



**A RESOLUTION OF THE COUNCIL FOR THE TOWN OF ABINGDON, VIRGINIA
APPROVING THE FINAL PLAT FOR
TOWN CENTRE OF ABINGDON, LLC SUBDIVISION
TAX MAP NO.: 020-12-5**

WHEREAS, the final plat for the Abingdon Town Centre of Abingdon, LLC subdivision has been properly submitted to the Town and reviewed by the staff; and

WHEREAS, the Planning Commission met on November 30, 2022 to recommend approval of the preliminary plat, and on December 19, 2022 and recommended approval of the final plat; and

WHEREAS, Sections 4.12 and 4.13 of the Town of the Abingdon Subdivision Procedure Division 3 Final Plat requires that the plat of a subdivision be approved and certified by Town Council before it can be recorded; and

WHEREAS, the owner shall cause such plat to be recorded in the Office of the Clerk of the Circuit Court of Washington County, and shall file satisfactory evidence of such recording with the Town engineer before the Town shall recognize the plat as being in full force and effect. Approval of the final plat shall not be deemed the acceptance by the Town of any street, alley or other public space shown on the plat for maintenance, repair or operation thereof, and shall be null and void if a copy thereof is not recorded as required above, within six months after approval, unless such time of recordation is extended by the Town Council.


NOW THEREFORE BE IT RESOLVED by the Council for the Town of Abingdon approves and certifies the final plat for Town Centre of Abingdon, LLC subdivision as attached as Exhibit A.

BY: *Shanda Hill*
Mayor

The undersigned Clerk of the Town of Abingdon, Virginia (the "Town") hereby certifies that the foregoing constitutes a true and correct copy of a resolution duly adopted at a meeting of the Council held on January 3, 2022. I hereby further certify that such meeting was a regularly scheduled meeting and that, during the consideration of the foregoing resolution a quorum was present. I further certify that the minutes of such meeting reflect the attendance of the members and the voting on the foregoing resolution was as follows:

Member	Attendance	Vote
Derek Webb	Yes	Abstained
Donna Quetsch	Yes	Aye
Amanda Pillion	Yes	Aye
Dwyane Anderson	Yes	Aye
Wayne Austin	Yes	Aye

WITNESS my hand and seal of the Town of Abingdon as of January 3, 2023.

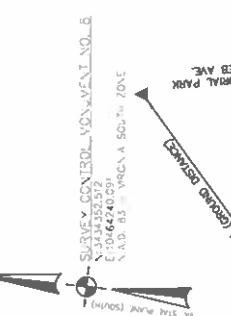
(SEAL) 
 Kimberly Kingsley, Clerk



Appalachia Design Services
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone (423) 323-1206
Fax: (423) 323-1732

- LEGEND**
- - SANITARY SEWER MANHOLE
 - - UTILITY POLE
 - - WATER VALVE
 - - LIGHT POLE
 - - FIRE HYDRANT
 - - WATER METER
 - - TELEPHONE/FIBER OPTIC MANHOLE
 - - STORM MANHOLE
 - - STE. LIGHTING / CONCRETE BASE
 - - SANITARY SEWER LINE
 - - OVERHEAD ELECTRIC LINE
 - - STORM SEWER LINE
 - - FENCE
 - - CONCRETE



CURRENT ZONING: B-2 (GENERAL BUSINESS DISTRICT)

SETBACK INFORMATION:
FRONT = 25'

REAR = 25' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

SIDE = 10' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

PARKING REQUIREMENTS:
TOTAL SPACES = 71
HANDICAP SPACES = 20
TOTAL SPACES = 91

DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED AT INSTRUMENT NO. _____ IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA.

