

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 THRU 20 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEEDS AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN DEED BOOK 300, PAGE 691, AND AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 962, PAGE 651 AND 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 SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH THE ROANOKE COUNTY 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 AND ALL OF THE EASEMENTS WITHIN THE BOUNDARY 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 SIGNATURE AND SEAL ON THIS 25th DAY OF February, 2003.

F. & W. COMMUNITY DEVELOPMENT CORPORATION

BY Andrew C. Kelderhouse
ANDREW C. KELDERHOUSE, VICE PRESIDENT

STATE OF VIRGINIA
County of Roanoke

I, Nona Lisa Mauck, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, VICE PRESIDENT OF F. & W. COMMUNITY DEVELOPMENT CORPORATION, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON February 25, 2003.

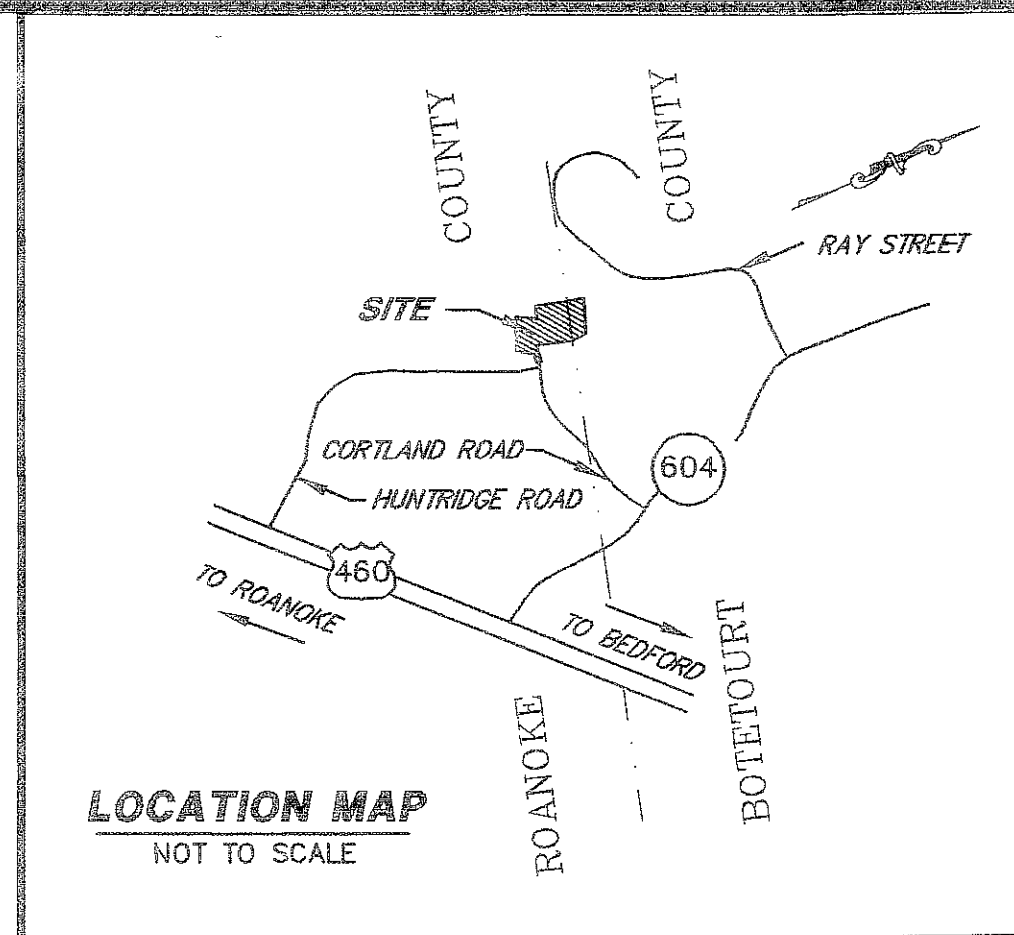
MY COMMISSION EXPIRES ON August 31, 2003

