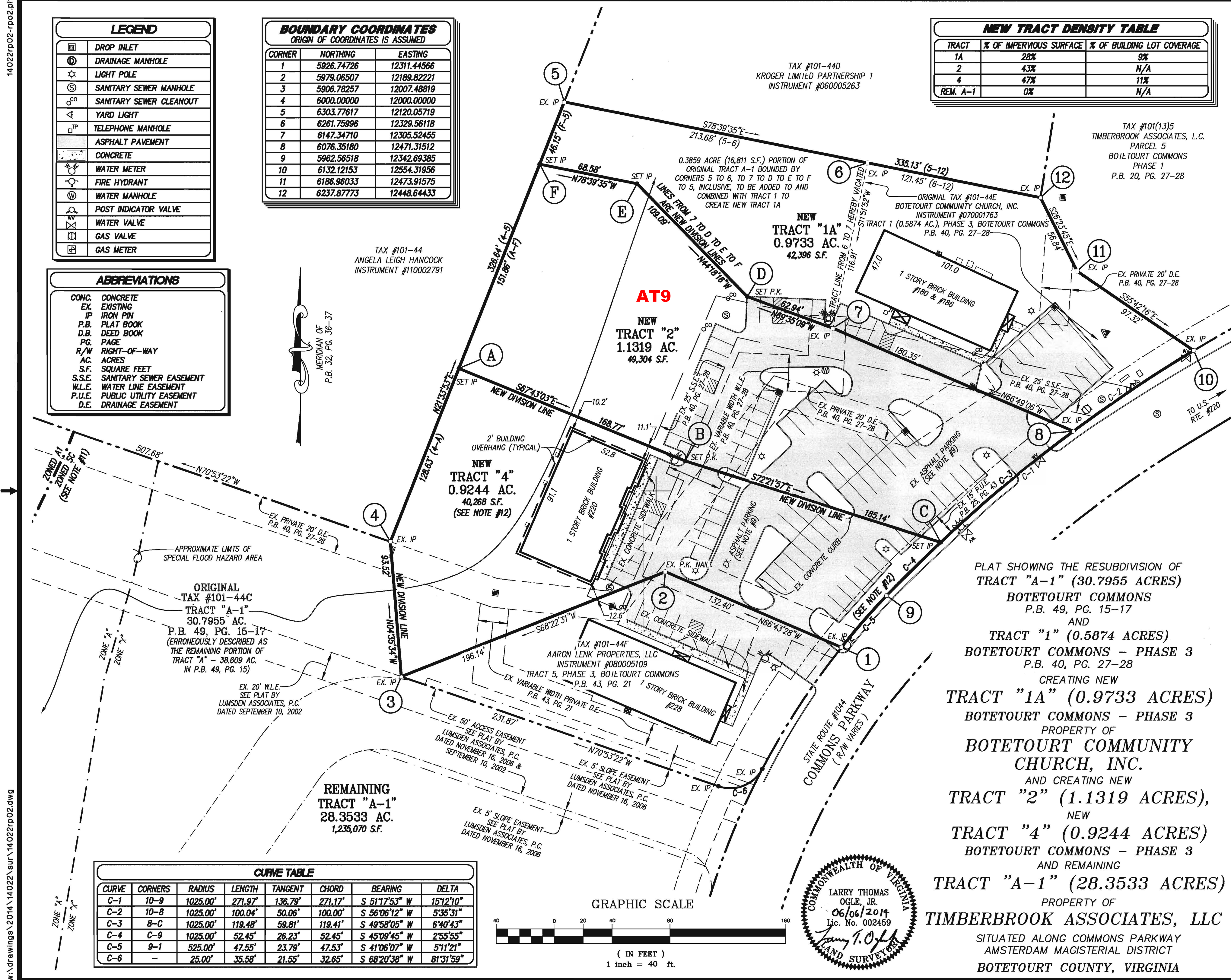
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LEGEND	
□	DROP INLET
⊙	DRAINAGE MANHOLE
☆	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
△	YARD LIGHT
□	TELEPHONE MANHOLE
▨	ASPHALT PAVEMENT
▨	CONCRETE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER MANHOLE
⊙	POST INDICATOR VALVE
⊙	WATER VALVE
⊙	GAS VALVE
⊙	GAS METER

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	5926.74726	12311.44566
2	5979.06507	12189.82221
3	5906.78257	12007.48819
4	6000.00000	12000.00000
5	6303.77617	12120.05719
6	6261.75996	12329.56118
7	6147.34710	12305.52455
8	6076.35180	12471.31512
9	5962.56518	12342.69385
10	6132.12153	12554.31956
11	6186.96033	12473.91575
12	6237.87773	12448.64433

