

SCHEDULE B, PART II - EXCEPTIONS
COMMITMENT FOR TITLE INSURANCE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER
CRES-23-72

5. EASEMENT GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY DATED DECEMBER 13, 1928, RECORDED IN DEED BOOK T, PAGE 226. (PARCEL 1). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
6. EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DATED JULY 22, 1929, RECORDED IN DEED BOOK T, PAGE 461. (PARCEL 1). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
7. EASEMENT GRANTED TO O. C. MONTGOMERY, ET UX DATED FEBRUARY 12, 1945, RECORDED IN DEED BOOK 96, PAGE 75. (PARCEL 1). A RIGHT OF WAY OVER AN ACROSS THE REMAINING 35 ACRE TRACT OF LANDS BELONGING TO SAID FIRST PARTIES, WHICH RIGHT, OF WAY GRANTED TO SAID SECOND PARTIES OVER THE LANDS OF THE SAID FIRST PARTY SHALL START OVER THE LANDS OF THE SAID FIRST PARTIES WHERE THE SAME ADJOINS THE SPRINGWOOD OR JACKSON ROAD AND NEAR LOONEYS CREEK/ THENCE PROCEEDING IN A GENERAL NORTH EAST DIRECTION AND OVER THE LANDS OF THE SAID FIRST PARTIES AND ALONG THE LINE OF THE SAME NEAR LOONEY CREEK TO THE LANDS OF THE SAID PARTIES OF THE SECOND PART; SAID ROAD OR RIGHT OF WAY SHALL BE LOCATED ON LANDS OF FIRST PARTIES AT POINTS SO AS TO GIVE SECOND PARTIES A GOOD AND SUFFICIENT ROAD, BUT IS TO BE LOCATED AS CLOSE AS CONVENIENT TO THE SAID CREEK LINE; BUT THIS RIGHT OF WAY IS TO BE USED ONLY FOR WALKING AND FOR DRIVING CATTLE AND OTHER LIVE STOCK ACROSS THE SAME; AND THIS RIGHT OF WAY SHALL NEVER BE FENCED, BUT SHALL COMPLETELY STAY OPEN; BUT SAID RIGHT OF WAY AS NOT BEING FENCED, HAS NO APPLICATION TO THE OUTSIDE LINE FENCE OF FIRST PARTIES ALONG THE SPRINGWOOD ROAD OR THE DIVISION LINE FENCE BETWEEN THE PARTIES TO THIS DEED; BUT SECOND PARTIES TO THIS DEED AND THEIR HEIRS AND ASSIGNS, MAY AT THEIR OWN EXPENSE, ERECT GATES WHERE SAID RIGHT OF WAY ENTERS THE SPRINGWOOD ROAD AFORESAID AND/ OR WHOSE SAID RIGHT OF WAY ENTERS THE LANDS HEREBY CONVEYED TO SAID SECOND PARTIES. BUT SAID GATES MUST BE KEPT CLOSED, EXCEPT WHEN USED. AFFECTS THE SUBJECT PROPERTY, BUT IS AMBIGUOUS AS TO EXACT LOCATION AND IS NOT SHOWN HEREON.
8. EASEMENT GRANTED TO THE TOWN OF BUCHANAN DATED JULY 8, 1974, RECORDED IN DEED BOOK 216, PAGE 103. (PARCEL 1). 20' SANITARY SEWER EASEMENT, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
9. EASEMENT GRANTED TO AGRI-CONCEPTS, INC. DATED SEPTEMBER 24, 1993, RECORDED IN DEED BOOK 443, PAGE 204. (PARCEL 1). 40' DRAINAGE EASEMENT, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10. EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA DATED FEBRUARY 21, 1963, RECORDED IN DEED BOOK 156, PAGE 637. (PARCELS 1 & 2). ROUTE #625, 40' RIGHT-OF-WAY, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
11. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED FEBRUARY 24, 1997, RECORDED IN DEED BOOK 525, PAGE 853. (PARCELS 1 & 2). DISTRIBUTION OVERHEAD/UNDERGROUND EASEMENT AREA AND 71' BY 106' SUBSTATION EASEMENT AREA, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
12. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED FEBRUARY 28, 2018, RECORDED IN INSTRUMENT #180001564. (PARCELS 1 & 2). EASEMENT FOR UNDERGROUND WIRES, AFFECTS THE SUBJECT PROPERTY, AND IS NOT SHOWN HEREON.
13. EASEMENT GRANTED TO COMMONWEALTH OF VIRGINIA DATED FEBRUARY 21, 1963, RECORDED IN DEED BOOK 156, PAGE 637. TOGETHER WITH THE RIGHT AND EASEMENT TO USE SUCH ADDITIONAL AREAS AS MAY BE REQUIRED FOR THE PROPER EXECUTION AND MAINTENANCE OF THE WORK, AS INDICATED ON THE PLANS. AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT SHOWN HEREON.
14. THE FOLLOWING MATTERS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, PLAT BOOK 17, PAGES 85 AND 86:
- a. EXISTING 40' DRAINAGE EASEMENT LOCATED IN THE WESTERN PORTION OF THE INSURED PREMISES; AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON.
 - b. 40' FEE RIGHT OF WAY FOR STATE ROUTE 625 ALONG THE WESTERN BOUNDARY OF THE INSURED PREMISES; AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON.
 - c. 30' PRESCRIPTIVE RIGHT OF WAY FOR OLD STATE ROUTE 625 LOCATED ALONG THE WESTERN BOUNDARY OF THE INSURED PREMISES; DOES NOT AFFECT, NOW 40' R/W.
 - d. OVERHEAD UTILITIES AND LIGHT POLES LOCATED ALONG THE WESTERN BOUNDARY OF THE INSURED PREMISES; AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON
 - e. C & P TELEPHONE EASEMENT ALONG THE WESTERN BOUNDARY OF THE INSURED PREMISES WITHIN THE BOUNDS OF U.S. ROUTE 11; AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON
 - f. LOONEY MILL CREEK LOCATED ALONG THE NORTHERN BOUNDARY OF THE INSURED PREMISES; AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON
 - g. RIGHT OF WAY FOR ACCESS TO CAMPER LIPES PROPERTY ALONG THE NORTHERN BOUNDARY OF THE INSURED PREMISES; SEE ITEM #7 ABOVE, AFFECTS THE SUBJECT PROPERTY.
 - h. SANITARY SEWER EASEMENT ALONG THE SOUTHERN BOUNDARY: AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON. POSSIBLE OWNERSHIP RIGHTS ALONG NORTHERN BOUNDARY IN OVERLAP AREA SHOWN ON SURVEY. THERE IS NO OVERLAP ALONG THE EASTERN (CAMPER) BOUNDARY.
- THE FOLLOWING MATTERS SHOWN ON THE RECORDED PLAT OF SUBDIVSION, PLAT BOOK 6, PAGE 100:
- a. PRESCRIPTIVE RIGHT OF WAY (OLD ROAD) LOCATED ALONG THE EASTERN BOUNDARY OF PARCEL 2 AND NORTHWESTERN BOUNDARY OF PARCEL 1; DOES NOT AFFECT THE SUBJECT PROPERTY, NOW 40' R/W.
 - b. LOONEY CREEK ALONG THE NORTHERN BOUNDARY OF THE INSURED PREMISES (PARCEL 1). AFFECTS THE SUBJECT PROPERTY, SHOWN HEREON.
15. RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF LOONEY MILL CREEK. AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON.
16. RIGHTS OF OTHERS IN AND TO THE USE OF THE PRIVATE ROADS WITHIN THE SUBDIVISION. AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON.

