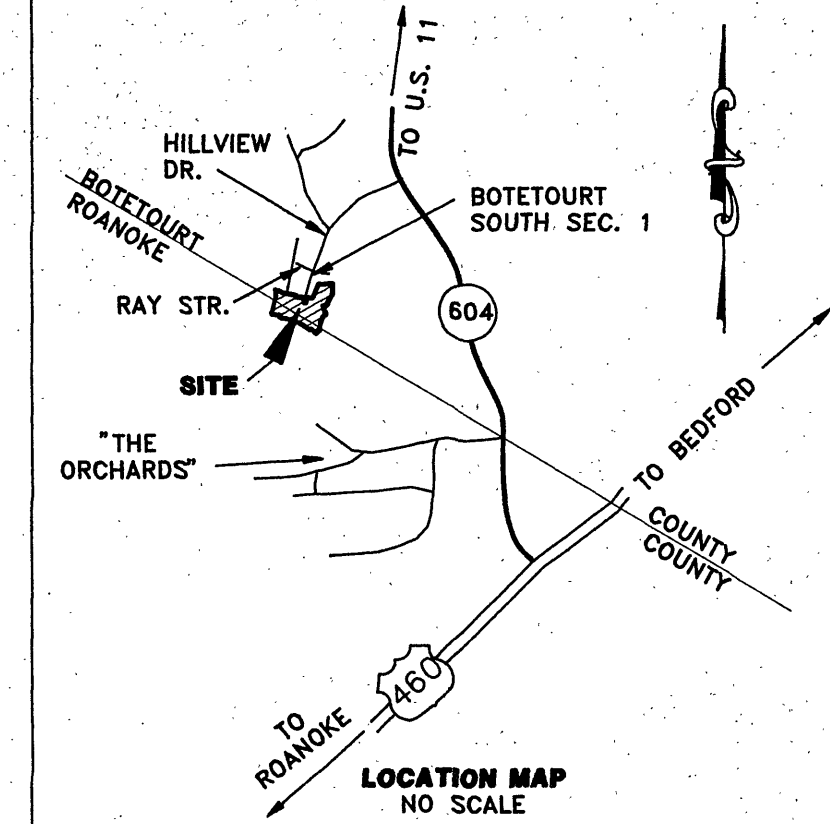


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	449.35'	104.07'	52.27'	103.84'	S 08°05'57" W	13°16'13"
C2	55.00'	51.93'	28.09'	50.03'	S 73°18'41" E	54°06'07"
C3	499.35'	117.36'	58.95'	117.09'	N 08°11'49" E	13°27'58"
C4	288.74'	108.85'	55.08'	108.21'	S 78°33'55" W	21°35'58"
C5	315.83'	66.33'	33.29'	66.21'	N 28°42'41" E	12°02'02"
C6	25.00'	33.72'	19.98'	31.22'	S 03°54'24" E	77°16'12"
C7	494.26'	150.98'	76.08'	150.39'	N 51°17'34" W	17°30'08"
C8	838.98'	358.93'	182.25'	356.20'	N 72°18'00" W	24°30'44"
C9	780.99'	69.43'	34.74'	69.41'	S 82°00'33" E	05°05'38"
C10	678.66'	188.82'	95.02'	188.21'	S 06°55'40" W	15°56'27"
C11	678.66'	104.94'	52.57'	104.83'	S 10°28'07" W	08°51'34"
C12	678.66'	83.88'	41.99'	83.82'	S 02°29'54" W	07°04'53"
C13	455.00'	26.76'	13.38'	26.75'	N 00°38'32" E	03°22'10"
C14	25.00'	40.63'	26.40'	36.30'	N 48°53'07" E	93°07'00"
C15	628.66'	178.13'	89.66'	177.53'	S 07°04'29" W	16°14'04"
C16	628.66'	98.41'	49.31'	98.31'	S 10°42'26" W	08°58'09"
C17	628.66'	79.71'	39.91'	79.66'	S 02°35'24" W	07°15'55"
C18	505.00'	35.00'	17.51'	35.00'	N 00°56'36" E	03°58'17"
C19	25.00'	37.76'	23.54'	34.27'	S 40°20'33" E	86°32'34"
C20	898.98'	260.84'	131.34'	259.92'	N 75°18'06" W	16°37'28"
C21	898.98'	130.42'	65.32'	130.30'	N 79°27'28" W	08°18'44"
C22	898.98'	130.42'	65.32'	130.30'	N 71°08'44" W	08°18'44"
C23	25.00'	39.17'	24.90'	35.29'	N 68°07'18" E	89°46'39"
C24	966.59'	116.30'	58.22'	116.23'	N 19°47'10" E	06°53'37"
C25	966.59'	73.98'	37.01'	73.96'	N 21°02'26" E	04°23'07"
C26	966.59'	42.32'	21.16'	42.32'	N 17°35'37" E	02°30'31"
C27	449.35'	12.59'	6.29'	12.59'	N 15°32'13" E	01°36'19"
C28	449.35'	3.06'	1.53'	3.06'	N 14°32'20" E	00°23'26"
C29	449.35'	101.01'	50.72'	100.80'	N 07°54'14" E	12°52'47"
C30	499.35'	81.72'	40.95'	81.63'	N 06°09'09" E	09°22'37"
C31	499.35'	35.64'	17.83'	35.63'	N 12°53'08" E	04°05'21"
C32	499.35'	12.28'	6.14'	12.28'	N 15°38'05" E	01°24'34"
C33	1016.59'	127.23'	63.70'	127.14'	N 19°55'29" E	07°10'14"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C34	1016.59'	55.93'	27.97'	55.92'	N 17°54'56" E	03°09'08"
