

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT W2 ENTERPRISES, LLC IS THE FEE SIMPLE OWNER & PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY CORNERS 1 THROUGH 8, INCLUSIVE TO 1, AND CORNERS 8 TO 9 THROUGH 15 TO 6, INCLUSIVE, WHICH IS A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM R & J ENTERPRISES, LLC, DATED JULY 21, 2005, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF ROANOKE IN INSTRUMENT # 200511998, WHICH PROPERTY IS SUBJECT TO A DEED OF TRUST, SECURING BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, DATED JULY 21, 2005, RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT # 200511998.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240-2276 OF THE CODE OF VIRGINIA OF 1950 AS AMENDED TO DATE AND PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION ORDINANCES OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE ALL PUBLIC UTILITY EASEMENTS SHOWN WITHIN SAID BOUNDARY FOR PUBLIC USE, UNLESS DENOTED OTHERWISE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE FOR PUBLIC USE TO THE WESTERN VIRGINIA WATER AUTHORITY ALL SANITARY SEWER AND WATERLINE EASEMENTS WITHIN SAID BOUNDARY.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 23<sup>rd</sup> DAY OF November, 2005.

W2 ENTERPRISES, LLC

BB&amp;T-VA COLLATERAL SERVICE CORPORATION

BY: Jay E. Williams Manager

BY: Michael E. Moran TRUSTEE

## STATE OF VIRGINIA

County of Roanoke

I, Linda T. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT Jay E. Williams Manager OF W2 ENTERPRISES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED November 23<sup>rd</sup>, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON THIS 23<sup>rd</sup> DAY OF November, 2005.

MY COMMISSION EXPIRES March 31, 2009 NOTARY PUBLIC  
STATE OF VIRGINIA

City of Roanoke

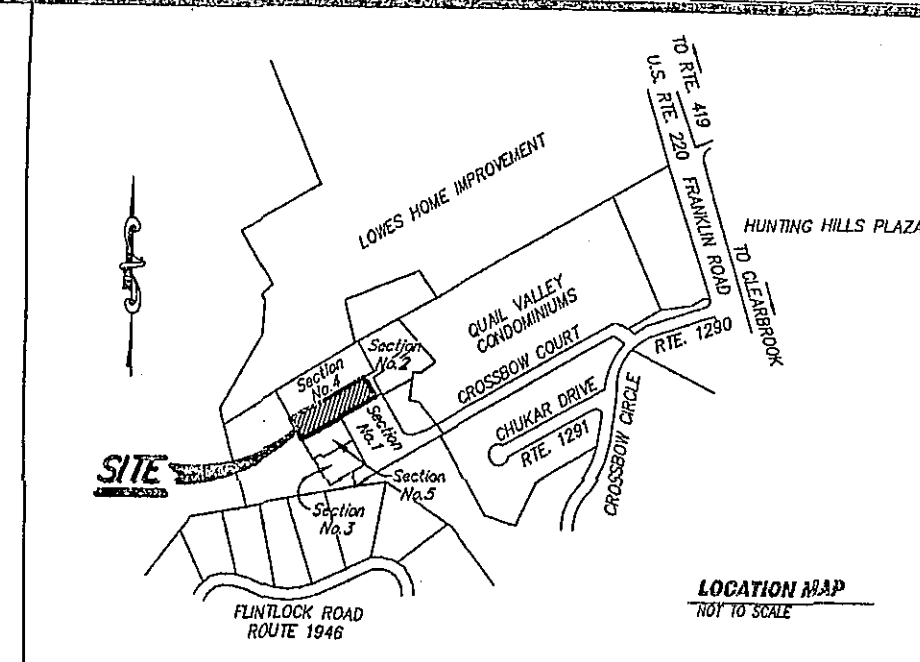
I, Vetta W. Boyse, A NOTARY PUBLIC IN AND FOR THE AFORESAID City, AND STATE DO HEREBY CERTIFY THAT Michael E. Moran OF BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE, FOR BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED November 23<sup>rd</sup>, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON THIS 30<sup>th</sup> DAY OF November, 2005.