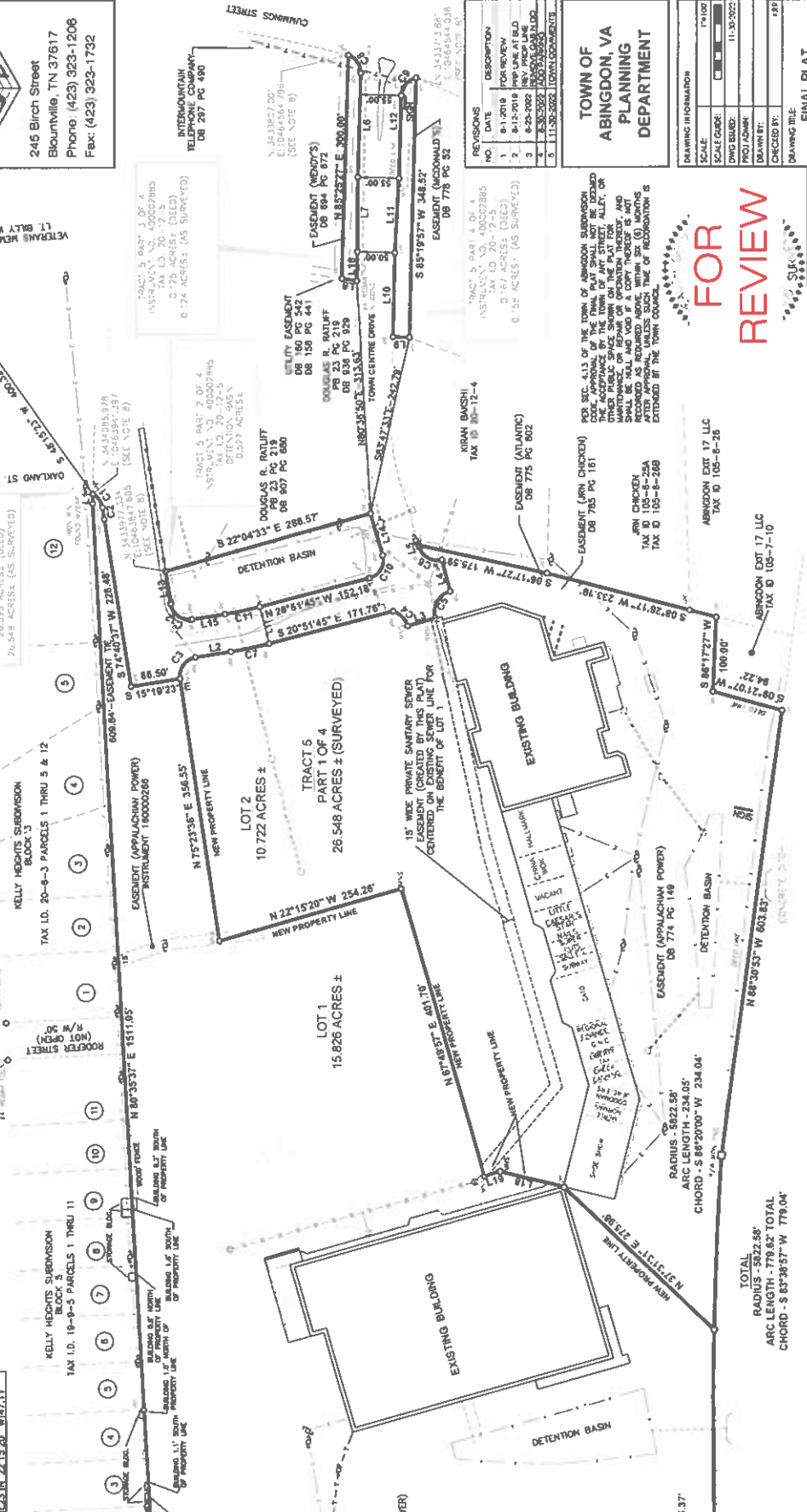
COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES RECORDED IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA.

FLOOD ZONE (BY GEOPHYSICAL PLOTTING ONLY):
F.I.R.M.: 51161C0290C EFFECTIVE DATE: SEPTEMBER 29, 2010

FLOOD ZONE X: AREAS OF 0.5% ANNUAL CHANCE FLOOD AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1.5' FEET OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

