



 [Identify Adjoining Parcels](#)

Select Features by Buffer

**Parcels**

Owner Name:

RYT LLC  
C/O ROBERT L YOUNG

Mailing Address:

210 CARVER AVE  
ROANOKE, VA 24012

Location Address:

2780 LEE HWY  
TROUTVILLE, VA 24175

Parcel ID:

101-176

Lot Information:

TINKER CR

Acres:

Assessment Information

Improvement Value:

Land Value:

Other Value:

Total Value:

[Current Land Card](#)

[Mailable Link \(right-click to copy\)](#)  
[View in GoogleMaps](#)

Attributes at point: N: 3667306, E: 11075495

Elementary School  
Name: Greenfield Elementary

Middle School  
Name: Read Mountain MS

High School  
Name: Lord Botetourt HS

Elec. Service Area





**Details** [hide](#) ✕

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[Identify Adjoining Parcels](#)

Select Features by Buffer

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**Parcels**

Owner Name:

Mailing Address:

Location Address:

Parcel ID:

Lot Information:

Acres:

Assessment Information

Improvement Value:

Land Value:

Other Value:

Total Value:

[Current Land Card](#)

[Mailable Link \(right-click to copy\)](#)  
[View in GoogleMaps](#)

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Attributes at point: N: 3667089, E: 11075440

**Elementary School**  
 Name: Greenfield Elementary

**Middle School**  
 Name: Read Mountain MS

**High School**  
 Name: Lord Botetourt HS

**Elec. Service Area**  
 Company: American Electric Power





**Details** [hide](#) ✕

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[Identify Adjoining Parcels](#)

Select Features by Buffer

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**Parcels**

Owner Name:

Mailing Address:

Location Address:

Parcel ID:

Lot Information:

Acres:

Assessment Information

Improvement Value:

Land Value:

Other Value:

Total Value:

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[Current Land Card](#)

[Mailable Link \(right-click to copy\)](#)  
[View in GoogleMaps](#)

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Attributes at point: N: 3667195, E: 11075699

