

# 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 THROUGH 12 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN DEED BOOK 300, PAGE 691, AND AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 962, PAGE 639.

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.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION; ALL OF THE PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY ARE DEDICATED FOR PUBLIC USE; THE SANITARY SEWER AND WATER LINE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY ARE DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY.

THE SAID OWNER CERTIFIES THAT IT IS THE FEE SIMPLE OWNER OF ADJOINING ROANOKE COUNTY TAX PARCELS #40.01-01-01 AND #40.01-01-04 AND ADJOINING BOTETOURT COUNTY TAX PARCEL #107 (A) 254 (A PORTION OF WHICH IS LOCATED IN ROANOKE COUNTY) AND HEREBY DEDICATES THE NEW 20' DRAINAGE EASEMENT CROSSING SAID ROANOKE COUNTY TAX PARCELS TO PUBLIC USE. THE SAID OWNER HEREBY DEDICATES THE NEW 25' WATERLINE EASEMENT CROSSING ROANOKE COUNTY TAX PARCEL #40.01-01-04 AND THE NEW 20' SANITARY SEWER EASEMENT CROSSING BOTETOURT TAX PARCEL #107 (A) 254 TO THE WESTERN VIRGINIA WATER AUTHORITY.

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 WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 14<sup>TH</sup> DAY OF April, 2005.

## F. & W. COMMUNITY DEVELOPMENT CORPORATION

BY: Andrew C. Kelderhouse  
ANDREW C. KELDERHOUSE, PRESIDENT

## STATE OF VIRGINIA

County of Roanoke

I, Monica Lisa Maulk, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, PRESIDENT OF F. & W. COMMUNITY DEVELOPMENT CORPORATION, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 14, 2005.

MY COMMISSION EXPIRES ON August 31, 2007

Monica Lisa Maulk  
NOTARY PUBLIC

## BOUNDARY COORDINATES

ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	12200.51030	6658.17687
2	12231.53491	6540.64348
3	12074.03693	6499.06964
4	11940.86112	5993.65663
5	12152.83423	5827.28999
6	12471.19481	6130.68599
7	12501.75595	6218.14169
8	12468.12454	6231.60336
9	12544.08688	6399.31230
10	12488.06875	6596.11108
11	12281.71015	6522.95869
12	12243.05313	6669.40666
1	12200.51030	6658.17687

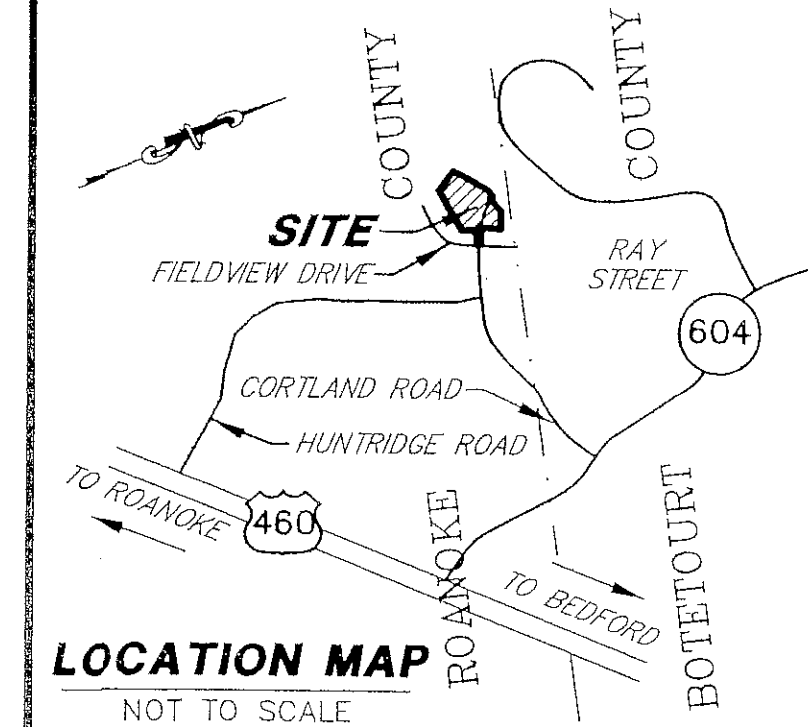
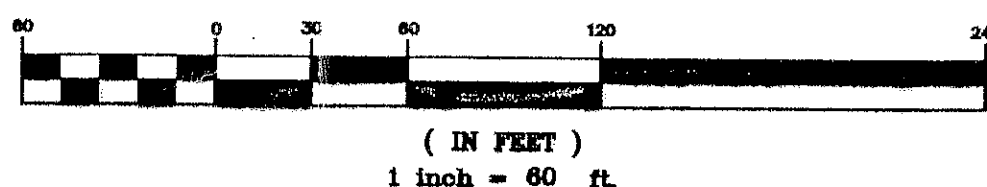
TOTAL AREA = 6.764

