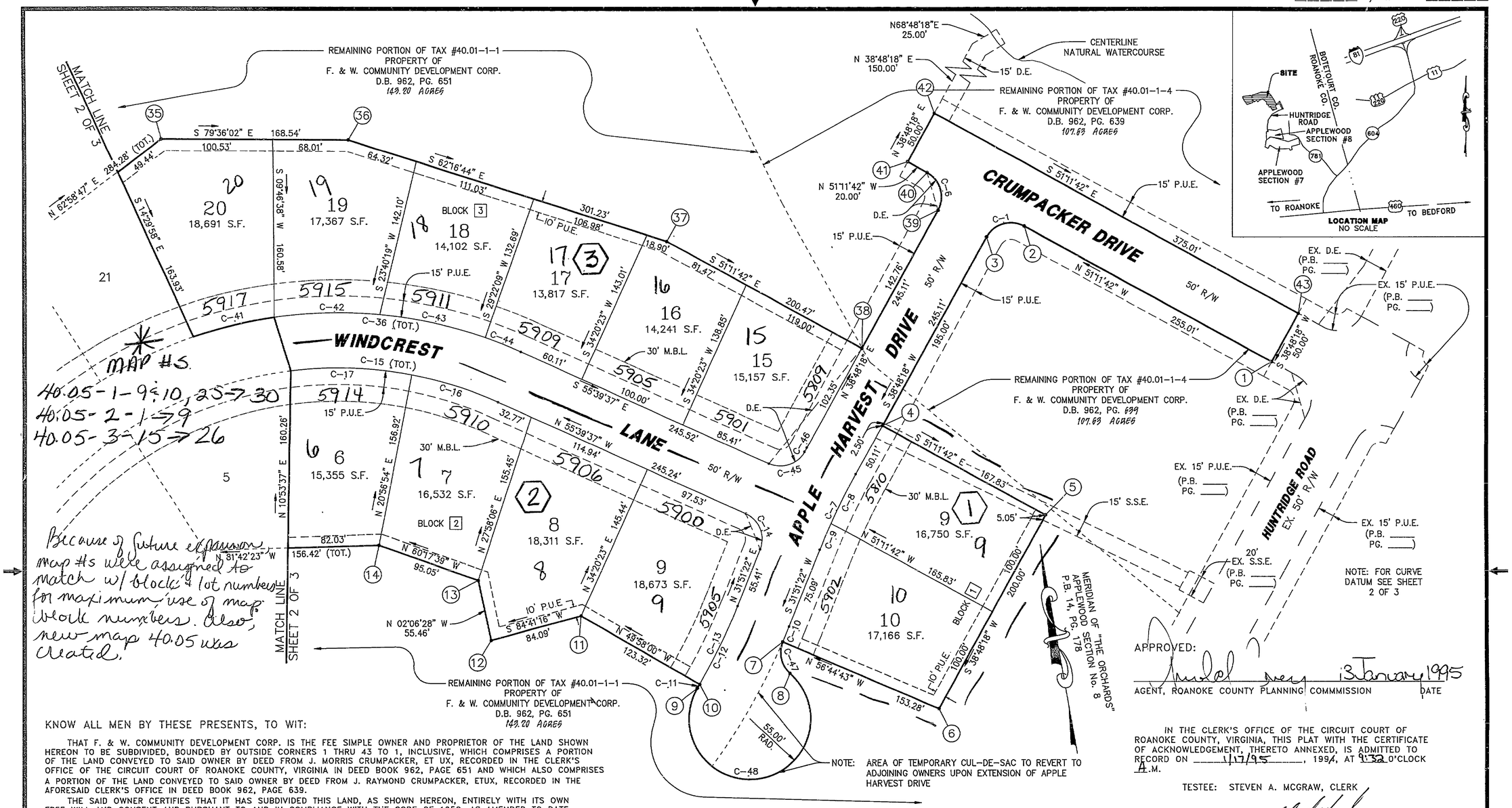
P.B. _____ , PG. _____



APPROVED:

AGENT, ROANOKE COUNTY PLANNING COMMISSION — DATE: 13 January 1995

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 1/17/95, 1994, AT 9:32 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT F. & W. COMMUNITY DEVELOPMENT CORP. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 43 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM J. MORRIS CRUMPACKER, ET UX, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 962, PAGE 651 AND WHICH ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM J. RAYMOND CRUMPACKER, ETUX, RECORDED IN THE AFORESAID CLERK'S OFFICE 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 THE CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY 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 SUBDIVSION AND ALL EASEMENTS WITHIN AND OUTSIDE OF SAID BOUNDARY ARE HEREBY 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 ACCOUNTY OF ITS HEIRS, 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 SUCH SAID OWNER, ITS SUCCESSORS, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING 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 THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 13TH DAY OF January 1995.

F. & W. COMMUNITY DEVELOPMENT CORP.

BY: ANDREW C. KELDERHOUSE, VICE PRESIDENT

MAP #S THIS SHEET
40.05-1-9&10
40.05-2-6→9
40.05-3-15→20

STATE OF VIRGINIA
County OF Roanoke

I, SARA V. PRILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE VICE PRESIDENT, FOR F. & W. COMMUNITY DEVELOPMENT CORP., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED March 10, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON January 13, 1995.

MY COMMISSION EXPIRES January 31, 1999

NOTARY PUBLIC

LEGEND

P.U.E.	PUBLIC UTILITY EASEMENT
D.B.	DEED BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
P.B.	PLAT BOOK
S.F.	SQUARE FEET
R/W	RIGHT OF WAY
W.L.E.	WATERLINE EASEMENT

COMMONWEALTH OF VIRGINIA — VINCENT K. LUMSDEN — No. 1428B — 3/10/94 — LAND SURVEYOR B

PLAT OF SUBDIVISION FOR

F. & W. COMMUNITY DEVELOPMENT CORP.

CREATING HEREON

"THE ORCHARDS"

APPLEWOOD SECTION No. 9

BEING A SUBDIVISION OF ORIGINAL TAX #40.01-1-1 & TAX #40.01-1-4 OUT OF

HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 60' DATE: 10 MARCH 1994

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

COMM. #85016A9

SHEET 1 OF 3

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RC-5720 P.B. 17 PG. 86