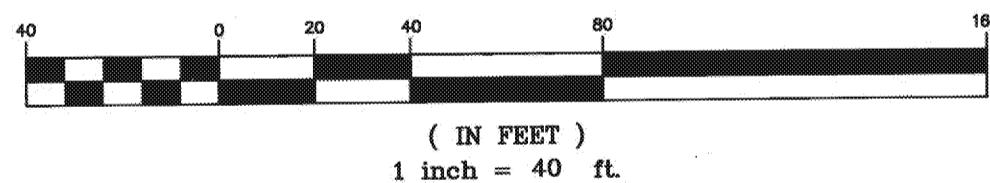


GRAPHIC SCALE



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THE PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP NUMBER 51161C0251G, DATED SEPTEMBER 28, 2007. ZONE X (UNSHADED).
5. LEGAL REFERENCE: INSTRUMENT #200915281, P.B. 29, PG. 82
6. THIS PLAT SUBDIVIDES ROANOKE COUNTY TAX PARCEL #087.08-03-12.01.
7. 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 THE SUBDIVISION.
8. THE RESTRICTIONS AND COVENANTS WILL BE RECORDED SEPARATELY FROM THIS PLAT.
9. THE ROADS SERVING THIS PROJECT ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF HIGHWAYS & TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THESE STREETS TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS & TRANSPORTATION.

CENTERLINE NEW PUBLIC
20' SANITARY SEWER
EASEMENT

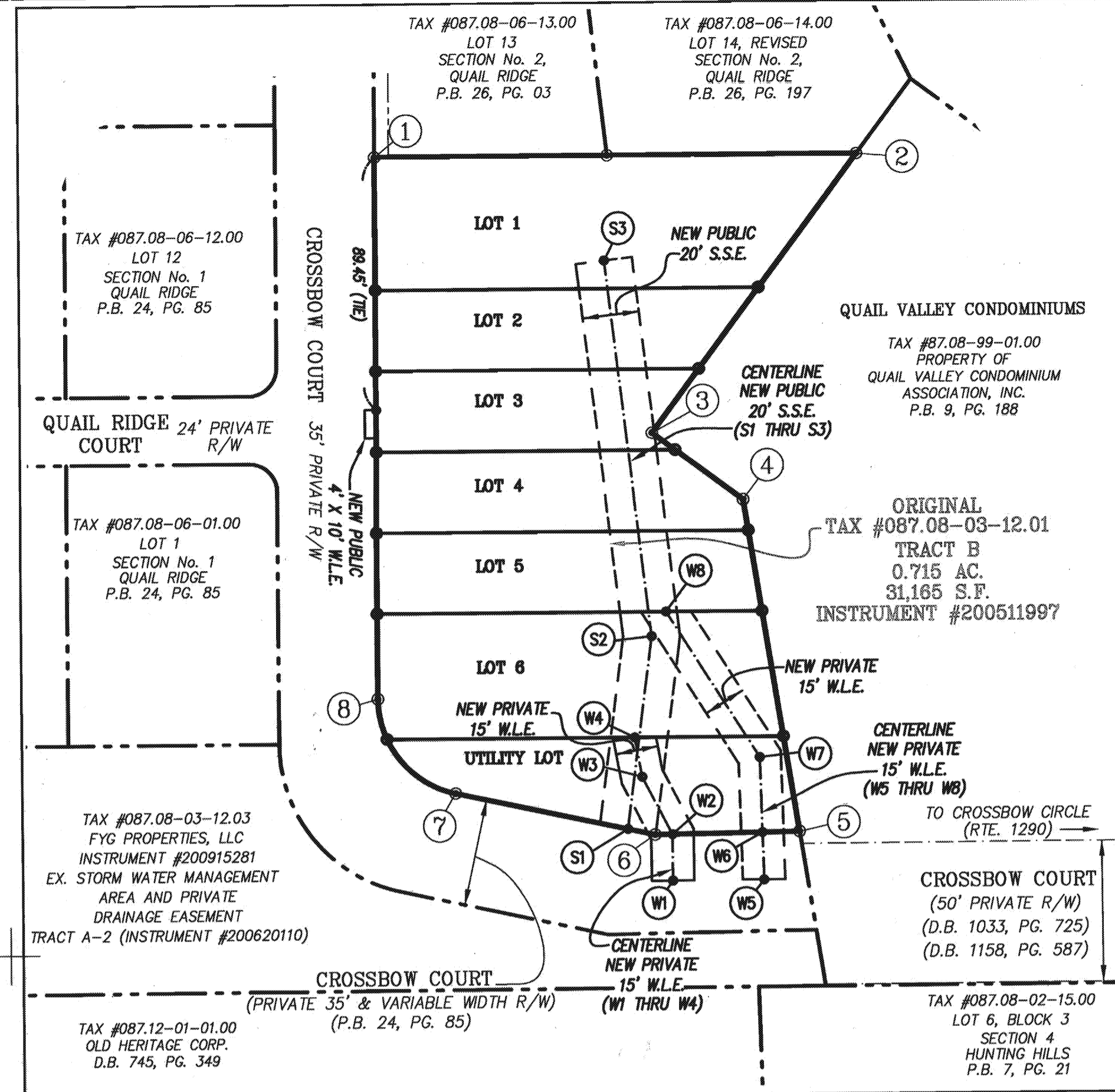
LINE	BEARING	DISTANCE
6-S1	S 73°59'48" W	9.86' (TIE)
S1-S2	N 20°42'32" W	68.90'
S2-S3	N 35°02'40" W	134.25'

CENTERLINE NEW PRIVATE
15' WATERLINE EASEMENT
(LOT 6) (W1 THRU W4)

LINE	BEARING	DISTANCE
W1-W2	N 28°21'15" W	16.46'
W2-6	S 60°58'28" W	6.11' (TIE)
W2-W3	N 55°26'47" W	23.01'
W3-W4	N 38°43'30" W	14.24'

CENTERLINE NEW PRIVATE
15' WATERLINE EASEMENT
(LOT 5) (W5 THRU W8)

LINE	BEARING	DISTANCE
W5-W6	N 29°45'04" W	16.83'
W6-5	N 60°58'28" E	13.14' (TIE)
W6-W7	N 29°45'04" W	26.63'
W7-W8	N 60°20'27" W	61.31'



NEW EASEMENTS

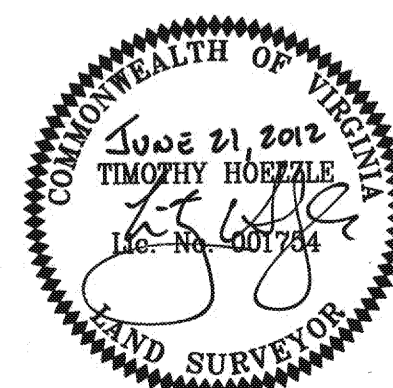
LEGEND

R/W	RIGHT OF WAY
EX.	EXISTING
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.M.A.	STORMWATER MANAGEMENT AREA

PLAT SHOWING SUBDIVISION OF
ORIGINAL TRACT "B" (0.715 AC.)
TAX #087.08-03-12.01-0000
(P.B. 29, PG. 82)

PROPERTY OF
FYG PROPERTIES, LLC
CREATING HEREON
NEW

"QUAIL RIDGE TOWNHOMES"
Lots 1 - 6 & UTILITY LOT
SITUATED ALONG CROSSBOW COURT
CAVE SPRING 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: JUNE 21, 2012

COMM. NO.: 10-111

SCALE: 1" = 40'

SHEET 3 OF 3

INSTRUMENT #