**Elementary School**  
 Name: Greenfield Elementary

**Middle School**  
 Name: Read Mountain MS

**High School**  
 Name: Lord Botetourt HS

**Elec. Service Area**  
 Company: American Electric Power  
 Rescue





101-142

101-141, B3  
2801

B2  
101-178A

B2

101-142E 2765

101-176 B3  
2780

CLOVERDALE RD  
ALT 220

101-142C

A1

CLOVERDALE RD  
ALT 220

101-142E

M1  
101-175D

101-175B  
B1  
2728

2673

101-142A

101-175A SC

2726  
2722  
2724  
2718  
2716

2700

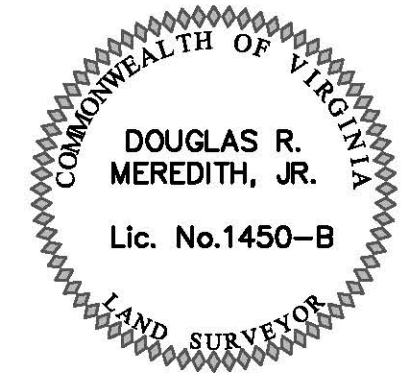
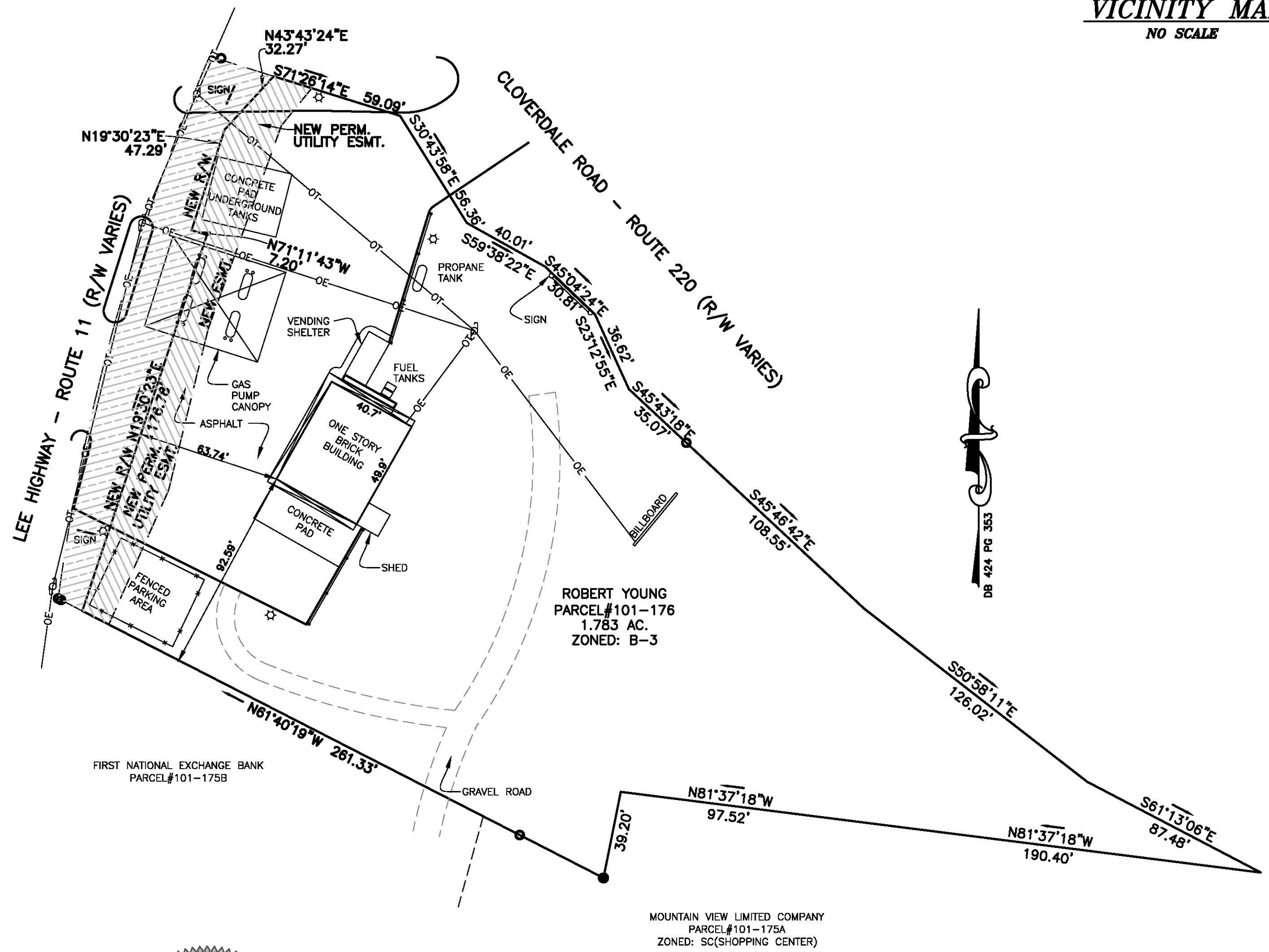
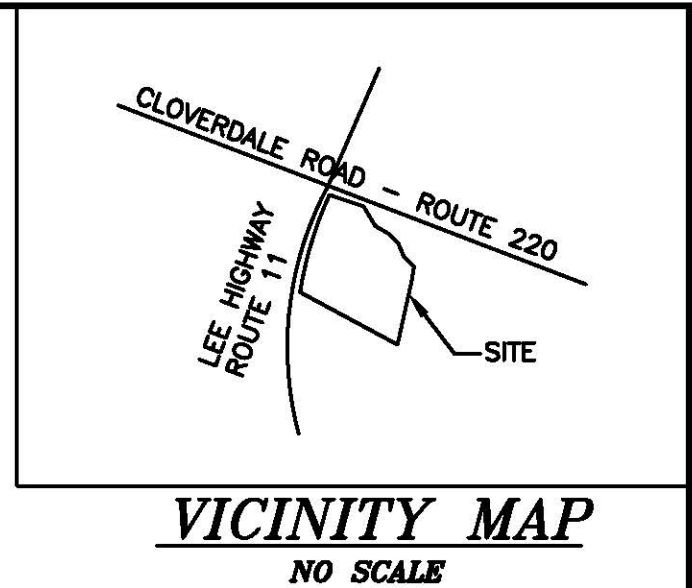
LEE HWY  
11

