

17274rp01-sheet 1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOTETOURE ENTERPRISES, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 25 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 10, 1995 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURE COUNTY, VIRGINIA IN DEED BOOK 484, PAGE 131.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE 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) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE BOTETOURE COUNTY LAND SUBDIVISION ORDINANCE.

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.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS ____ DAY OF _____ 2018.

OWNER: BOTETOURE ENTERPRISES, L.L.C.

ITS _____
(PRINTED NAME)

STATE OF VIRGINIA

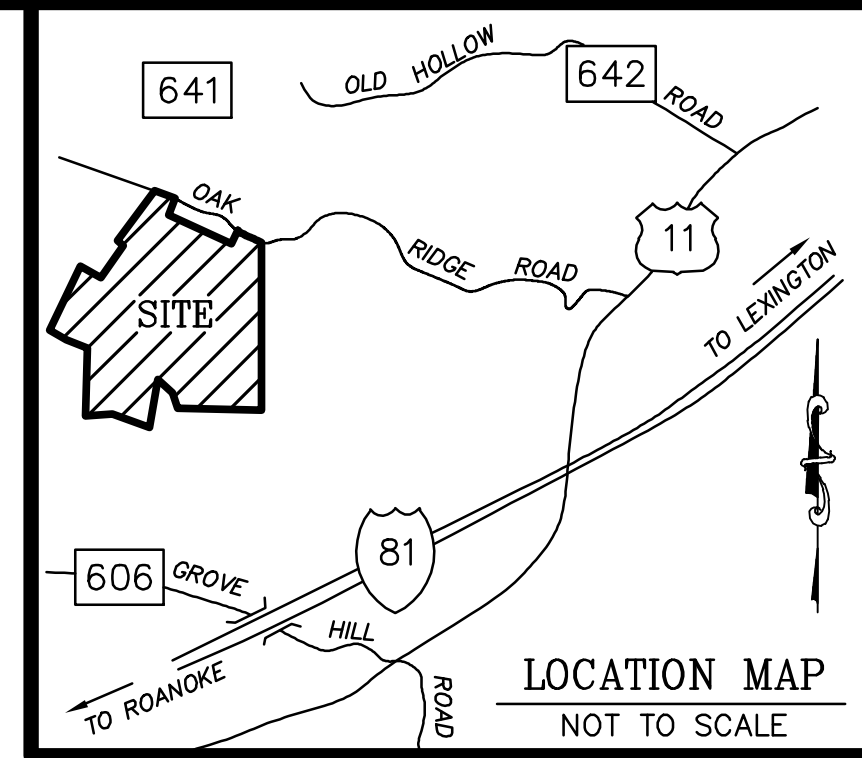
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT _____, FOR BOTETOURE ENTERPRISES, L.L.C., OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2018.

MY COMMISSION EXPIRES _____ REG. # _____

NOTARY PUBLIC

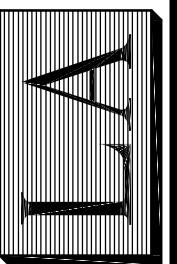
FOR REVIEW ONLY



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4664 BRAMBLETON AVENUE, SW
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LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: September 14, 2018
COMM. NO.: 2017-274
SCALE: NO SCALE

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	8753.20487	5827.55222
2	8668.77526	5938.86337
3	8599.59773	6022.73209
4	8546.04621	6095.88528
5	8443.41903	6254.06826
6	8388.29422	6381.21254
7	6480.04785	6547.04397
8	6567.07637	5404.19560
9	6705.24522	5341.32581
10	6849.15161	5160.62730
11	6258.86046	4909.65681
12	6456.03868	4384.45042
13	6478.41773	4070.52881
14	7334.97012	3960.22118
15	7580.15473	3428.25542
16	8224.33632	3745.86239
17	8032.84875	3987.10192
18	8513.89184	4394.37242
19	8550.58987	4389.97972
20	9146.48715	4835.29202
21	9120.32536	4924.04946
22	8841.66597	5297.91643
23	8760.16070	5412.75181
24	8749.74029	5409.22831
25	8571.32184	5705.10669
1	8753.20487	5827.55222
Total Area = 129.4941 Acres 5,640,763 Square Feet		

NEW DIVISION LINE BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
2a	8651.92853	5959.28783
2b	8069.51318	5548.56847
2c	7676.24580	5030.09496
2d	8245.08778	4166.79205
3a	8553.30291	6085.97238
3b	6972.45140	4971.16009
3c	6627.43095	4051.33875
4a	8456.06728	6234.57306
4b	6554.61586	5567.82559

APPROVED:

SUBDIVISION AGENT, BOTETOURE COUNTY DATE

HEALTH OFFICIAL (VDH) DATE

CLERK'S CERTIFICATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON _____ 2018, AT ____ O'CLOCK ____M.

