

NOTES:

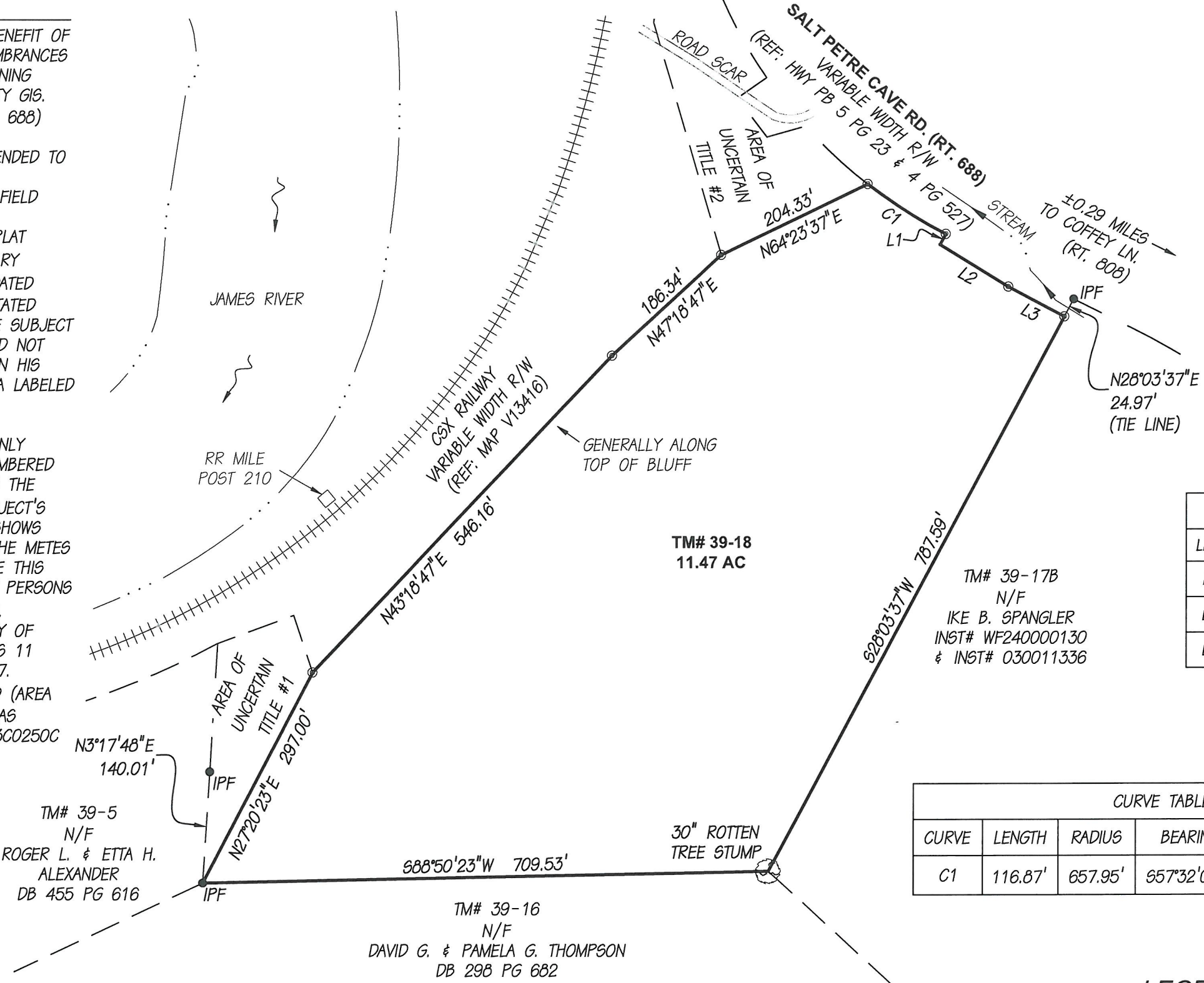
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY. SOURCE OF TITLE AND ADJOINING INFORMATION OBTAINED THROUGH BOTETOURT COUNTY GIS.
2. PROPERTY LINES ALONG SALT PETRE CAVE RD. (RT. 688) ARE INTENDED TO ADJOIN STATE RIGHT OF WAY.
3. PROPERTY LINES ALONG THE CSX RAILWAY ARE INTENDED TO ADJOIN SAID RAILROAD RIGHT OF WAY.
4. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY PER THE DATE OF THIS PLAT.
5. AREA OF UNCERTAIN TITLE #1 IS SHOWN UPON A PLAT PREPARED BY GREGORY E. VESS ENTITLED "BOUNDARY SURVEY FOR ROGER L. AND ETTA H. ALEXANDER" DATED 12/22/2023. IN A CONVERSATION WITH VESS HE STATED THAT HE WAS AWARE OF THE DESCRIPTION FOR THE SUBJECT PROPERTY RECORDED IN DB 45 PG 357 BUT COULD NOT RECONCILE THAT DESCRIPTION WITH THE DESCRIPTION HIS SURVEY WAS BASED UPON. VESS SHOWED THE AREA LABELED AS AREA #1 HEREON AS DAVID J. NOVESKE, DEED #060006720, TAX # 39-18.
6. AREA OF UNCERTAIN TITLE #2 APPEARS TO BE OPENLY POSSESSED AND IS PRESUMABLY BEING ACTIVELY TIMBERED PRESUMABLY BY NOVESKE. LAND WAS CONVEYED TO THE COMMONWEALTH FOR RIGHT OF WAY FROM THE SUBJECT'S CHAIN OF TITLE AND THE BOTETOURT COUNTY GIS SHOWS NOVESKE AS THE OWNER OF AREA #2. HOWEVER, THE METES AND BOUNDS IN DB 45 PG 357 DOES NOT INCLUDE THIS AREA AND THE RR VAL MAP SHOWS OWNERSHIP BY PERSONS OTHER THAN WITHIN THE SUBJECT'S CHAIN OF TITLE.
7. THIS PLAT IS INTENDED TO DESCRIBE THE BOUNDARY OF THAT PARCEL DESCRIBED BY METES AND BOUNDS AS 11 ACRES 77 POLES MORE OR LESS IN DB 45 PG 357.
8. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED (AREA OUTSIDE OF THE 100-YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON PANEL 51023C0250C DATED DECEMBER 17, 2010.



SOURCE OF TITLE:

DAVID J. NOVESKE
TM# 39-18
INST# 060006720

PLAT SHOWING BOUNDARY SURVEY FOR
DAVID J. NOVESKE
FINCASTLE MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA



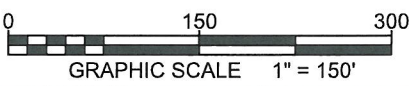
LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°53'21"W	15.00'
L2	S58°17'24"E	100.88'
L3	S61°53'59"E	79.97'

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	116.87'	657.95'	S57°32'03"E	116.72'	10°10'38"

- LEGEND
- IRON PIN SET (IPS)
 - IRON PIN FOUND (IPF)
 - N/F — NOW OR FORMERLY
 - UTILITY POLE
 - †— OVERHEAD UTILITIES
 - X— FENCE

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DATE: 08/26/2025

PRJ#: 25230
DWG: V-RP-25230
DWN: JMC