LEE HWY  
11



**NOTES:**

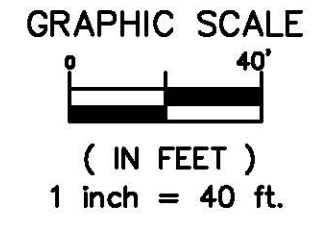
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
5. FEMA FLOOD ZONE: 'X' MAP # 51023C0369C
6. LEGAL REFERENCE: DB 429 PG 350  
DB 466 PG 671  
R/W PROJECT 0081-011-120



DATE: \_\_\_\_\_

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

- LEGEND**
- SURVEYED PROPERTY LINE
  - - - DEED LINE
  - SET REBAR
  - EXISTING IRON FOUND
  - ⊙ END OF LINE/CURVE
  - NOTHING FOUND, NOTHING SET



**PLAT OF SURVEY  
SHOWING  
NEW R/W LINES AND  
NEW PERM. UTILITY ESMT. FOR  
TAX PARCEL 101-176  
1.783 AC.  
FOR  
RYT LLC  
VALLEY DISTRICT OF  
BOTETOURT COUNTY, VIRGINIA  
COMM. 3079C SURVEYED: 8/29/14**

**L M W P.C.**  
Engineering  
Architecture  
Surveying  
Landscape Design

102 Albemarle Ave  
Roanoke, Virginia  
24013  
www.lmwpc.com  
ph: 540.345.0675  
fax: 540.342.4456  
lmweng@lmw.roacoxmail.com



**LEGAL DESCRIPTION**

TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NCS-934649-ATL, DATED NOVEMBER 11, 2018 AT 8:00 AM

