

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT F & W COMMUNITY DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 24 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM J. MORRIS CRUMPACKER, ET UX, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 962, PAGE 651.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES (AS AMENDED).

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREET OF THIS SUBDIVISION (DEVON DRIVE - 55,486 S.F. / 1.274 ACRES); ALL PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

THE SAID OWNER HEREBY DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY AND ITS ASSIGNS THE WATERLINE EASEMENTS AND SANITARY SEWER EASEMENTS SHOWN HEREON.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, DEVISEES AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON OR ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS ____ DAY OF _____, 2008.

F & W COMMUNITY DEVELOPMENT CORPORATION

BY: ANDREW C. KELDERHOUSE, VICE PRESIDENT

STATE OF VIRGINIA
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE
DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, PRESIDENT OF FRALIN & WALDRON, INC. AND VICE PRESIDENT OF F & W COMMUNITY DEVELOPMENT CORPORATION, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2008

MY COMMISSION EXPIRES ON _____, REGISTRATION # _____

NOTARY PUBLIC

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0159 G, COMMUNITY PANEL 510190 0159 G, DATED SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
6. THE AREA CONTAINED IN THE STREET IS 55,486 S.F. (1.274 AC.)
7. LOTS 1 THROUGH 20 SHALL BE DEVELOPED FOR SINGLE FAMILY DETACHED DWELLINGS, ZERO LOT LINE OPTION.
8. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME A PORTION OF THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON PLANS ENTITLED "DETENTION POND PLAN FOR APPLEWOOD, SECTION 9" AND ADJACENT AREAS DATED NOVEMBER 8, 1995 AND PREPARED BY LUMSDEN ASSOCIATES, P.C. (P.B. 18, PG. 99 AND D.B. 1495, PG. 1999)
9. REMAINING ACREAGE FOR ROANOKE COUNTY TAX PARCEL #39.02-04-27.05, PROPERTY OF F. & W. COMMUNITY DEVELOPMENT CORPORATION (DEED BOOK 962, PAGE 651) - 14.720 ACRES.
10. SEE THE COVENANTS AND RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT FOR SPECIFICS REGARDING THE MAINTENANCE AND OWNERSHIP OF ALL PRIVATE EASEMENTS.
11. JURISDICTIONAL STREAMS AND WETLANDS AS DELINEATED BY U.S. ARMY CORP. OF ENGINEERS AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
12. PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES WITHIN THE SUBDIVISION, SHALL ONLY APPLY TO THOSE LOTS ON WHICH A SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT IS CONSTRUCTED FIVE FEET OR LESS FROM THE PROPERTY LINE. SHOULD THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT BE MORE THAN FIVE FEET FROM THE APPLICABLE PROPERTY LINE, THE PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE ADJOINING LOT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST.
13. ALL PRIVATE DRAINAGE EASEMENTS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9715.75064	6451.72043
2	9851.69668	6132.46780
3	9865.24720	6001.91325
4	9809.51174	5887.61167
5	9695.09283	5825.20977
6	9550.22855	5863.44373
7	9616.64733	5723.51558
8	9812.38028	5671.85588
9	10040.01507	5541.93452
10	10021.02635	5529.47562
11	10079.08486	5492.52603
12	10081.11916	5513.11386
13	10089.75374	5528.44598
14	10232.44442	5450.35975
15	10366.57433	5593.94921
16	10348.10139	5769.95445
17	10376.58010	5877.83068
18	10471.20856	6030.30804
19	10406.88462	6333.50354
20	10193.93991	6320.24453
21	10170.49964	6223.03046
22	10073.28567	6246.47071
23	10096.72596	6343.68483
24	9880.80783	6413.25712
1	9715.75064	6451.72043
TOTAL AREA = 11.690 AC. (509,236 S.F.)		

