

## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FY PROPERTIES, LLC IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 26 TO 1 INCLUSIVE, WHICH IS A 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.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR 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 FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 11<sup>TH</sup> DAY OF APRIL, 2019.

FY PROPERTIES, LLC

BY: JOHN NICHOLAS FOX ITS MANAGER  
(TITLE)

## STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JOHN NICHOLAS FOX, MANAGE, FOR FY PROPERTIES, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 11, 2019.

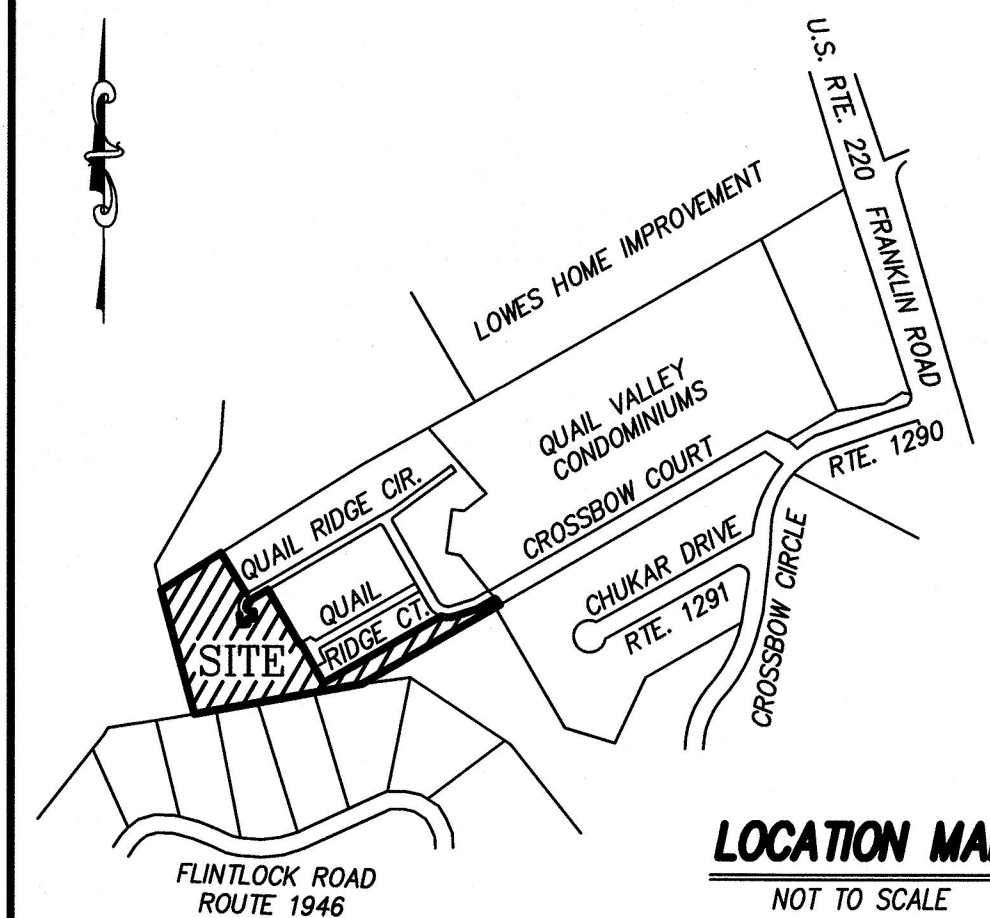
MY COMMISSION EXPIRES ON MARCH 31, 2020 REGISTRATION # 7680477

Arlene Skellington  
NOTARY PUBLIC

ARLENE SKELLINGTON  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
REGISTRATION #7680477  
MY COMMISSION EXPIRES MARCH 31, 2020

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	5016.04767	4987.55993
2	4999.97742	4999.81696
3	4765.10607	4564.75734
4	4705.51576	4129.69332
5	5081.64808	4053.66911
6	5180.65976	4224.99692
7	5087.67622	4274.82248
8	5081.51934	4263.33263
9	5035.84034	4237.53941
10	4980.60500	4240.34877
11	4981.82410	4264.31778
12	4998.10978	4263.48947
13	4999.32889	4287.45849
14	5023.29790	4286.23938
15	5022.84074	4277.25100
16	5037.05945	4261.50843
17	5060.36505	4274.66824
18	5086.68667	4323.78916
19	5027.67446	4357.17642
20	5009.34595	4371.06273
21	4938.39011	4409.08424
22	4924.29917	4382.78784
23	4803.10256	4447.73109
24	4986.00706	4789.06613
25	4959.74019	4851.22719
26	4980.43342	4923.37785
1	5016.04767	4987.55993
TOTAL AREA = 3.6207 AC. (157,718 AC.)		

NEW BOUNDARY COORDINATE		
ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
A	4752.77116	4474.70118



APPROVAL:

Devin Jones  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

4/11/19  
DATE

## CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 11<sup>TH</sup> DAY OF APRIL, 2019, AT 3:40 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Benjamin Messersmith  
DEPUTY CLERK

PLAT SHOWING THE RE-SUBDIVISION & COMBINATION OF  
TAX #087.08-03-12.03

ORIGINAL TRACT "A-2"  
(3.0709 AC.)  
(P.B. 30, PG. 183)

TAX #087.08-06-27.00, #087.08-06-28.00

ORIGINAL LOT 27 & 28  
(0.1976 AC.), (0.3522 AC.)

SECTION 8 - QUAIL RIDGE  
(P.B. 30, PG. 183)

PROPERTY OF  
FY PROPERTIES, LLC  
INSTRUMENT #200915281  
CREATING HEREON NEW

TRACT "A-2A" (2.7392 AC.)

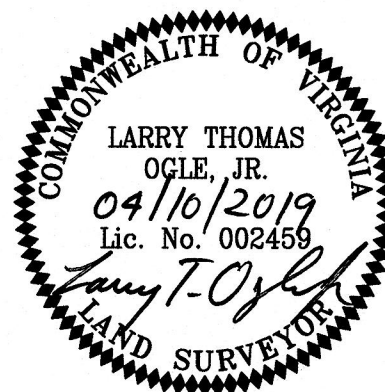
AND NEW  
"SWM LOT" (0.8815 AC.)

SITUATED ALONG CROSSBOW COURT, QUAIL RIDGE CT.  
& QUAIL RIDGE CIR.

CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

## NOTES:

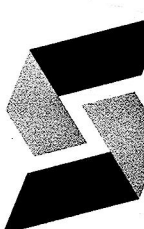
- THIS PLAT IS BASED ON CURRENT RECORDS.
- THE PROPERTY CORNERS WERE SET OR FOUND AS SHOWN HEREON.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS 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).
- LEGAL REFERENCE: INSTRUMENT #200915281, P.B. 30, PG. 183.
- THIS PLAT RE-SUBDIVIDES AND COMBINES ROANOKE COUNTY TAX PARCEL #087.08-03-12.03, #087.08-06-27.00 & #087.08-06-28.00. TAX MAP NUMBER 087.08-06-27.00 AND TAX MAP NUMBER 087.08-06-28.00 ARE TO BE ADDED AND COMBINED WITH TAX MAP NUMBER 087.08-03-12.03 AND ARE NOT TO BE USED AS SEPARATE BUILDING LOTS.
- 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.
- 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.



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ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.  
ENGINEERS | SURVEYORS | PLANNERS



DATE: April 10, 2019  
COMM. NO.: 2018-145  
SCALE: NONE

SHEET 1 OF 2