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN BOTETOURT COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON AND EASEMENTS, APPURTENANCES AND HEREDITAMENTS THERETO BELONGING, LYING, SITUATED AND LOCATED IN BOTETOURT COUNTY, VIRGINIA, TO-WIT:  
BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE #11 WHICH POINT CONSTITUTES THE SOUTHWESTERLY CORNER OF PROPERTY CONVEYED TO EXCON CORPORATION BY DEED OF RECORD IN DEED BOOK 191 AT PAGE 313 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA (THE "CLERK'S OFFICE") AND NORTHWESTERLY CORNER OF A PARCEL SAID TO CONTAIN .964 ACRES CONVEYED TO TINKER MOUNTAIN ASSOCIATES, BY BILLY H. BRANCH, ET AL., OF RECORD IN DEED BOOK 286 AT PAGE 266 IN THE CLERK'S OFFICE; THENCE WITH THE LINE OF THE AFOREMENTIONED EXCON PROPERTY S. 61° 40' 18" E. 231.46 FEET TO AN IRON PIN, CORNER TO PROPERTY NOW OR FORMERLY OWNED BY QUOGUE-ROANOKE ASSOCIATES; THENCE S. 8° 22' 43" W. 189.52 FEET TO A POINT ON THE NORTHERLY LINE OF A 50 FOOT RIGHT-OF-WAY ENTRANCE TO MOUNTAIN VIEW SHOPPING PLAZA; THENCE WITH THE NORTHERLY LINE OF SAID 50 FOOT RIGHT-OF-WAY N. 67° 48' 34" W. 130.40 FEET TO A SPIKE; THENCE WITH A CURVE TO THE LEFT THE RADIUS OF WHICH IS 96.36 FEET FOR AN ARC DISTANCE OF 39.93 FEET TO A POINT OF REVERSE CURVE; THENCE WITH A CURVE TO THE RIGHT THE RADIUS OF WHICH IS 18 FEET FOR AN ARC DISTANCE OF 28.28 FEET TO A POINT; THENCE N. 08° 28' 50" W. 58.02 FEET TO A POINT OF CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE #11; THENCE WITH A CURVE TO THE RIGHT THE RADIUS OF WHICH IS 914.48 FEET FOR AN ARC DISTANCE OF 166.65 FEET TO AN IRON PIN, THE PLACE OF BEGINNING, CONTAINING 0.974 ACRES ACCORDING TO A SURVEY RECORDED IN DEED BOOK 310, PAGE 561 IN THE CLERK'S OFFICE, PREPARED BY CHARLES R. MURRAY, VIRGINIA C.L.S. UNDER DATE OF OCTOBER 31, 1985 AND WHICH PLAT IS, BY REFERENCE, MADE A PART HEREOF; AND TOGETHER WITH A PERPETUAL BUT NON-EXCLUSIVE EASEMENT OVER AND ACROSS THAT CERTAIN FIFTY (50) FOOT STRIP SHOWN, IN PART, ON THE ABOVE REFERENCED PLAT OF SURVEY UNDER THE DESIGNATION "MOUNTAIN VIEW SHOPPERS' PLAZA ENTRANCE 50' RIGHT OF WAY" AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING A SOUTHWESTERN CORNER OF THE BILLY H. BRANCH, ET. AL. PROPERTY ACQUIRED IN DEED BOOK 249, PAGE 134, AND BEING COMMON TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 11 AND THE NORTHERNMOST CORNER OF THE JOYCE H. WALLACE PROPERTY; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 11, NORTH 01° 33' 04" WEST, 262.60 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE WITH NEW DIVISION LINES THROUGH THE BRANCH PROPERTY SOUTH 08° 28' 50" EAST, 58.02 FEET TO A POINT; THENCE WITH A LINE CURVING TO THE LEFT WITH A RADIUS OF 18.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46° 33' 04" EAST 25.46 FEET AND AN ARC DISTANCE OF 28.27 FEET TO A POINT; THENCE WITH A LINE CURVING TO THE RIGHT WITH A RADIUS OF 96.36 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 79° 40' 50" EAST, 39.94 FEET AND AN ARC DISTANCE OF 39.93 FEET TO A POINT; THENCE SOUTH 67° 48' 34" WEST 130.40 FEET TO A POINT; THENCE SOUTH 08° 22' 43" WEST 51.49 FEET TO A POINT; THENCE NORTH 67° 48' 37" WEST 142.69 FEET TO A POINT; THENCE WITH A LINE CURVING TO THE LEFT WITH A RADIUS OF 48.36 FEET, A CHORD BEARING AND DISTANCE OF NORTH 79° 40' 51" WEST 19.07 FEET AND AN ARC DISTANCE OF 19.21 FEET TO A POINT; THENCE WITH A LINE CURVING TO THE LEFT WITH A RADIUS OF 18 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 43° 26' 56" WEST 25.46 FEET AND AN ARC DISTANCE OF 28.27 FEET TO A POINT; THENCE SOUTH 01° 48' 55" WEST 119.21 FEET TO THE PLACE OF BEGINNING.