C35	1016.59'	71.30'	35.66'	71.28'	N 21°30'03" E	04°01'06"
C36	25.00'	36.78'	22.62'	33.55'	S 18°38'03" E	84°17'18"
C37	898.98'	11.52'	5.76'	11.52'	N 60°24'40" W	00°44'04"
C38	554.26'	72.26'	36.18'	72.20'	N 56°18'33" W	07°28'10"
C39	25.00'	41.86'	27.73'	37.14'	N 79°27'31" E	95°56'01"
C40	265.83'	57.44'	28.83'	57.32'	N 25°18'08" E	12°22'46"
C41	288.74'	150.30'	76.89'	148.61'	S 34°01'29" W	29°49'28"
C42	288.74'	76.38'	38.42'	76.16'	S 26°41'27" W	15°09'25"
C43	288.74'	73.92'	37.16'	73.71'	S 41°36'11" W	14°40'03"
C44	25.00'	30.50'	17.47'	28.64'	N 13°59'07" E	69°54'12"
C45	286.31'	314.34'	175.13'	298.79'	S 10°29'09" W	62°54'17"
C46	286.31'	120.89'	61.36'	119.99'	S 08°52'13" E	24°11'32"
C47	286.31'	88.91'	44.82'	88.56'	S 12°07'20" W	17°47'36"
C48	286.31'	87.64'	44.17'	87.30'	S 29°47'18" W	17°32'20"
C49	286.31'	16.89'	8.45'	16.89'	S 40°14'53" W	03°22'50"
C50	25.00'	22.39'	12.01'	21.65'	N 16°16'46" E	51°19'04"
C51	55.00'	271.31'	-44.04'	68.75'	N 48°03'42" W	282°38'08"
C52	55.00'	38.28'	19.95'	37.51'	S 10°33'37" W	39°52'47"
C53	55.00'	48.63'	26.04'	47.06'	S 55°49'55" W	50°39'48"
C54	55.00'	53.75'	29.24'	51.63'	N 70°50'27" W	55°59'29"
C55	55.00'	51.44'	27.78'	49.59'	N 16°02'57" W	53°35'30"
C56	55.00'	71.04'	41.45'	66.20'	N 47°44'52" E	74°00'07"
C57	55.00'	8.17'	4.09'	8.16'	N 89°00'09" E	08°30'27"
C58	25.00'	22.39'	12.01'	21.65'	S 67°35'50" W	51°19'04"
C59	236.31'	238.14'	130.29'	228.19'	S 13°04'07" W	57°44'21"
C60	236.31'	53.45'	26.84'	53.33'	S 35°27'33" W	12°57'30"
C61	236.31'	94.97'	48.13'	94.33'	S 17°28'02" W	23°01'32"
C62	236.31'	89.73'	45.41'	89.19'	S 04°55'24" E	21°45'19"
C63	25.00'	42.08'	27.98'	37.28'	S 64°01'04" E	96°26'01"
C64	238.74'	202.72'	107.93'	196.69'	S 43°26'20" W	48°39'11"
C65	238.74'	114.82'	58.54'	113.72'	S 53°59'13" W	27°33'26"
C66	238.74'	87.90'	44.45'	87.41'	S 29°39'37" W	21°05'45"
C67	315.83'	86.08'	43.31'	85.81'	N 28°55'13" E	15°36'57"
C68	315.83'	19.74'	9.88'	19.74'	N 20°54'12" E	03°34'55"