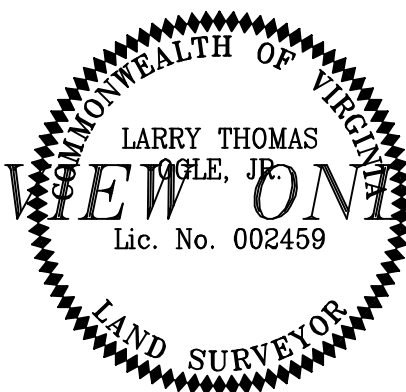
ATTEST: TOMMY L. MOORE, CLERK

DEPUTY CLERK

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED IN THE FIELD. SEE MAP NUMBER 51023C0400C, DATED DECEMBER 17, 2010, ZONES "A" & "X".
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON.
- ALL INTERIOR LOT LINES ARE NEW DIVISION LINES.
- APPROVAL HEREOF BY THE BOTETOURE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE BOTETOURE 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.

FOR REVIEW ONLY



PLAT SHOWING THE SUBDIVISION OF
TAX #75-41
129.4941 AC. (5,640,763 S.F.)
PROPERTY OF
BOTETOURE ENTERPRISES, L.L.C.
DEED BOOK 484, PAGE 131
CREATING HEREON NEW
LOT 1, 30.7459 AC. (1,339,291 S.F.),
LOT 2, 43.5943 AC. (1,898,967 S.F.),
LOT 3, 30.1487 AC. (1,313,275 S.F.) &
LOT 4, 25.0053 AC. (1,089,229 S.F.)
SITUATED ALONG OAK RIDGE ROAD
BUCHANAN MAGISTERIAL DISTRICT
BOTETOURE COUNTY, VIRGINIA

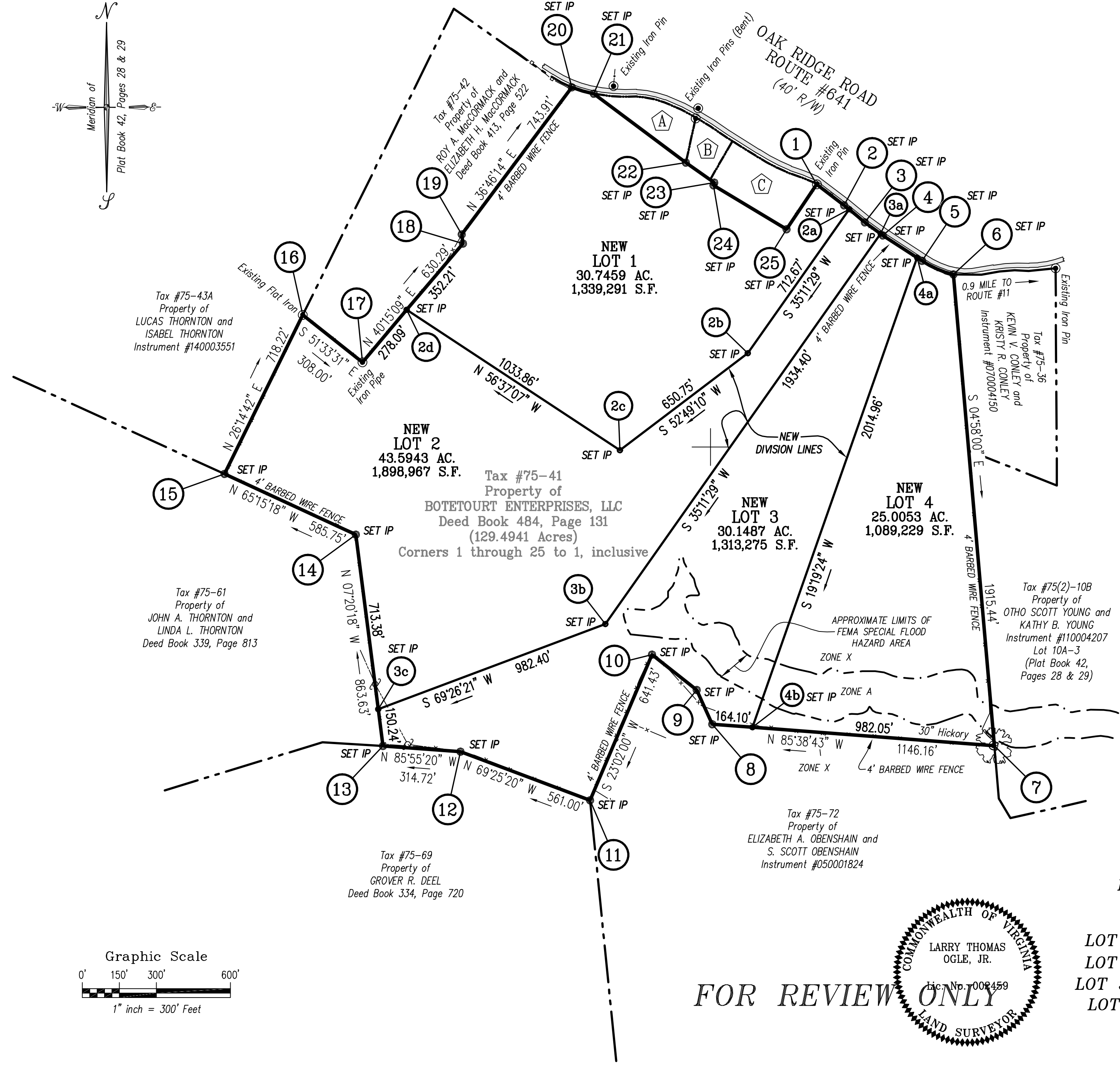
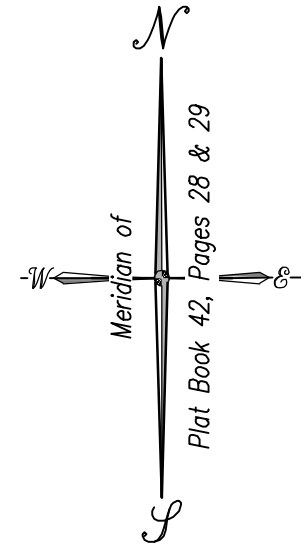
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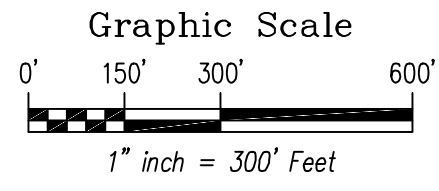
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
5-6	359.66'	139.45'	70.61'	138.58'	S 66°33'37" E	22°12'55"
20-21	472.78'	92.68'	46.49'	92.53'	S 73°34'36" E	11°13'55"