**GENERAL NOTES**

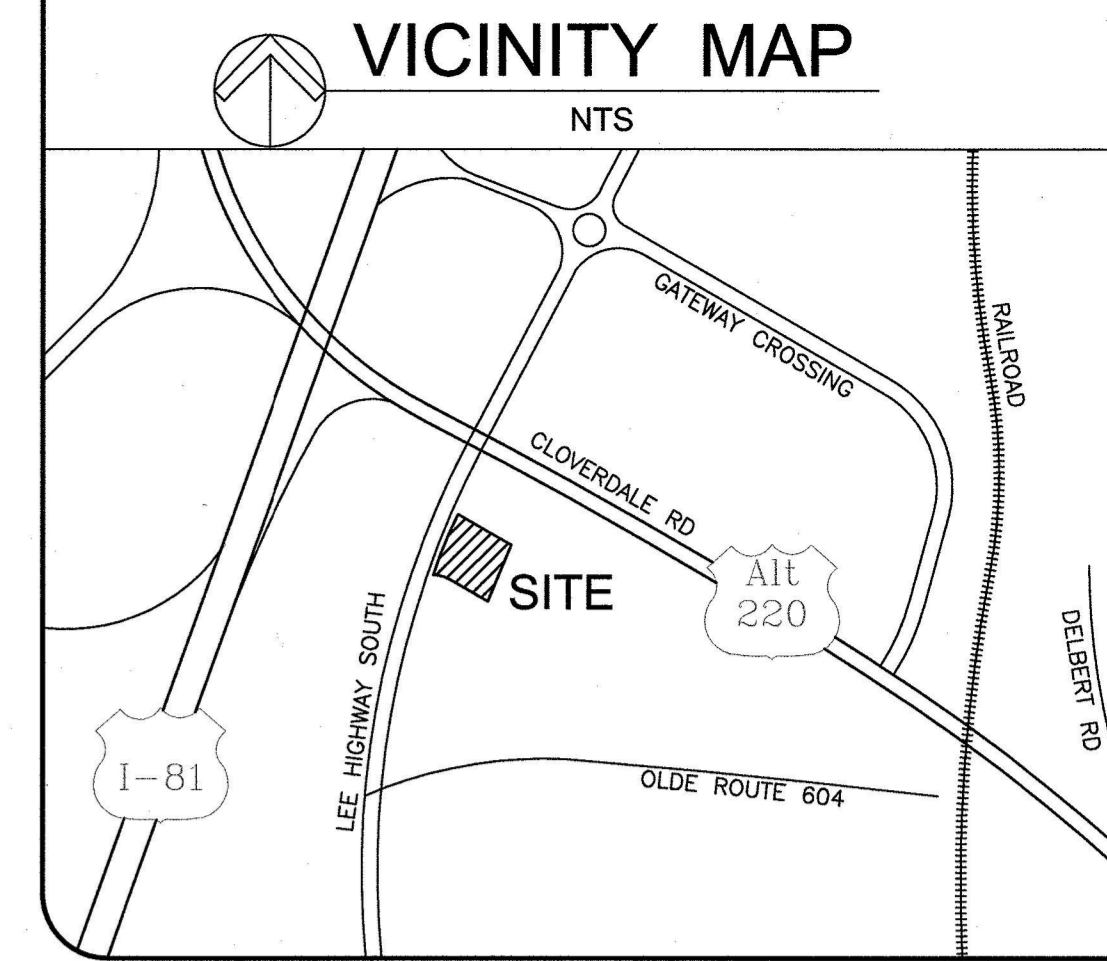
1) TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NCS-934649-ATL, DATED NOVEMBER 11, 2018 AT 8:00 AM

2) OWNER OF RECORD: FIRST NATIONAL EXCHANGE BANK  
DEED BOOK 572, PAGE 848  
0.974 ACRE - PLAT BOOK 20, PAGE 117 (PLAT)  
DEED BOOK 310, PAGE 561 (PLAT)  
T.M. #101-175B

3) PROPERTIES CURRENTLY ZONED B1 (BUSINESS DISTRICT).  
MINIMUM SETBACK REQUIREMENTS:

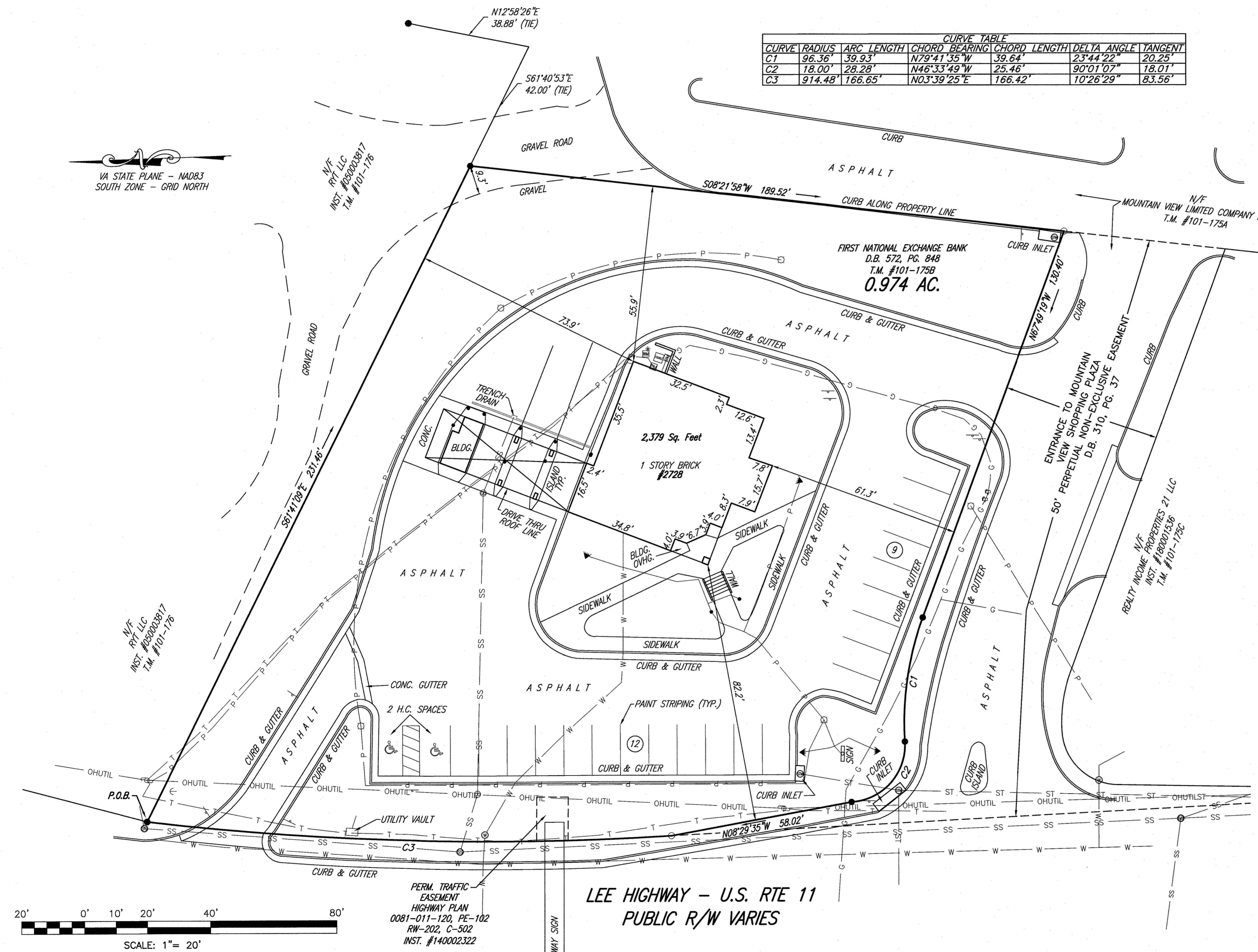
1. PRINCIPAL STRUCTURE:  
FRONT YARD: 25 FEET MINIMUM  
SIDE YARD: 10' MINIMUM  
REAR YARD: 10' MINIMUM
  2. ACCESSORY STRUCTURES:  
SIDE YARD: 0' MINIMUM  
REAR YARD: 0' MINIMUM
  3. HEIGHT: 35 FEET
  4. IMPERVIOUS SURFACE RATIO: 60% MAXIMUM
  5. MINIMUM PARKING REQUIREMENT: DEPENDANT ON PROPERTY USE.
- SETBACKS LISTED ABOVE BASED UPON CURRENT BOTETOURT COUNTY ZONING (CHAPTER 25 - ZONING OF THE BOTETOURT COUNTY CODE). FOR ADDITIONAL ZONING REQUIREMENTS AND SETBACKS SEE CHAPTER 25

- 6) PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- 7) PROPERTY CONTAINS 21 REGULAR PARKING SPACES AND 2 HANDICAP ACCESSIBLE SPACES.
- 8) PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" UNSHADED. THIS OPINION IS BASED UPON A VISUAL INSPECTION OF F.E.M.A. PANEL #51023C0369 C (EFFECTIVE DATE:12/17/2010).
- 9) NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING THE TIME OF SURVEY.
- 10) NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS DURING THE TIME OF SURVEY.
- 11) PROPERTY CURRENTLY HAS DIRECT INGRESS AND EGRESS TO LEE HIGHWAY (PUBLIC) AND VIA RIGHT OF WAY EASEMENT.
- 12) PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 572, PAGE 848 AND IN TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-934649-ATL, DATED NOVEMBER 11, 2018 AT 8:00 AM