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 33 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM J. RAYMOND CRUMPACKER AND VELA E. CRUMPACKER, DATED 2 JANUARY 1973, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN DEED BOOK 205, PAGE 166, AND WHICH ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM MAX A. MURRAY AND DOROTHY G. MURRAY, DATED 9 JANUARY 1985, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA, IN DEED BOOK 300, PAGE 691.

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 THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND 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 WITHIN ROANOKE COUNTY AND THE DRAINAGE EASEMENT OUTSIDE OF THE BOUNDARY AS SHOWN HEREON LOCATED WITHIN ROANOKE COUNTY IS DEDICATED FOR PUBLIC USE.

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 SIGNATURES AND SEALS ON THIS 31 DAY OF JANUARY, 1994.

F & W COMMUNITY DEVELOPMENT CORPORATION

BY: Andrew C. Kelchauer, VICE PRESIDENT

STATE OF VIRGINIA AT LARGE:

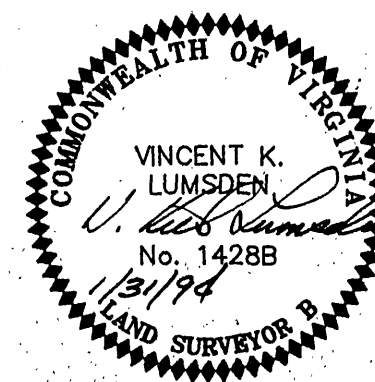
I, Shirley A. Wheeling, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Andrew C. Kelchauer, F & W COMMUNITY DEVELOPMENT CORPORATION, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON January 31, 1994.

MY COMMISSION EXPIRES November 30, 1996.

Shirley A. Wheeling  
NOTARY PUBLIC

#### BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED

COR	NORTHING	EASTING
1	12445.18838	7357.81593
2	12396.75616	7488.74523
3	12334.54089	7802.58794
4	12298.61870	7799.60390
5	12283.85028	7977.38884
6	12280.98171	7977.31553
7	12178.17662	7962.68583
8	12163.81049	8010.60487
9	12279.70428	8027.29928
10	12269.67360	8148.05040
11	12572.12560	8289.57730
12	12587.18140	8473.96370
13	12594.77509	8602.09438
14	12357.05620	8583.08191
15	12203.56208	8485.71657
16	12136.13469	8476.62331
17	12114.68269	8370.56549
18	11929.55415	8446.24524
19	11919.22929	8398.17453
20	11755.08218	8317.10709
21	11646.87868	8315.85333
22	11704.89624	8177.11928
23	11646.82419	8145.31086
24	11615.67886	8147.43782
25	11575.11118	8103.23077
26	11669.15863	7985.87024
27	11724.08191	7890.57151
28	11832.37771	7551.23401
29	11841.02731	7460.47106
30	11900.75670	7466.16320
31	11913.29507	7334.59426
32	11922.94425	7265.85634
33	12300.75211	7377.10499
TOTAL AREA = 16.634 AC.		



- 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 AND HAS NOT 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 LAND 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.
  - REFERENCE IS HEREBY MADE TO RECORDATION OF THAT PORTION OF "THE ORCHARDS" SECTION NO. 3 "BOTETOURT SOUTH", LYING WITHIN BOTETOURT COUNTY, IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN P.B. 15, PAGE 66-67.

APPROVED: Michael C. Gray 31 January 1994  
ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 14:17 PM O'CLOCK ON THIS 31 DAY OF January, 1994.

TESTEE: STEVEN A. MCGRAW, CLERK

Susan C. Gregory  
DEPUTY CLERK

PLAT SHOWING  
"THE ORCHARDS"  
SECTION No. 3  
"BOTETOURT SOUTH"  
PROPERTY OF  
F & W COMMUNITY DEVELOPMENT  
CORPORATION

LOCATED IN:  
VALLEY MAGISTERIAL DISTRICT  
BOTETOURT COUNTY, VIRGINIA  
AND  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SCALE: 1" = 80' DATE: 21 JUNE 1993

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