

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 8 TO 1, INCLUSIVE AND OUTSIDE CORNERS 9 THRU 17 TO 9, 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 852, PAGE 631.

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 PUBLIC UTILITY EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 22ND DAY OF August 2005.

F & W COMMUNITY DEVELOPMENT CORP.

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

STATE OF VIRGINIA
County of Roanoke

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, PRESIDENT, OF F & W COMMUNITY DEVELOPMENT CORP., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED August 12, 2005, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 22, 2005.
MY COMMISSION EXPIRES January 31, 2009

Vetta W. Bayse
NOTARY PUBLIC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1280.00'	119.24'	59.66'	119.19'	N 36°28'22" W	52°0'14"
C2	30.00'	48.68'	31.60'	43.51'	N 12°40'49" E	92°58'08"
C3	1245.45'	42.23'	21.12'	42.23'	N 60°08'09" E	1°56'34"
C4	1777.92'	422.31'	212.15'	421.32'	N 54°18'09" E	13°36'34"
C5	1777.92'	43.12'	21.56'	43.12'	N 60°24'45" E	1°23'23"
C6	1777.92'	85.20'	42.61'	85.19'	N 58°20'41" E	2°44'44"
C7	1777.92'	115.03'	57.53'	115.01'	N 55°07'07" E	3°42'25"
C8	1777.92'	105.36'	52.69'	105.34'	N 51°34'03" E	3°23'43"
C9	1777.92'	73.60'	36.81'	73.60'	N 48°41'01" E	2°22'19"
C10	30.00'	46.22'	29.11'	41.78'	N 88°22'10" W	88°15'56"
C11	575.00'	106.94'	53.63'	106.79'	N 38°54'31" W	10°39'23"
C12	30.00'	51.53'	34.77'	45.43'	N 71°32'59" W	98°26'05"
C13	178.00'	113.13'	58.55'	111.23'	N 04°08'00" W	36°24'52"
C14	619.96'	26.99'	13.50'	26.99'	N 12°49'36" E	2°29'40"
C15	619.96'	47.36'	23.69'	47.35'	N 09°23'26" E	4°22'38"
C16	1733.92'	497.03'	250.23'	495.33'	N 52°53'43" E	16°26'27"
C17	1733.92'	107.61'	53.82'	107.60'	S 46°27'41" W	5°33'22"
C18	1733.92'	96.34'	48.18'	96.33'	S 49°49'51" W	3°11'00"
C19	1733.92'	105.04'	52.54'	105.03'	S 53°09'30" W	3°28'16"
C20	1733.92'	105.47'	52.75'	105.46'	S 56°38'11" W	3°29'07"
C21	1733.92'	82.56'	41.29'	82.56'	S 59°44'35" W	2°43'42"
C22	1289.45'	41.99'	21.00'	41.99'	S 60°10'28" W	1°51'58"