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
3. CURRENT OWNER: VIRGINIA FORGE COMPANY, L.L.C.
- LEGAL REFERENCES: DEED BOOK 509, PAGE 892, PLAT BOOK 17, PAGE 85-86 & PLAT BOOK 6, PAGE 100.
4. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, TELEPHONE, CABLE TELEVISION, GAS, ELECTRIC AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
5. BUILDING DIMENSIONS ARE OF THE EXTERIOR OF THE BUILDING MEASURED AT GROUND LEVEL.
6. THE TOTAL NUMBER OF PARKING SPACES SHOWN HEREON IS 63, WITH 2 DESIGNATED AS HANDICAPPED.
7. THIS SURVEY IS BASED ON A FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT, COMMITMENT NUMBER CRES-23-72, EFFECTIVE DATE OF MAY 5, 2023.
8. THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
10. THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP #51023C0264C, DATED: DECEMBER 17, 2010. ZONES "AE" & "X" (SHADED & UN-SHADED).

ABBREVIATIONS

APCO	APPALACHIAN POWER COMPANY
AC.	ACRES
EX.	EXISTING
IP/PIPE	IRON PIN, IRON PIPE
S.F.	SQUARE FEET
TYP.	TYPICAL
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION

LEGEND

	ASPHALT PAVEMENT
	CONCRETE
	GRAVEL
	GUY WIRE
	MARKED PARKING SPACES
	FIRE HYDRANT
	STORM INLET
	STORM MANHOLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	LAMP POST/POLE
	UTILITY POLE
	ELECTRIC METER
	WATER METER
	GATE VALVE
	BOLLARD
	TITLE REPORT EASEMENTS & OTHER MATTERS

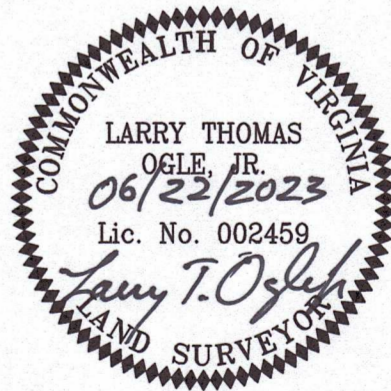
THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE BOTETOURT COUNTY SUBDIVISION AND/OR ZONING ORDINANCES.

