

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE SEPTEMBER 29, 2021 AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51023C0357C DATED DECEMBER 17, 2010.

LEGEND

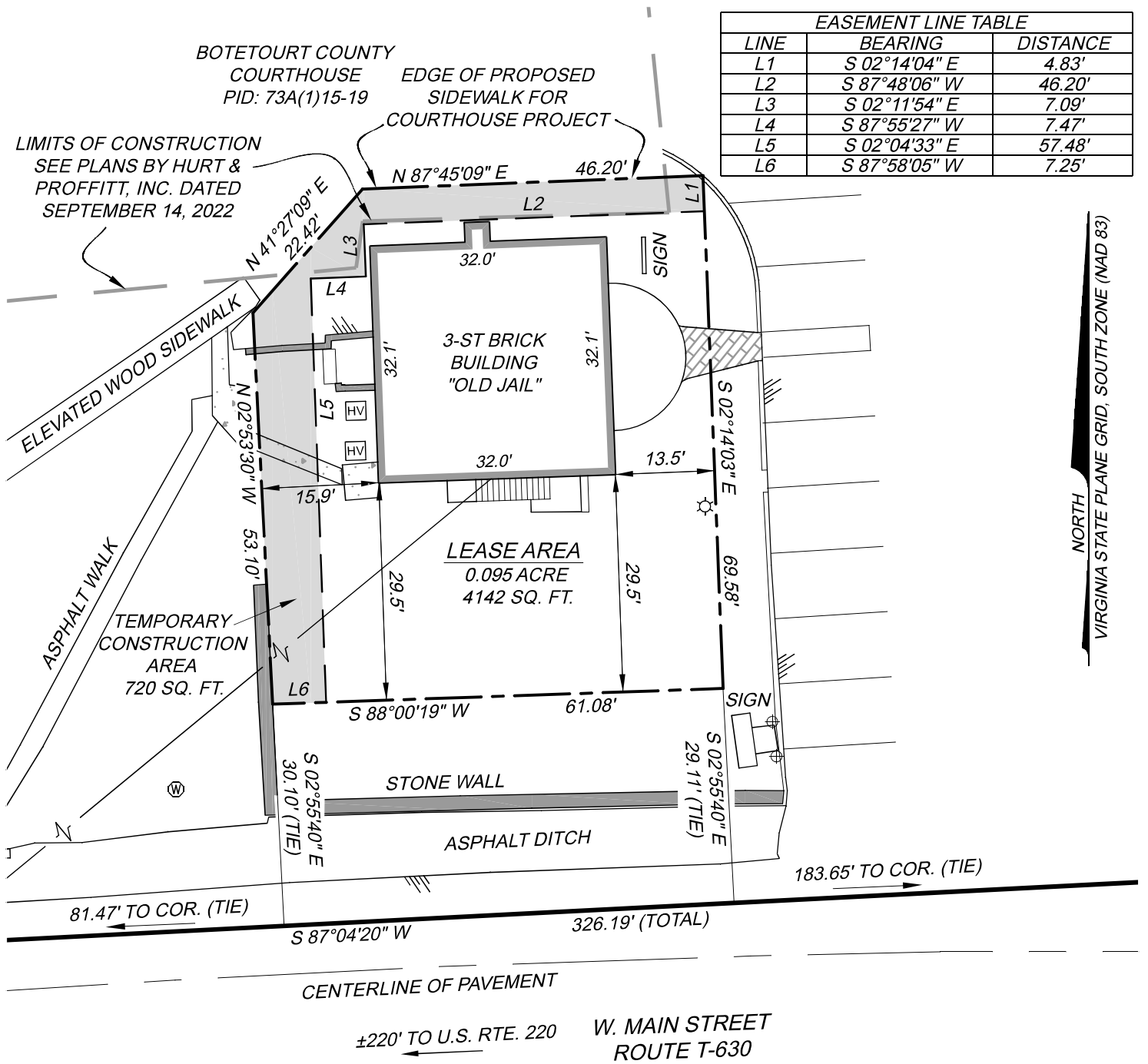
- HVAC UNIT
- LIGHT POLE
- WATER METER
- EDGE OF PAVEMENT
- OVERHEAD UTILITY
- CONCRETE
- WALL
- TEMPORARY CONSTRUCTION EASEMENT

SOURCE OF TITLE:

BOTETOURT COUNTY COURT HOUSE
(PER GIS RECORDS)



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°14'04" E	4.83'
L2	S 87°48'06" W	46.20'
L3	S 02°11'54" E	7.09'
L4	S 87°55'27" W	7.47'
L5	S 02°04'33" E	57.48'
L6	S 87°58'05" W	7.25'



FILE NO.

PROJECT NO.	20200660	LAT.	37.49897°	DRAWN BY:	JEH	<p>GRAPHIC SCALE IN FEET</p>
DATE:	2/1/2023	LONG.	-79.87851°	CHECKED BY:	JEH	

G.L. NO.

HURT & PROFFITT

INSPIRED / RESPONSIVE / TRUSTED
 2524 LANGHORNE ROAD
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**PLAT SHOWING PROPOSED LEASE AREA
 ON THE PROPERTY OF
 BOTETOURT COUNTY CIRCUIT COURTHOUSE
 BOTETOURT COUNTY, VIRGINIA**