ABBREVIATIONS	
AC.	ACRES
EX.	EXISTING
IP	IRON PIN
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET

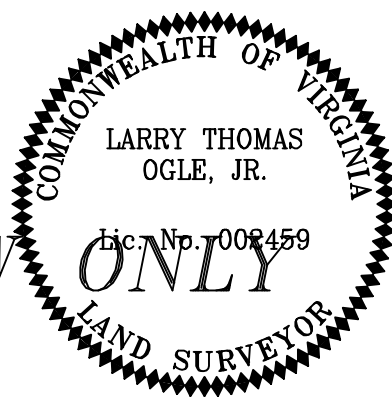
A Tax #75-39 Property of ROY LACY GROSS, Jr. and JUDY H. GROSS Deed Book 223, Page 762
B Tax #75-38 Property of JOHN R. GRAYBILL, Jr. and KAREN G. GRAYBILL Instrument #050005763
C Tax #75-37 Property of FULTON L. WAID Instrument #160000051



EXTERIOR LINE TABLE		
LINE	BEARING	DISTANCE
1-2	S 52°49'11" E	139.71'
2-3	S 50°28'59" E	108.72'
3-4	S 53°47'39" E	90.66'
4-5	S 57°01'30" E	188.56'
*5-6	S 66°33'37" E	138.58'
6-7	S 04°58'00" E	1915.44'
7-8	N 85°38'43" W	1146.16'
8-9	N 24°28'00" W	151.80'
9-10	N 51°28'00" W	231.00'
10-11	S 23°02'00" W	641.43'
11-12	N 69°25'20" W	561.00'
12-13	N 85°55'20" W	314.72'
13-14	N 07°20'18" W	863.63'
14-15	N 65°15'18" W	585.75'
15-16	N 26°14'42" E	718.22'
16-17	S 51°33'31" E	308.00'
17-18	N 40°15'09" E	630.29'
18-19	N 06°49'33" W	36.96'
19-20	N 36°46'14" E	743.91'
*20-21	S 73°34'36" E	92.53'
21-22	S 53°18'04" E	466.29'
22-23	S 54°38'04" E	140.82'
23-24	S 18°40'56" W	11.00'
24-25	S 58°54'34" E	345.51'
25-1	N 33°56'56" E	219.26'
2-2A	S 50°28'59" E	26.48'
2A-3	S 50°28'59" E	82.24'
3-3A	S 53°47'39" E	78.37'
3A-4	S 53°47'39" E	12.29'
4-4A	S 57°01'30" E	165.32'
4A-5	S 57°01'30" E	23.24'



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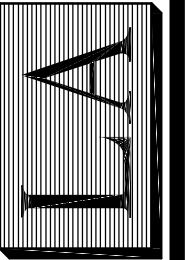
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DATE: September 14, 2018
 COMM. NO.: 2017-274
 SCALE: 1" = 300'
 SHEET 2 OF 2