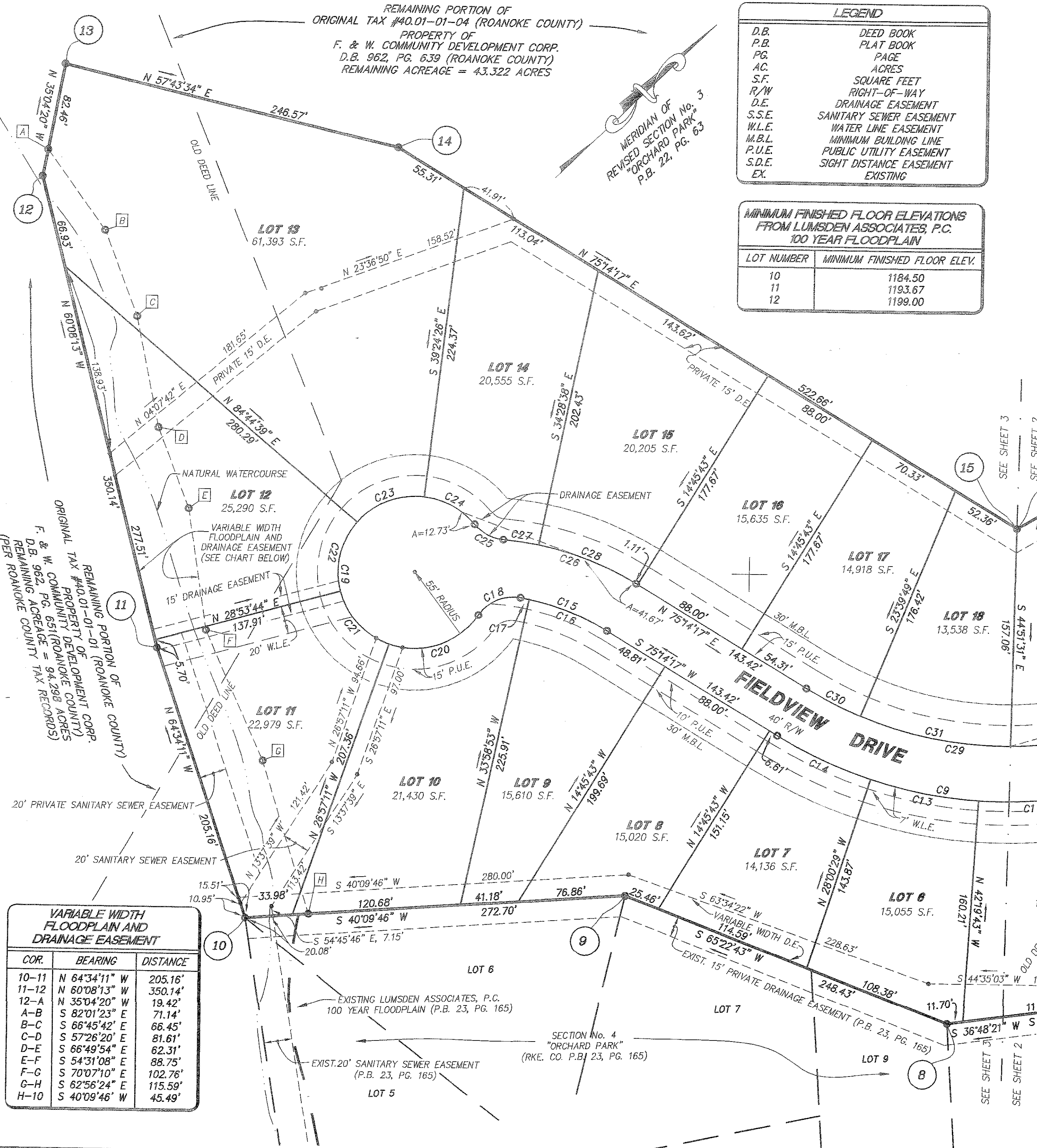


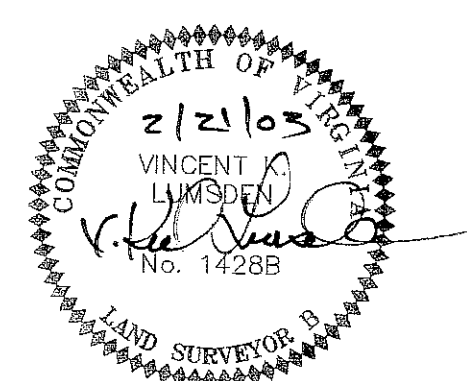
LEGEND	
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
EX.	EXISTING

MINIMUM FINISHED FLOOR ELEVATIONS FROM LUMSDEN ASSOCIATES, P.C. 100 YEAR FLOODPLAIN	
LOT NUMBER	MINIMUM FINISHED FLOOR ELEV.
10	1184.50
11	1193.67
12	1199.00



VARIABLE WIDTH FLOODPLAIN AND DRAINAGE EASEMENT		
COR.	BEARING	DISTANCE
10-11	N 64°34'11" W	205.16'
11-12	N 60°08'13" W	350.14'
12-A	N 35°04'20" W	19.42'
A-B	S 82°01'23" E	71.14'
B-C	S 66°45'42" E	66.45'
C-D	S 57°26'20" E	81.61'
D-E	S 66°49'54" E	62.31'
E-F	S 54°31'08" E	88.75'
F-G	S 70°07'10" E	102.76'
G-H	S 62°56'24" E	115.59'
H-10	S 40°09'46" W	45.49'

NOTE:
SEE SHEET 1 OF 3 FOR CURVE DATUM.

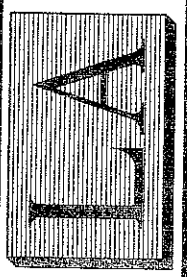


PLAT SHOWING
"THE ORCHARDS"
SECTION No. 2
"CORTLAND MEADOWS"
PROPERTY OF
F. & W. COMMUNITY
DEVELOPMENT CORPORATION
LOCATED IN
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA
AND
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: FEBRUARY 21, 2003
SCALE: 1" = 50'
COMM. NO.: 2001-307
CADD FILE: EN 2001-10307-SURV10307R.DWG
SHEET 3 OF 3