Nona Lisa Mauck
NOTARY PUBLIC

1. 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 #51161C0026 D, DATED OCTOBER 15, 1993 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE BOTETOURT 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 THIS SUBDIVISION OR RE-SUBDIVISION.
6. THIS PROPERTY "CORTLAND MEADOWS, SECTION No.2" COMPRISES 7.136 ACRES OF BOTETOURT COUNTY TAX PARCEL #107(A)254, WHICH COMPRISES 0.823 ACRE IN BOTETOURT COUNTY AND 6.313 ACRES IN ROANOKE COUNTY AND ASSESSED IN BOTETOURT COUNTY. REMAINING ACREAGE FOR SAID PARCEL #107(A)254 IS 33.355 ACRES, THIS PROPERTY ALSO COMPRISES 1.256 ACRES WITHIN ROANOKE COUNTY TAX PARCEL #40.01-01-01, REMAINING ACREAGE FOR SAID PARCEL #40.01-01-01 IS 88.236 ACRES. SAID PROPERTY ALSO COMPRISES 6.787 ACRES OF ROANOKE COUNTY TAX PARCEL #40.01-01-04, REMAINING ACREAGE TO SAID PARCEL #40.01-01-04 IS 43.322 ACRES.
8. THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON PLANS ENTITLED "CORTLAND ROAD DETENTION POND", AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.
9. THE AREA CONTAINED IN THE STREETS IS 76,884 S.F. (1.765 AC.)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	378.00'	185.63'	94.72'	183.77'	N 74°17'19" W	28°08'11"
C2	378.00'	22.61'	11.31'	22.61'	N 61°56'03" W	3°25'39"
C3	378.00'	83.08'	41.71'	82.91'	N 69°56'39" W	12°35'33"
C4	378.00'	79.94'	40.12'	79.79'	N 82°17'55" W	12°06'59"
C5	650.64'	102.33'	51.27'	102.23'	S 83°51'04" E	9°00'41"
C6	650.64'	17.21'	8.60'	17.21'	S 87°35'57" E	1°30'55"
C7	650.64'	85.12'	42.62'	85.07'	S 83°05'36" E	7°29'46"
C8	30.00'	44.38'	27.38'	40.44'	S 58°16'18" W	84°45'57"
C9	320.00'	331.47'	182.34'	316.85'	N 45°33'49" E	59°20'58"
C10	320.00'	17.55'	8.78'	17.54'	N 17°27'35" E	3°08'30"
C11	320.00'	79.98'	40.20'	79.77'	N 26°11'26" E	14°19'14"
C12	320.00'	79.98'	40.20'	79.77'	N 40°30'40" E	14°19'14"
C13	320.00'	79.98'	40.20'	79.77'	N 54°49'54" E	14°19'14"
C14	320.00'	73.98'	37.16'	73.82'	N 68°36'54" E	13°14'46"
C15	180.00'	66.47'	33.62'	66.09'	S 84°39'33" W	21°09'29"
C16	180.00'	60.38'	30.48'	60.10'	S 65°37'42" W	19°13'11"
C17	180.00'	6.09'	3.05'	6.09'	S 55°02'57" W	1°56'19"
C18	30.00'	34.68'	19.57'	32.78'	S 20°57'40" W	68°14'16"
C19	55.00'	275.17'	40.96'	65.70'	S 48°49'57" E	286°39'03"
C20	55.00'	72.19'	42.36'	67.12'	N 25°26'41" E	75°12'18"
C21	55.00'	53.61'	29.15'	51.51'	S 89°01'43" E	55°50'55"
C22	55.00'	53.61'	29.15'	51.51'	S 33°10'48" E	55°50'55"
C23	55.00'	53.61'	29.15'	51.51'	S 22°40'06" W	55°50'55"
C24	55.00'	42.14'	22.17'	41.12'	S 72°32'34" W	43°54'01"
C25	30.00'	23.89'	12.62'	23.26'	N 71°40'59" E	45°37'13"
C26	220.00'	101.24'	51.53'	100.34'	S 62°03'20" W	26°21'55"
C27	220.00'	25.53'	12.78'	25.52'	S 52°11'52" W	6°38'59"
C28	220.00'	75.70'	38.23'	75.33'	S 65°22'50" W	19°42'56"
C29	280.00'	290.04'	159.55'	277.24'	N 45°33'49" E	59°20'58"
C30	280.00'	43.50'	21.79'	43.46'	N 70°47'14" E	8°54'06"
C31	280.00'	111.43'	56.46'	110.70'	N 54°56'07" E	22°48'09"
C32	280.00'	116.00'	58.84'	115.17'	N 31°39'57" E	23°44'12"
C33	280.00'	19.10'	9.55'	19.10'	N 17°50'35" E	3°54'31"
C34	30.00'	47.70'	30.58'	42.83'	N 29°39'44" W	91°06'07"
C35	30.00'	46.55'	29.43'	42.02'	N 60°20'16" E	88°53'53"
C36	30.00'	28.26'	15.28'	27.22'	N 11°05'43" W	53°58'04"
C37	55.00'	276.40'	40.01'	64.71'	N 74°06'40" W	287°56'10"
C38	55.00'	56.84'	31.25'	54.34'	S 08°28'26" E	59°12'38"
C39	55.00'	53.61'	29.15'	51.51'	S 49°03'20" W	55°50'55"
C40	55.00'	55.50'	30.37'	53.18'	N 74°06'40" W	57°49'04"
C41	55.00'	53.61'	29.15'	51.51'	N 17°16'41" W	55°50'55"
C42	55.00'	56.84'	31.25'	54.34'	N 40°15'06" E	59°12'38"
C43	30.00'	28.26'	15.28'	27.22'	S 42°52'22" W	53°58'05"
C44	30.00'	50.36'	33.42'	44.65'	S 32°12'07" E	96°10'53"
C45	606.64'	85.38'	42.76'	85.31'	S 84°19'29" E	8°03'51"
C46	422.00'	181.99'	92.43'	180.58'	N 76°00'08" W	24°42'32"
C47	422.00'	72.97'	36.58'	72.88'	N 83°24'10" W	9°54'28"
C48	422.00'	109.02'	54.81'	108.71'	N 71°02'54" W	14°48'04"