CLERK'S CERTIFICATE:

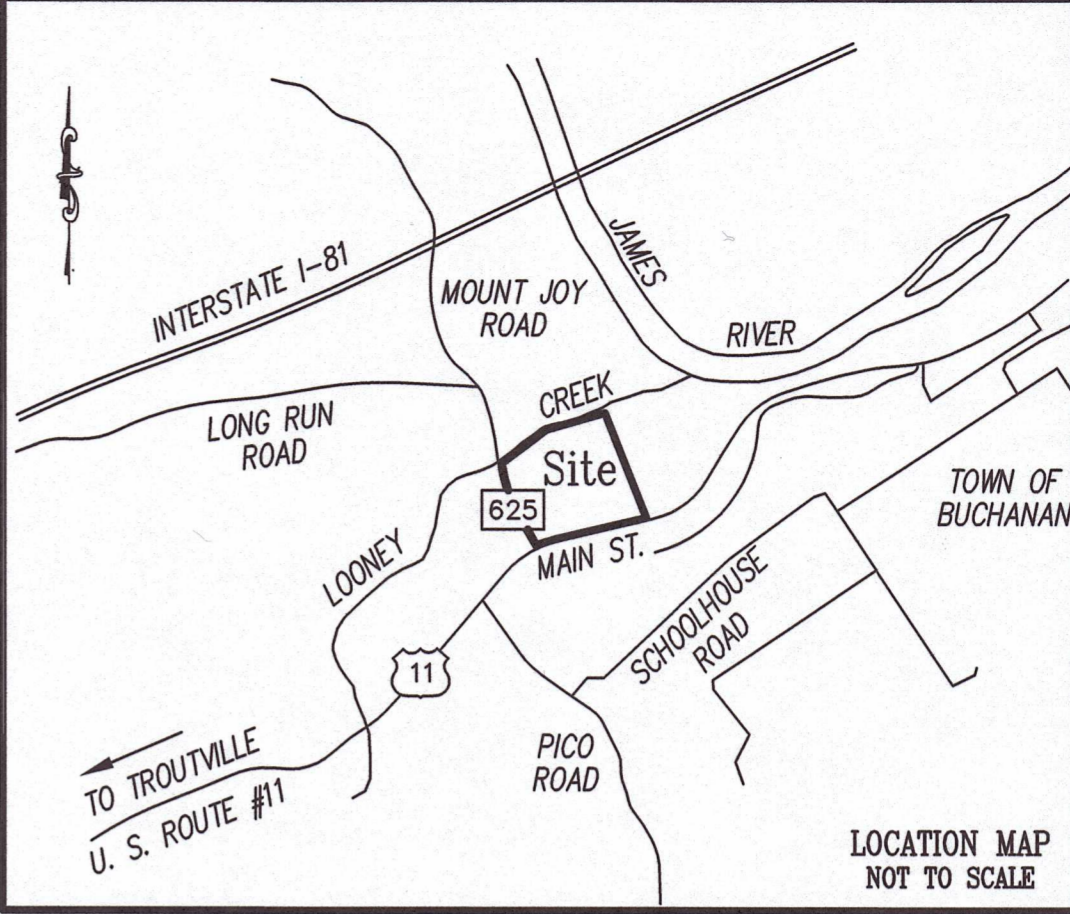
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 06/22/2023 DAY OF JUNE, 2023, AT 0'CLOCK _M.

TESTEE: TOMMY L. MOORE, CLERK

DEPUTY CLERK



PLAT SHOWING
TAX #65(2)4-3-2
34.71611 AC. (1,512,234 S.F.)
PREPARED FOR
VALLEY PROPERTIES, L.L.C.
SITUATED AT #17921 MAIN STREET
TOWN OF BUCHANAN
BUCHANAN MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA



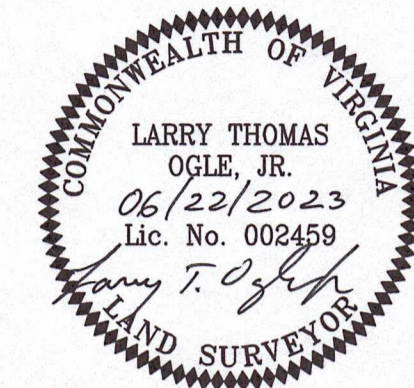
Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