NEW TRACT DENSITY TABLE		
TRACT	% OF IMPERVIOUS SURFACE	% OF BUILDING LOT COVERAGE
1A	28%	9%
2	43%	N/A
4	47%	11%
REM. A-1	0%	N/A

ABBREVIATIONS	
CONC.	CONCRETE
EX.	EXISTING
IP	IRON PIN
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
AC.	ACRES
S.F.	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

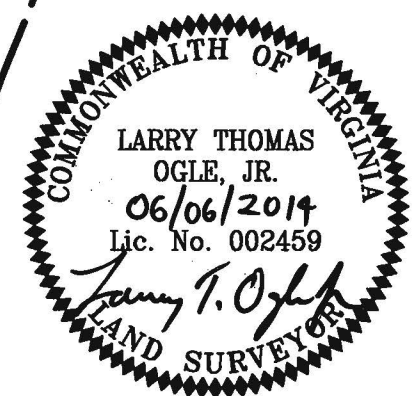
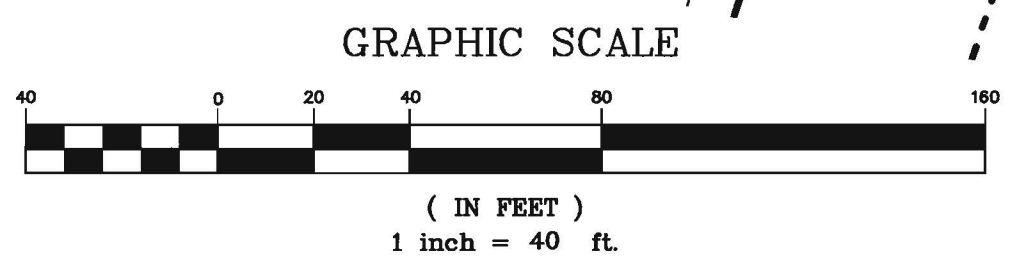


ORIGINAL
TAX #101-44C
TRACT "A-1"
30.7955 AC.
P.B. 49, PG. 15-17
(ERRONEOUSLY DESCRIBED AS
THE REMAINING PORTION OF
TRACT "A" - 38.609 AC.
IN P.B. 49, PG. 15)

EX. 20' W.L.E.
SEE PLAT BY
LUMSDEN ASSOCIATES, P.C.
DATED SEPTEMBER 10, 2002

REMAINING
TRACT "A-1"
28.3533 AC.
1,235,070 S.F.

CURVE TABLE							
CURVE	CORNERS	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	10-9	1025.00'	271.97'	136.79'	271.17'	S 51°17'53" W	15°12'10"
C-2	10-8	1025.00'	100.04'	50.06'	100.00'	S 56°06'12" W	5°35'31"
C-3	8-C	1025.00'	119.48'	59.81'	119.41'	S 49°58'05" W	6°40'43"
C-4	C-9	1025.00'	52.45'	26.23'	52.45'	S 45°09'45" W	2°55'55"
C-5	9-1	525.00'	47.55'	23.79'	47.53'	S 41°06'07" W	5°11'21"
C-6	-	25.00'	35.58'	21.55'	32.65'	S 68°20'38" W	81°31'59"



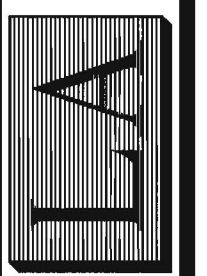
PLAT SHOWING THE RESUBDIVISION OF
TRACT "A-1" (30.7955 ACRES)
BOTETOURT COMMONS
P.B. 49, PG. 15-17
AND
TRACT "1" (0.5874 ACRES)
BOTETOURT COMMONS - PHASE 3
P.B. 40, PG. 27-28
CREATING NEW
TRACT "1A" (0.9733 ACRES)
BOTETOURT COMMONS - PHASE 3
PROPERTY OF
BOTETOURT COMMUNITY
CHURCH, INC.
AND CREATING NEW
TRACT "2" (1.1319 ACRES),
NEW
TRACT "4" (0.9244 ACRES)
BOTETOURT COMMONS - PHASE 3
AND REMAINING
TRACT "A-1" (28.3533 ACRES)
PROPERTY OF
TIMBERBROOK ASSOCIATES, LLC
SITUATED ALONG COMMONS PARKWAY
AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

TAX #101-44
ANGELA LEIGH HANCOCK
INSTRUMENT #110002791

TAX #101-44D
KROGER LIMITED PARTNERSHIP 1
INSTRUMENT #060005263

TAX #101(13)5
TIMBERBROOK ASSOCIATES, L.C.
PARCEL 5
BOTETOURT COMMONS
PHASE 1
P.B. 20, PG. 27-28

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



DATE: June 6, 2014
COMM. NO.: 14-022
SCALE: 1" = 40'
SHEET 2 OF 2

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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