CURVE TABLE

LINE NO.	START STATION	END STATION	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
1	1+00.00	1+10.00	100.00	1.57	1.57	S 89.10° E 1.57
2	1+10.00	1+20.00	100.00	3.14	3.14	S 89.10° E 3.14
3	1+20.00	1+30.00	100.00	4.71	4.71	S 89.10° E 4.71
4	1+30.00	1+40.00	100.00	6.28	6.28	S 89.10° E 6.28
5	1+40.00	1+50.00	100.00	7.85	7.85	S 89.10° E 7.85
6	1+50.00	1+60.00	100.00	9.42	9.42	S 89.10° E 9.42
7	1+60.00	1+70.00	100.00	10.99	10.99	S 89.10° E 10.99
8	1+70.00	1+80.00	100.00	12.56	12.56	S 89.10° E 12.56
9	1+80.00	1+90.00	100.00	14.14	14.14	S 89.10° E 14.14
10	1+90.00	2+00.00	100.00	15.71	15.71	S 89.10° E 15.71
11	2+00.00	2+10.00	100.00	1.57	1.57	S 89.10° E 1.57
12	2+10.00	2+20.00	100.00	3.14	3.14	S 89.10° E 3.14
13	2+20.00	2+30.00	100.00	4.71	4.71	S 89.10° E 4.71
14	2+30.00	2+40.00	100.00	6.28	6.28	S 89.10° E 6.28
15	2+40.00	2+50.00	100.00	7.85	7.85	S 89.10° E 7.85
16	2+50.00	2+60.00	100.00	9.42	9.42	S 89.10° E 9.42
17	2+60.00	2+70.00	100.00	10.99	10.99	S 89.10° E 10.99
18	2+70.00	2+80.00	100.00	12.56	12.56	S 89.10° E 12.56
19	2+80.00	2+90.00	100.00	14.14	14.14	S 89.10° E 14.14
20	2+90.00	3+00.00	100.00	15.71	15.71	S 89.10° E 15.71



TOWN OF ABINGDON, VA PLANNING DEPARTMENT

REVISIONS:

NO.	DATE	DESCRIPTION
1	8-1-2018	FOR REVIEW
2	8-12-2018	FOR LINE AT BLD
3	8-29-2022	REVISIONS TO BLD
4	8-30-2022	ADD NEW BLD
5	11-30-2022	CONFORMANCE

DRAWING INFORMATION

SCALE: 1" = 100'

SCALE CODE: 11-30-2022

PROJ. ADM: 11-30-2022

DRAWN BY: 11-30-2022

CHECKED BY: 11-30-2022

DRAWING TITLE: 11-30-2022

FINAL PLAT

SUBDIVISION OF: TOWNE CENTRE OF ABINGDON LLC

PROPERTY OWNER: TOWNE CENTRE OF ABINGDON LLC

DEED REFERENCE: Instrument No. 2017-3482

PLAT BOOK: 75, Page 73

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING STATEMENT WAS FILED AND RECORDED IN MY OFFICE AND APPROVED THE SAME.

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING STATEMENT WAS FILED AND RECORDED IN MY OFFICE AND APPROVED THE SAME.

OWNER'S STATEMENT

THE PLACING OR REVISION OF LAND AS IT APPEARS ON THIS PLAT IS ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF VIRGINIA, CHAPTER 613, SECTIONS 1 AND 2, AS AMENDED, AND THE ACTS OF THE LEGISLATURE OF VIRGINIA, CHAPTER 613, SECTION 3, AS AMENDED, AND THE ACTS OF THE LEGISLATURE OF VIRGINIA, CHAPTER 613, SECTION 4, AS AMENDED, AND THE ACTS OF THE LEGISLATURE OF VIRGINIA, CHAPTER 613, SECTION 5, AS AMENDED.

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING STATEMENT WAS FILED AND RECORDED IN MY OFFICE AND APPROVED THE SAME.

FOR REVIEW

PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE TOWN OF ABINGDON PLANNING DEPARTMENT IS REQUIRED FOR ALL PLATS FOR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR WHICH THE TOWN OF ABINGDON IS THE PROPERTY OWNER. THE PLAT SHOULD BE FILED AND VOID OF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE WITHIN SIX (6) MONTHS AFTER THE DATE OF RECORDATION. THE RECORDATION IS CONTROLLED BY THE TOWN COUNCIL.

ABINGDON EXT 17 LLC
TAX ID 105-6-78

ABINGDON EXT 17 LLC
TAX ID 105-7-10

ABINGDON EXT 17 LLC
TAX ID 105-6-78

ABINGDON EXT 17 LLC
TAX ID 105-7-10

TOTAL
RADIUS - 5922.89'
ARC LENGTH - 779.62'
CHORD - 837.857' W 779.04'

45.37