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

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

DATE: JUNE 22, 2023
COMM. NO.: 2023-106
SCALE: NONE
SHEET: 1 OF 2

PLAT SHOWING
TAX #65(2)4-3-2
34.7161 AC. (1,512,234 S.F.)
PREPARED FOR
VALLEY PROPERTIES, L.L.C.
SITUATED AT #17921 MAIN STREET
TOWN OF BUCHANAN
BUCHANAN MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA



Tax #65(6)A
Property of
CHARLES K. CAMPER, II
W.B. 13, PG. 73
TRACT A
D.B. 146, PG. 563 (PLAT)

Tax #65(6)B
Property of
3MD PROPERTIES, LLC
INSTRUMENT #220004783
PART OF TRACTS B & C
D.B. 147, PG. 175 (PLAT)

Tax #65(6)C
Property of
3MD PROPERTIES, LLC
INSTRUMENT #220004783
PART OF TRACTS B & C
D.B. 147, PG. 175 (PLAT)

Boundary Curve Table						
Curve #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
2-3	23.11'	798.51'	001°39'30"	11.56'	N23°48'45"W	23.11'
3-11	244.47'	798.51'	017°32'29"	123.20'	N14°12'46"W	243.52'
2-11	267.58'	798.51'	019°11'59"	135.06'	N15°02'30"W	266.33'
8-9	57.45'	915.00'	003°35'51"	28.73'	S78°30'05"W	57.44'
10-1	145.18'	858.51'	009°41'22"	72.76'	S75°28'19"W	145.01'

TAX #65(2)4-3-2
34.71611 AC.
1,512,234 S.F.
(TOTAL)

PORTION OF LOT 3, ALL OF LOTS 4, 5 & 6 AND A
PORTION OF LOT 7, LESS R/W DEDICATION
OF MT. JOY TRACT & ATLANTIC COAST REALTY CO.
P.B. 1, PG. 62

PARCEL 1
34.56733 AC.
1,505,753 S.F.
BOUNDED BY CORNERS
1 THROUGH 10 TO 1

Tax #64-93
Property of
MARY JOAN L. HOPPE
D.B. 217, PG. 671
W.B. 21, PG. 219
D.B. 448, PG. 805 (PLAT)

Tax #64-97
Property of
CHARLES E. & MARTHA N. ALPHIN
INSTRUMENT #120000474

APPROXIMATE LOCATION
FEMA FLOODWAY

EX. IP BEARS FROM
CORNER
N08°07'45"W, 18.78'

EX. IP @
83.00'
6.42' EAST

NOT SET

NOT SET

NOT SET

NOT SET

NOT SET

NOT SET

NOT SET

NOT SET

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NOT SET

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NOT SET

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NOT SET

NOT SET

APPROXIMATE LOCATION
EX. CHESAPEAKE AND POTOMAC TELEPHONE COMPANY
D.B. T, PG. 461

APPROXIMATE LOCATION
EX. VIRGINIA PUBLIC SERVICE COMPANY
D.B. T, PG. 226

APPROXIMATE LOCATION
EX. 40' DRAINAGE EASEMENT
D.B. 443, PG. 204

APPROXIMATE LOCATION
EX. 40' DRAINAGE EASEMENT
D.B. 443, PG. 204

APPROXIMATE LOCATION
EX. 40' DRAINAGE EASEMENT
D.B. 443, PG. 204

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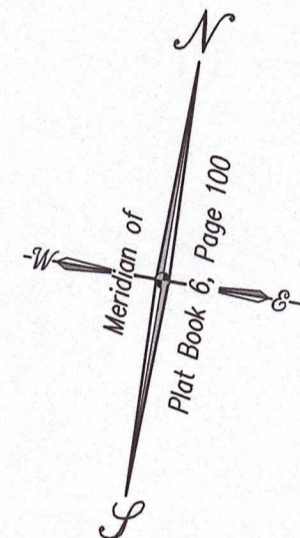
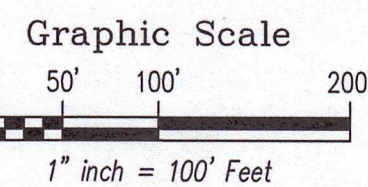
APPROXIMATE LOCATION
EX. 40' DRAINAGE EASEMENT
D.B. 443, PG. 204

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EX. 40' DRAINAGE EASEMENT
D.B. 443, PG. 204



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ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: JUNE 15, 2023
COMM. NO.: 2023-106
SCALE: 1" = 100'
SHEET: 2 OF 2