DEPARTMENT OF HIGHWAYS & TRANSPORTATION.

PHONE: (540) 774-4411 FAX: (540) 772-9445 : MAIL@LUMSDENPC.COM KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT FYG PROPERTIES, LLC (AKA FY PROPERTIES, LLC - INSTRUMENT #200915281) IS THE FEE SIMPLE OWNER & PROPRIETOR **BOUNDARY COORDINATES** OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8, INCLUSIVE TO 1, WHICH IS A ORIGIN OF COORDINATES IS ASSUMED PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED NOVEMBER 2, 2009, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE IN INSTRUMENT #200915281. EASTING CORNER NORTHING 5185.62095 4721.81078 HUNTING HILLS PLAZA THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND 2 5266.01336 4871.83725 CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS 5144.93244 4854.10150 AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION 5139.13516 4893.67917 ORDINANCE, AS AMENDED. 5044.17202 4966.10904 THE SAID FYG PROPERTIES, LLC OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY GRANTS TO THE WESTERN 5019.43555 4921.53029 VIRGINIA WATER AUTHORITY, THE NEW 4' X 10' WATERLINE EASEMENT AND RIGHTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, 4852.37245 4999.60067 IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE WATER LINE, OR LINES, TOGETHER WITH RELATED 5016.46871 4812.45183 Section IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A 4721.81078 5185.62095 PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER AND ALSO TRACT "B" 0.715 AC. (31.165 S.F.) THE SAID FYG PROPERTIES, LLC OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY GRANTS NEW PRIVATE VARIABLE S WIDTH STORMWATER MANAGEMENT AREA AND NEW 20' STORMWATER MANAGEMENT AREA ACCESS EASEMENT ACROSS CROSSBOW BRAMBLETON AVENUE, BOX 20669 WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS ES DAY OF ______ 2012. LOCATION MAP FLINTLOCK ROAD NOT TO SCALE ROUTE 1946 TAX #087.08-06-13.00 TAX #087.08-06-14.00 LOT 13 LOT 14, REVISED LEGEND SECTION No. 2, SECTION No. 2, QUAIL RIDGE QUAIL RIDGE RIGHT OF WAY P.B. 26, PG. 03 P.B. 26, PG. 197 EXISTING @ 82.17' IRON PIN N 61°48'55" E EX. IP 170.21 PLAT BOOK STATE OF VIRGINIA D.B. DEED BOOK County of RognoKe PAGE NEW S.F. SQUARE FEET LOT 1 LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA ACRE SET IRON PIN Paul W. Henegal, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT BIG: C GOD 3< 0.165 AC. (7,189 S.F.) CROSSBOW TAX #087.08-06-12.00 EXISTING IRON PIN LOT 12 FOR FYG PROPERTIES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING SECTION No. 1 135.35' N 61'49'54" E -HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON Sune 25, 2012. QUAIL RIDGE P.B. 24, PG. 85 **(C2)** QUAIL VALLEY CONDOMINIUMS MY COMMISSION EXPIRES ON 3014 31 8013 REGISTRATION #303673 0.082 AC. (3,576 S.F.) A= 24"33"10" A= 77'49'06' A= 5375'56" TAX #87.08-99-01.00 N 61'49'54" E ---114.13 R = 34.50R = 34.50R = 34.50PROPERTY OF T = 27.85T = 7.51T = 17.30NEW QUAIL VALLEY CONDOMINIUM L = 46.86LOT 3 ASSOCIATION, INC. L = 32.07L = 14.78QUAIL RIDGE 24' PRIVATE P.B. 9, PG. 188 BRG. N 67°05'38" BRG. N 79"22'14" W BRG. N 40'27'41" W 0.069 AC. (3,005 S.F.) 40.00' (3-4) CHD. 43.34 CHD. 30.93 CHD. 14.67 N 61°49'54" E --- 105.55' NEW 10.16² LOT 4 0.081 AC. (3,510 S.F.) 10.16 VATE EX. IP ORIGINAL 131.29' 11.06' N 61'49'54" E -TAX #087.08-06-01.00 TAX #087.08-03-12.01 MY COMMISSION LOT 1 'AĞENT, ROANOKE COUNTY PLANNING COMMISSION TRACT B SECTION No. 1 LOT 5 0.715 AC. QUAIL RIDGE 0.088 AC. (3,830 S.F.) CLERK'S CERTIFICATE: P.B. 24, PG. 85 31,165 S.F. N 61'49'54" E ---INSTRUMENT #200511997 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF LOT 6 ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON EX. IP 0.142 AC. (6,199 S.F.) 8 O'CLOCK AM. N 61'49'54" E ---TESTEE: STEVEN A. McGRAW, CLERK —EX. WALL & DUMPSTER UTILITY LOT 0.089 AC. (3,855 S.F.) DEPUTY CLERK NOTES: (5) EX. IP TO CROSSBOW CIRCLE TAX #087.08-03-12.03 THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. (RTE. 1290) —— FYG PROPERTIES, LLC ==50.98 2. THE PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON INSTRUMENT #200915281 EX. IP S 60'58'28" 3. This plat was prepared without the benefit of a current title report and EX. STORM WATER MANAGEMENT CROSSBOW COURT ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT AREA AND PRIVATE EX. IP (50' PRIVATE R/W) SHOWN HEREON. DRAINAGE EASEMENT 4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS (D.B. 1033, PG. 725) TRACT A-2 (INSTRUMENT #200620110) DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD (D.B. 1158, PG. 587) INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE CROSSBOW COURT PLAT SHOWING SUBDIVISION OF MAP NUMBER 51161C0251G, DATED SEPTEMBER 28, 2007. ZONE X (UNSHADED). (PRIVATE 35' & VARIABLE WIDTH R/W) ORIGINAL TRACT "B" (0.715 AC.) TAX #087.08-02-15.00 5. legal reference: instrument #200915281, p.b. 29, pg. 82 (P.B. 24, PG. 85) 6. THIS PLAT SUBDIVIDES ROANOKE COUNTY TAX PARCEL #087.08—03—12.01. LOT 6, BLOCK 3 TAX #087.12-01-01.00 TAX #087.08-03-12.01-0000 OLD" HERITAGE CORP. SECTION 4 . APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF (P.B. 29, PG. 82) HUNTING HILLS D.B. 745, PG. 349 ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE P.B. 7, PG. 21 PROPERTY OF MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR FYG PROPERTIES, LLC APPROVED WITH REGARD TO THE SUBDIVISION. CREATING HEREON 8. THE RESTRICTIONS AND COVENANTS WILL BE RECORDED SEPARATELY FROM THIS PLAT. 9. THE ROADS SERVING THIS PROJECT ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING NEW GRAPHIC SCALE SNOW REMOVAL. IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR "QUAIL RIDGE TOWNHOMES" ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF Lots 1 - 6 & UTILITY LOT THE VIRGINIA DEPARTMENT OF HIGHWAYS & TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED SITUATED ALONG CROSSBOW COURT (IN FEET) TO CAUSE THESE STREETS TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM 1 inch = 40 ft.CAVE SPRING MAGISTERIAL DISTRICT SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA

SHEET 1 OF 3

ROANOKE COUNTY, VIRGINIA