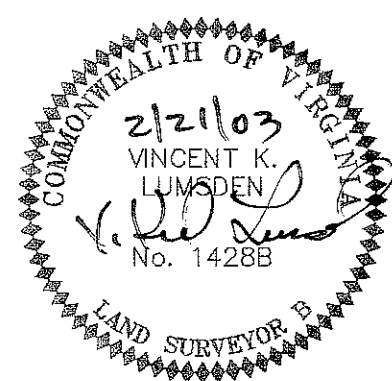
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	12695.76124	7060.74488
2	12196.71084	6947.91398
3	12161.40443	7050.73332
4	12121.97680	7031.20226
5	12111.33962	7051.15247
6	11957.45245	7031.20226
7	11994.07985	6875.04375
8	11791.17518	6723.21975
9	11687.67420	6321.49246
10	11479.26891	7411.79153
11	11567.36783	6136.20987
12	11741.71199	5832.56446
13	11809.20180	5785.18080
14	11940.86112	5993.65663
15	12074.03693	6499.06964
16	11791.17518	6540.64348
17	12200.51030	6658.17687
18	12243.05313	6669.40666
19	12281.71015	6522.95869
20	12823.99243	6715.19321
1	12695.76124	7060.74488
15.189 ACRES		



APPROVED: Nemise Jorden 2/28/03
ROANOKE COUNTY SUBDIVISION AGENT DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 15:52 O'CLOCK ON THIS 28 DAY OF Feb, 2003.

TESTEE: STEVEN A. MCGRAW, CLERK
Steven A. McGraw
DEPUTY CLERK

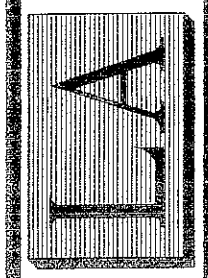


PLAT SHOWING
"THE ORCHARDS"
SECTION No. 2
"CORTLAND MEADOWS"
PROPERTY OF
F. & W. COMMUNITY
DEVELOPMENT CORPORATION
LOCATED IN
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA
AND
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: FEBRUARY 21, 2003
SCALE: 1" = 50'
COMM. NO.: 2001-307
CADD FILE: F:\2001\01037\SUR\01307RDP.DWG