**LEGEND**

- These standard symbols will be found in the drawing.
- UG TELECOMMUNICATION
  - IRON PIN FOUND
  - IRON PIN SET
  - CLEANOUT
  - SEWER MANHOLE
  - UG SEWER LINE
  - UG POWER
  - STORM MANHOLE
  - SIGN
  - STORM PIPE
  - GUY ANCHOR
  - OVERHEAD UTILITY
  - UTILITY POLE
  - UG GAS LINE
  - UG WATERLINE
  - UNDERGROUND
  - P.O.B. POINT OF BEGINNING
  - YARD LIGHT
  - LIGHT POLE
  - GAS METER
  - BOLLARD
  - WATER MANHOLE
  - WATER METER
  - HVAC UNIT
  - POWER DISCONNECT
  - MAILBOX



**TITLE COMMITMENT NOTES**

TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NCS-934649-ATL, DATED NOVEMBER 11, 2018 AT 8:00 AM

SCHEDULE B PART II EXCEPTIONS:

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IS POSSESSION THEREOF. NOT A SURVEY RELATED ITEM.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. SEE THIS SURVEY FOR ACREAGE AND PHYSICAL IMPROVEMENTS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY RELATED ITEM.
- ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS. SEE THIS SURVEY FOR PHYSICAL IMPROVEMENTS.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY RELATED ITEM.

- TAXES SUBSEQUENT TO 2018 CALENDAR YEAR AND ANY AND ALL SUPPLEMENTAL TAXES A LIEN NOT YET DUE AND PAYABLE. NOT A SURVEY RELATED ITEM.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY RELATED ITEM.
- PROPERTY MAY BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 287 PAGE 135, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C). MAY BE SUBJECT TO BUILDING HEIGHT AND SQUARE FOOTAGE RESTRICTIONS.
- PROPERTY MAY BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 310 PAGE 33, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C). MAY BE SUBJECT TO BUILDING HEIGHT AND SQUARE FOOTAGE RESTRICTIONS.
- PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED AUGUST 10, 1925, RECORDED IN DEED BOOK R, PAGE 239. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY, DATED APRIL 30, 1928, RECORDED IN DEED BOOK R, PAGE 434. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY, DATED SEPTEMBER 3, 1931, RECORDED IN DEED BOOK V, PAGE 186. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY, DATED SEPTEMBER 27, 1949, RECORDED IN DEED BOOK 101, PAGE 468. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY, DATED OCTOBER 6, 1958, RECORDED IN DEED BOOK 135, PAGE 327. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED JULY 19, 1961, RECORDED IN DEED BOOK 148, PAGE 258. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED TO APPALACHIAN POWER COMPANY, DATED SEPTEMBER 17, 1962, RECORDED IN DEED BOOK 154, PAGE 520. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO APPALACHIAN POWER COMPANY, DATED JULY 10, 1963, RECORDED IN DEED BOOK 183, PAGE 193. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO TINKER MOUNTAIN ASSOCIATES, DATED JULY 10, 1983, RECORDED IN DEED BOOK 286, PAGE 266. EASEMENT SUPERSEDED BY DEED BOOK 310, PAGE 37.
- PROPERTY BENEFITS FROM AN EASEMENT GRANTED TO QUOGUE-ROANOKE ASSOCIATES, DATED OCTOBER 17, 1985, RECORDED IN DEED BOOK 310, PAGE 37. 50' PERPETUAL NON-EXCLUSIVE RIGHT OF WAY EASEMENT SHOWN HEREON.
- PROPERTY IS SUBJECT TO A CERTIFICATE NO. C-214010 RECORDED AS INSTRUMENT NO. 140002322, AND ORDER RECORDED AS INSTRUMENT NO. 180000267, EVIDENCING THE TAKING OF LAND FOR INTERSTATE 81 FOR PERMANENT TRAFFIC SIGNAL EASEMENT AS SET FORTH THEREIN. PERMANENT TRAFFIC SIGNAL EASEMENT SHOWN HEREON.
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. §§494A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. NOT A SURVEY RELATED ITEM.
- THE EXACT ACREAGE OR SQUARE FOOTAGE OF THE LAND DESCRIBED HEREIN IS NOT INSURED. SEE THIS SURVEY FOR ACREAGE.