20' PRIVATE & PUBLIC DRAINAGE EASEMENTS (D.E.)		
LINE	BEARING	DISTANCE
D1-D2	N 17°51'35" W	10.49'
D2-D3	N 24°40'22" E	23.70'
D2-D4	S 87°50'27" W	43.62'
D4-D5	S 76°26'37" W	31.53'
D5-D6	N 23°16'26" W	65.02'
D6-D7	N 47°07'16" W	54.40'
D7-D8	N 50°43'08" W	78.10'
D8-D9	N 44°00'58" W	119.81'
D9-D10	N 39°47'38" W	50.13'
D10-D11	N 60°12'13" W	85.13'
D11-D12	S 66°18'42" W	63.50'
D12-D13	S 68°09'24" W	55.69'
D13-D14	S 76°05'14" W	60.52'
D14-D15	S 78°22'17" W	53.42'
D15-D16	S 79°38'43" W	44.17'
D16-D17	S 69°09'56" W	98.30'
D17-D18	S 56°27'39" W	153.69'
D18-D19	S 55°05'55" W	178.11'
D20-D21	S 28°53'32" E	130.89'
D21-D22	S 14°16'53" E	45.23'
D22-D23	S 01°50'42" W	38.50'
D23-D24	S 17°44'06" W	86.16'
D24-D25	S 48°02'31" W	75.92'
D26-D27	S 64°38'21" W	22.98'
D27-D28	S 17°51'35" E	106.00'
D28-D29	S 00°36'27" W	92.46'

APPROVED:

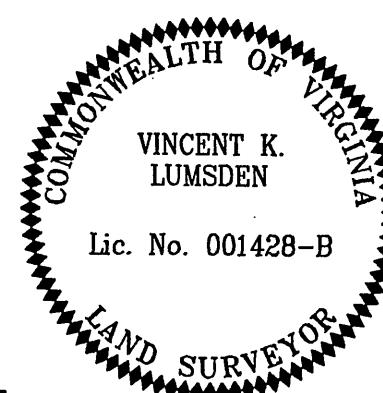
AGENT, ROANOKE COUNTY PLANNING COMMISSION

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA,
THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED
TO RECORD ON _____, 2008, AT ____ O'CLOCK ____M.