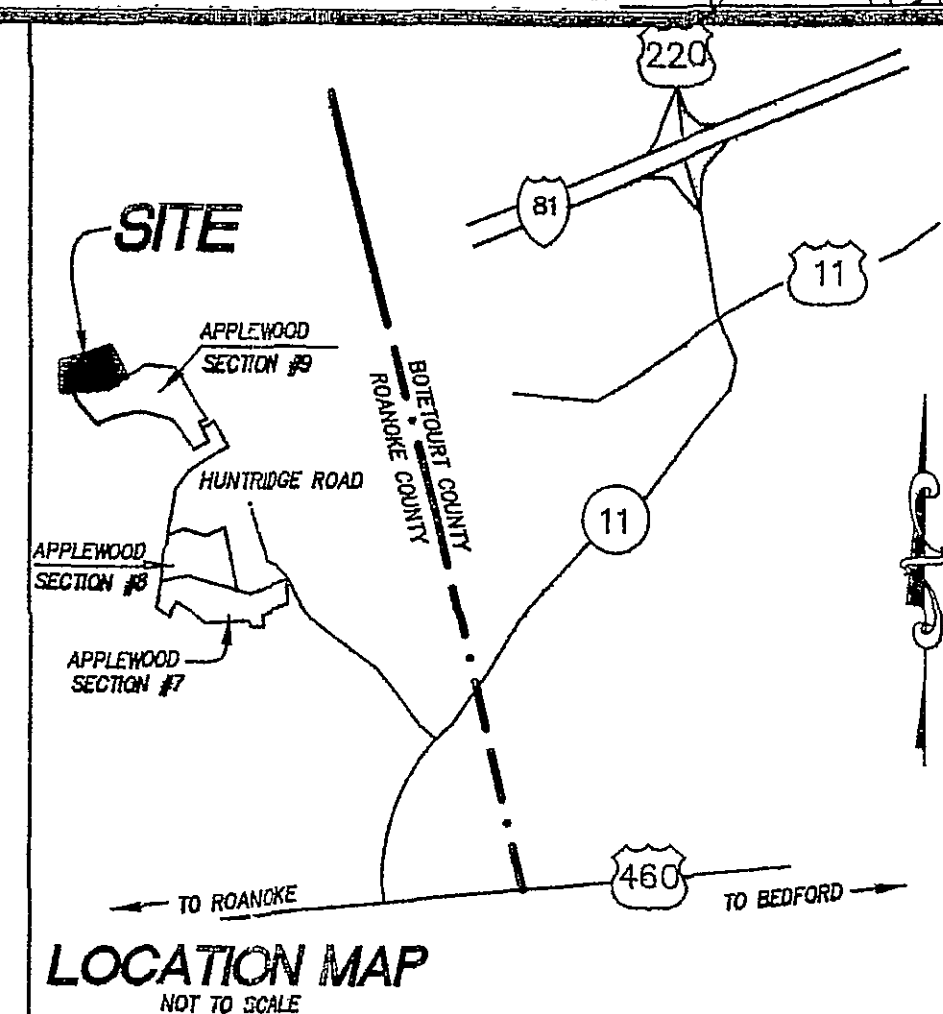
BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	10858.12201	5125.86559
2	10548.83318	4891.86087
3	10644.68043	4621.00800
4	10687.13043	4630.55912
5	10708.15622	4667.17849
6	10953.98932	5009.33621
7	10452.81050	5051.09873
8	10869.71317	5118.17017
1	10858.12201	5125.86559
TOTAL = 73,553 S.F., 1.689 A.C.		

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
9	10725.79438	4609.48839
10	10740.17094	4566.39745
11	10851.11521	4558.37997
12	10877.43157	4564.37172
13	10924.14871	4572.09785
14	10912.15464	4643.20019
15	11147.92500	4932.00905
16	11045.50203	5040.96482
17	10746.68008	4645.91899
9	10725.79438	4609.48839
TOTAL = 82,464 S.F., 1.893 A.C.		

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 #51161C0026 D, DATED OCTOBER 15, 1993 AND HAS 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 WERE 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 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.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PORTION OF THE JOINT STORMWATER MANAGEMENT FACILITY ASSOCIATED WITH "THE ORCHARDS" APPLEWOOD SECTION #11. SEE THE JOINT STORMWATER MANAGEMENT PLAN AGREEMENT FOR THE DEVELOPMENT OF THE "THE ORCHARDS" APPLEWOOD SECTION #11. (P.B. 18, PG. 99 - D.B. 1495, PG. 1999)

INSTRUMENT # 2005-14392



APPROVED:

Venise Jordan 8/23/05
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

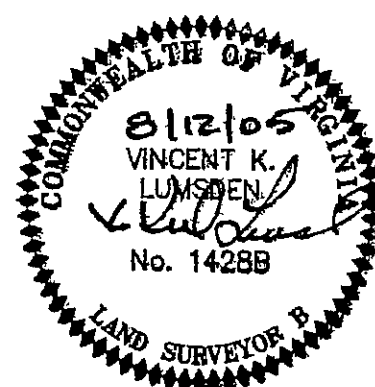
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 8/25, 2005, AT 11:44 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

PLAT OF SUBDIVISION FOR
F & W COMMUNITY DEVELOPMENT CORP.

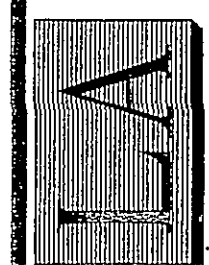
CREATING HEREON
SECTION No. 15
SAMUEL'S GATE AT
"THE ORCHARDS"
BEING A SUBDIVISION OF ORIGINAL
TAX MAP #40.01-1-1 &
TRACT "A" P.B. 29, PG. 65
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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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: August 12, 2005
COMM. NO.: 05-100
SCALE: 1" = 50'

SHEET 1 OF 2