MY COMMISSION EXPIRES January 31, 2009 NOTARY PUBLIC

## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. 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 COMMUNITY PANEL NUMBER 510190 0062 D, MAP NUMBER 51161C0062D, DATED OCTOBER 15, 1993. UNSHADED ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN).
5. LEGAL REFERENCE: INSTRUMENT # 200511998, TAX # 87.08-03-12.
6. THIS PLAT SUBDIVIDES A PORTION OF THE PROPERTY CONVEYED TO W2 ENTERPRISES, LLC BY DEED RECORDED IN INSTRUMENT # 200511998 AND LEAVES TWO (2) REMAINING TRACTS CONTAINING 3.129 ACRES (TAX # 87.08-03-12) AND 0.715 ACRES (TAX # 87.08-03-12.1) FOR A TOTAL OF 4.844 REMAINING ACRES.
7. THE PROPERTY SHOWN HEREON IS A PORTION OF THE SAME PROPERTY SHOWN ON A SURVEY FOR WEXFORD OF ROANOKE, INC., TRACT B (10.350 ACRES), PREPARED BY BALZER AND ASSOCIATES, INC., DATED JANUARY 18, 1997.
8. SEE SHEET 3 OF 3 FOR SANITARY SEWER AND WATER LINE EASEMENT DETAILS.
9. THE RESTRICTIONS AND COVENANTS WILL BE RECORDED SEPARATELY FROM THIS PLAT.
10. 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.
11. SEE ORIGINAL SECTION No. 2, "QUAIL RIDGE", PLAT BOOK 26, PAGE 3 AND REVISED SECTION No. 2, "QUAIL RIDGE", PLAT BOOK 28, PG. 197 FOR EXISTING EASEMENT DELINEATIONS.

| BOUNDARY COORDINATES<br>ORIGIN OF COORDINATES ARE ASSUMED |            |            |
|-----------------------------------------------------------|------------|------------|
| CORNER                                                    | NORTHING   | EASTING    |
| 1                                                         | 5179.48098 | 4685.39259 |
| 2                                                         | 5091.03963 | 4520.34453 |
| 3                                                         | 5089.71777 | 4521.05285 |
| 4                                                         | 5009.34595 | 4371.06273 |
| 5                                                         | 5027.67446 | 4357.17642 |
| 6                                                         | 5086.68667 | 4323.78916 |
| 7                                                         | 5253.20482 | 4634.54224 |
| 8                                                         | 5249.11370 | 4648.07970 |
| 1                                                         | 5179.48098 | 4685.39259 |
| AREA = 32,380 S.F., 0.743 AC.                             |            |            |
| CORNER                                                    | NORTHING   | EASTING    |
| 6                                                         | 5086.68667 | 4323.78916 |
| 9                                                         | 5086.38049 | 4317.65248 |
| 10                                                        | 5058.44763 | 4321.90333 |
| 11                                                        | 5047.11102 | 4300.74904 |
| 12                                                        | 5088.26832 | 4289.41344 |
| 13                                                        | 5060.36505 | 4274.66824 |
| 14                                                        | 5081.51834 | 4263.33263 |
| 15                                                        | 5107.84098 | 4312.45356 |
| 6                                                         | 5086.68667 | 4323.78916 |
| AREA = 1,962 S.F., 0.045 ACRES                            |            |            |



APPROVED:

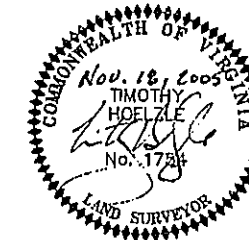
Nelise Jordan 12/1/05  
AGENT, ROANOKE COUNTY PLANNING COMMISSION, DATE

CLERK'S CERTIFICATION:

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 2 DAY OF Dec, 2005, AT 11:03 O'CLOCK AM.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK



PLAT SHOWING RESUBDIVISION OF  
ORIGINAL TRACT "A" (3.903 AC.)  
(P.B. 29, PG. 82)

BEING THE PROPERTY OF

W2 ENTERPRISES, LLC

CREATING HEREON

NEW

Section No. 6

"QUAIL RIDGE"

Lots 37 through 42

AND

TRACT "A-1" (3.129 AC.)

SITUATED AT THE WESTERLY TERMINUS  
OF QUAIL RIDGE CIRCLE

CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: November 18, 2005  
COMM. NO.: 01-014  
SCALE: NONE

SHEET 1 OF 4