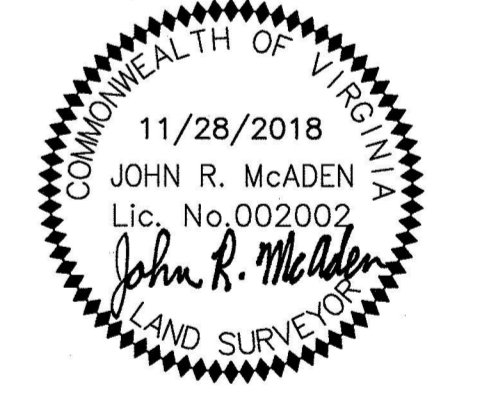
TO WAFFLE HOUSE, INC., A GEORGIA CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2018.

11/28/2018  
DATE JOHN R. MCADEN 002002

**LEE HIGHWAY - U.S. RTE 11  
PUBLIC R/W VARIES**

**METES AND BOUNDS DESCRIPTION** VA STATE PLANE - NAD83  
BEGINNING AT AN IRON PIN FOUND (P.O.B) ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 11 (LEE HIGHWAY), SAID POINT BEING THE SOUTHWESTERLY CORNER OF RYT LLC, INSTRUMENT #0500003817, T.M. #101-176; THENCE LEAVING ROUTE 11 AND WITH THE LINE OF THE SOUTH LINE OF RYT LLC, S. 61° 41' 09" E. 231.46 FEET TO AN IRON PIN FOUND ALONG THE WESTERLY LINE OF MOUNTAIN VIEW LIMITED COMPANY LLC, T.M. #101-175A, THENCE LEAVING RYT LLC AND WITH MOUNTAIN VIEW LIMITED COMPANY LLC, S. 08° 21' 58" W. 189.52 FEET TO AN IRON PIN SET ON THE NORTHERLY LINE OF A 50 FOOT RIGHT-OF-WAY ENTRANCE TO MOUNTAIN VIEW SHOPPING PLAZA; THENCE WITH THE NORTHERLY LINE OF SAID 50 FOOT RIGHT-OF-WAY N. 67° 49' 19" W. 130.40 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE LEFT THE RADIUS OF WHICH IS 96.36 FEET, AN ARC DISTANCE OF 39.93 FEET AND A CHORD BEARING AND DISTANCE OF N. 79° 41' 35" W. TO A POINT OF REVERSE CURVE; THENCE WITH A CURVE TO THE RIGHT THE RADIUS OF WHICH IS 18 FEET, AN ARC DISTANCE OF 28.28 FEET TO AN IRON PIN FOUND; THENCE N. 08° 29' 35" W. 58.02 FEET TO A POINT OF CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 11; THENCE LEAVING MOUNTAIN VIEW LIMITED LLC WITH A CURVE TO THE RIGHT THE RADIUS OF WHICH IS 914.48 FEET, AN ARC DISTANCE OF 166.65 FEET AND A CHORD BEARING AND DISTANCE OF N. 03° 39' 25" E. 166.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.974 ACRES ACCORDING TO A SURVEY RECORDED IN DEED BOOK 310, PAGE 561 IN THE CLERK'S OFFICE, PREPARED BY CHARLES R. MURRAY, VIRGINIA C.L.S. UNDER DATE OF OCTOBER 31, 1985 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 20, PAGE 117. SAID PARCEL BEING LYING IN BOTETOURT COUNTY, VIRGINIA



ALTA/NSPS LAND TITLE SURVEY FOR  
**WAFFLE HOUSE, INC.,**  
A GEORGIA CORPORATION  
SHOWING HEREON  
0.974 ACRE (T.M. #101-175B)  
AS DESCRIBED IN DEED BOOK 572, PAGE 848  
AND SHOWN ON PLAT RECORDED IN  
PLAT BOOK 20, PAGE 117  
DEED BOOK 310, PAGE 561  
SITUATE ALONG U.S. ROUTE 11 - LEE HIGHWAY  
VALLEY MAGISTERIAL DISTRICT  
BOTETOURT COUNTY, VIRGINIA  
SURVEYED NOVEMBER 28, 2018  
SCALE: 1" = 20'  
JOB #04180114.00-ALTA