TESTEE: STEVEN A. MCGRAW, CLERK

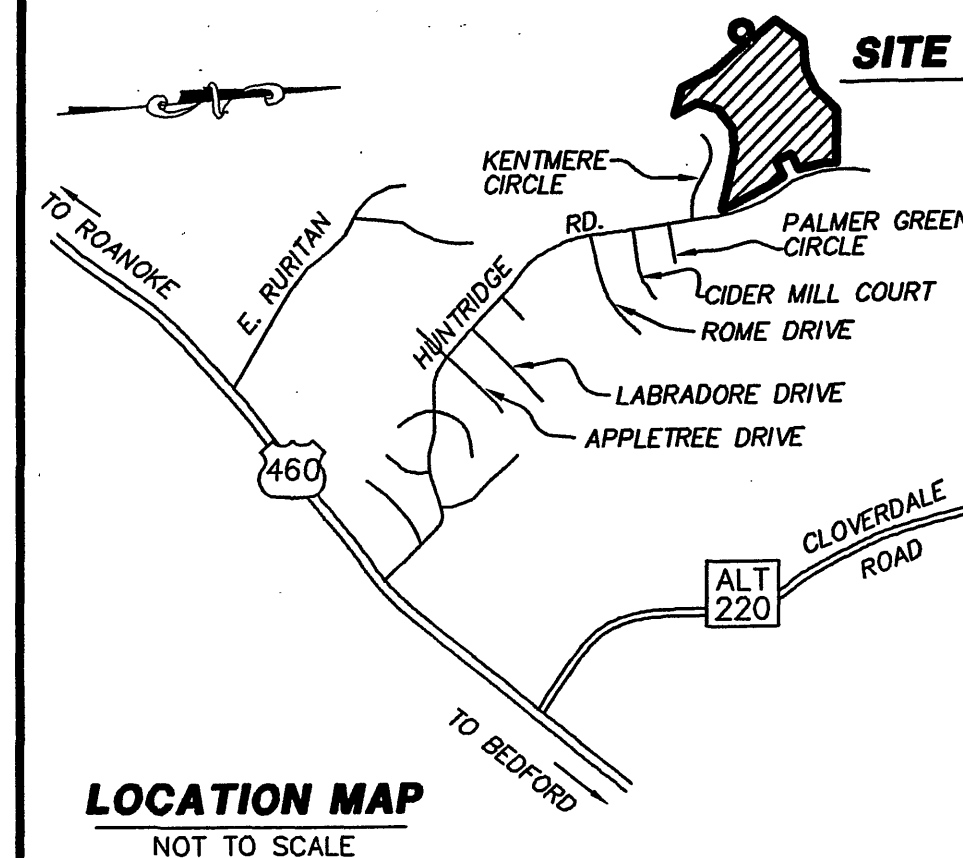
DEPUTY CLERK



PLAT SHOWING ZERO LOT LINE SUBDIVISION
PROPERTY OF
**F & W COMMUNITY
DEVELOPMENT CORPORATION**
CREATING HEREON
**SECTION No. 19
APPLEWOOD
"THE ORCHARDS"**
BEING A RESUBDIVISION OF ORIGINAL
TAX #039.02-04-27.05-0000
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

INSTRUMENT #

INSTRUMENT #



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	23.57'	12.75'	22.71'	S 33°16'11" W	54°01'48"
C2	55.00'	271.22'	44.11'	68.82'	S 32°28'25" E	282°32'36"
C3	25.00'	21.33'	11.36'	20.69'	N 84°21'25" E	48°52'58"
C4	722.64'	17.60'	8.80'	17.60'	S 60°36'47" W	1°23'43"
C5	525.00'	214.85'	108.95'	213.36'	S 03°33'47" W	23°26'53"
C6	1025.00'	169.67'	85.03'	169.48'	N 13°07'03" W	9°29'04"
C7	30.00'	43.61'	26.68'	39.87'	N 30°29'36" E	83°17'38"
C8	200.00'	222.94'	124.65'	211.58'	S 75°55'33" E	63°52'04"
C9	200.00'	102.51'	52.41'	101.39'	N 86°49'27" E	29°22'04"
C10	200.00'	120.43'	62.10'	118.62'	S 61°14'31" E	34°30'01"
C11	245.40'	250.71'	137.53'	239.95'	N 73°15'33" W	58°32'04"
C12	245.40'	47.93'	24.04'	47.85'	N 49°35'12" W	11°11'23"
C13	245.40'	74.89'	37.74'	74.60'	N 63°55'28" W	17°29'09"
C14	245.40'	72.93'	36.73'	72.66'	N 81°05'50" W	17°01'36"
C15	245.40'	54.96'	27.60'	54.85'	S 83°53'23" W	12°49'57"
C16	722.64'	221.45'	111.60'	220.59'	S 68°41'40" W	17°33'29"
C17	722.64'	33.11'	16.56'	33.10'	S 76°09'40" W	2°37'30"
C18	722.64'	79.73'	39.91'	79.69'	S 71°41'16" W	6°19'19"
C19	722.64'	91.01'	45.57'	90.95'	S 64°55'07" W	7°12'58"
C20	672.64'	201.79'	101.66'	201.04'	S 68°52'45" W	17°11'20"
C21	672.64'	90.11'	45.12'	90.04'	S 64°07'21" W	7°40'32"
C22	672.64'	91.28'	45.71'	91.21'	S 71°50'52" W	7°46'31"
C23	672.64'	20.40'	10.20'	20.40'	S 76°36'16" W	1°44'17"
C24	195.40'	199.63'	109.51'	191.06'	N 73°15'33" W	58°32'04"
C25	195.40'	118.25'	61.00'	116.46'	N 85°11'22" W	34°40'27"
C26	195.40'	81.37'	41.28'	80.79'	N 55°55'19" W	23°51'37"
C27	250.00'	278.68'	155.82'	264.47'	S 75°55'33" E	63°52'04"
C28	250.00'	72.14'	36.32'	71.89'	S 52°15'29" E	16°31'57"
C29	250.00'	74.06'	37.30'	73.79'	S 69°00'40" E	16°58'25"
C30	250.00'	74.58'	37.57'	74.31'	S 86°02'41" E	17°05'35"
C31	250.00'	57.89'	29.08'	57.77'	N 78°46'28" E	13°16'07"
C32	30.00'	47.12'	30.00'	42.43'	N 62°31'35" W	90°00'00"

APPROVED

DATE: May 5, 2008
COMM. NO.: 07-230
SCALE: NONE
SHEET 1 OF 3

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

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