## NOTES:

- 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 #51161C0026 D, DATED OCTOBER 15, 1993 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 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.
- THIS PROPERTY "CORTLAND MEADOWS, SECTION No. 3" COMPRISES 0.680 ACRES OF BOTETOURT COUNTY TAX PARCEL #107(A)254, WHICH COMPRISES 0.823 ACRE IN BOTETOURT COUNTY AND 6.313 ACRES IN ROANOKE COUNTY AND ASSESSED IN BOTETOURT COUNTY. REMAINING ACREAGE FOR SAID PARCEL #107(A)254 IS 32.675 ACRES. THIS PROPERTY ALSO COMPRISES 6.084 ACRES WITHIN ROANOKE COUNTY TAX PARCEL #40.01-01-04, REMAINING ACREAGE FOR SAID PARCEL #40.01-01-04 IS 54.349 ACRES.
- THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON PLANS ENTITLED "CORTLAND ROAD DETENTION POND", AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.
- THE AREA CONTAINED IN THE STREETS IS 41,449 S.F. (0.952 AC.)
- THE NEW 20' WATERLINE EASEMENT IS INTENDED TO EXTEND IN A NORTHERLY DIRECTION AND INTERSECT THE EAST SIDE OF THE EXISTING 30' WATERLINE EASEMENT AS DENOTED BY CURVE C30.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	406.64'	36.24'	18.13'	36.23'	S 21'48'53" E	5'06'21"
C2	406.64'	206.70'	105.64'	204.49'	N 60'39'03" W	29'07'30"
C3	406.64'	41.18'	20.61'	41.16'	N 72'18'43" W	5'48'09"
C4	406.64'	85.16'	42.73'	85.00'	N 63'24'41" W	11'59'55"
C5	406.64'	80.37'	40.32'	80.24'	N 51'45'01" W	11'19'26"
C6	30.00'	43.68'	26.74'	39.92'	N 87'48'02" W	83'25'28"
C7	280.00'	100.23'	50.66'	99.70'	S 40'13'56" W	20'30'36"
C8	320.00'	56.92'	28.54'	56.85'	S 35'04'24" W	10'11'32"
C9	30.00'	25.19'	13.39'	24.46'	S 16'06'44" W	48'06'51"
C10	55.00'	275.86'	40.42'	65.14'	N 44'15'20" W	287'22'44"
C11	55.00'	74.97'	44.62'	69.30'	S 31'06'19" W	78'06'03"
C12	55.00'	51.00'	27.50'	49.19'	N 83'16'45" W	53'07'48"
C13	55.00'	51.00'	27.50'	49.19'	N 30'08'57" W	53'07'48"
C14	55.00'	51.00'	27.50'	49.19'	N 22'58'52" E	53'07'48"
C15	55.00'	47.89'	25.58'	46.39'	N 74'29'24" E	49'53'16"
C16	30.00'	32.20'	17.85'	30.68'	N 68'40'50" E	61'30'23"
C17	280.00'	38.85'	19.46'	38.82'	N 33'57'08" E	7'57'00"
C18	280.00'	28.91'	14.47'	28.90'	N 34'58'09" E	5'54'59"
C19	280.00'	9.94'	4.97'	9.94'	N 30'59'39" E	2'02'01"
C20	320.00'	114.55'	57.89'	113.94'	N 40'13'56" E	20'30'36"
C21	320.00'	76.20'	38.28'	76.02'	N 36'47'57" E	13'38'39"
C22	320.00'	38.35'	19.20'	38.32'	N 47'03'15" E	6'51'57"
C23	30.00'	43.68'	26.74'	39.92'	N 08'46'30" E	83'25'28"
C24	406.64'	60.82'	30.47'	60.76'	N 28'39'09" W	8'34'10"
C25	362.64'	321.81'	172.37'	311.35'	S 49'47'26" E	50'50'44"
C26	362.64'	106.87'	53.83'	106.49'	S 32'48'38" E	16'53'08"
C27	362.64'	106.87'	53.83'	106.49'	S 49'41'47" E	16'53'08"
C28	362.64'	108.07'	54.44'	107.67'	S 66'40'34" E	17'04'27"
C29	406.64'	97.06'	48.76'	96.83'	N 26'05'58" W	13'40'32"
C30	205.00'	86.73'	44.02'	86.09'	S 81'27'49" E	24'14'28"

## GRAPHIC SCALE



LEGEND	
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
INST.	INSTRUMENT
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
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
TYP.	TYPICAL
EX.	EXISTING
	NEW WATERLINE EASEMENT
	NEW DRAINAGE EASEMENT
	NEW SANITARY SEWER EASEMENT

## CLERK'S CERTIFICATE:

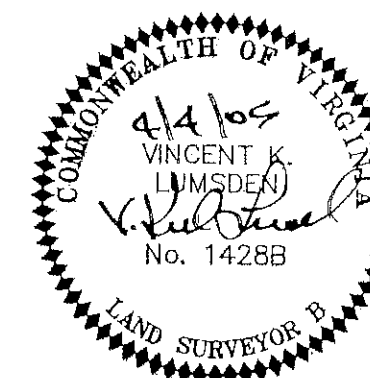
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 1:43 P.M. O'CLOCK ON THIS 19<sup>TH</sup> DAY OF April, 2005.

TESTEE: STEVEN A. MCGRAW, CLERK

Rebecca Jay Mahone  
DEPUTY CLERK

## APPROVED:

John J. Muffy 4-18-05  
ROANOKE COUNTY SUBDIVISION AGENT DATE

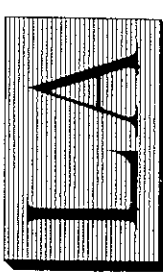


PLAT SHOWING  
"THE ORCHARDS"  
SECTION No. 3  
"CORTLAND MEADOWS"  
PROPERTY OF  
F. & W. COMMUNITY DEVELOPMENT CORPORATION  
LOCATED IN THE  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

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: APRIL 4, 2005  
COMM. NO.: 03-332  
CADD FILE: F:\2003\03332\SUR\03332RFP01.DWG  
SHEET 1 OF 2