

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 31 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 952, PAGE 651 AND A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1409, PAGE 241.

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 SUBDIVISION; ALL PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS AND SIGHT DISTANCE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE, ALL OF THE SANITARY SEWER EASEMENTS AND WATERLINE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY AND ALL PRIVATE EASEMENTS ARE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

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, 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 WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS ____ DAY OF ____ 2006.

F & W COMMUNITY DEVELOPMENT CORP.

BY: _____
ANDREW C. KELDERHOUSE, VICE PRESIDENT

STATE OF VIRGINIA
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND
STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, VICE PRESIDENT, OF F & W COMMUNITY
DEVELOPMENT CORP., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED
_____, 2006, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND
STATE AND ACKNOWLEDGED THE SAME ON _____, 2006.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES:

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 WERE 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 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.
6. 17.0379 ACRE PORTION OF TAX #039.02-04-27.02-0000 TO BE ADDED TO AND COMBINED WITH A 1.7404 ACRE & 1.3013 ACRE PORTION OF TAX #040.01-01-04.0000, CREATING HEREON SAMUEL'S GATE SECTION #16.
7. PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES WITHIN THE SUBDIVISION, SHALL ONLY APPLY TO THOSE LOTS ON WHICH A SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT IS CONSTRUCTED FIVE FEET OR LESS FROM THE PROPERTY LINE. SHOULD THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT BE MORE THAN FIVE FEET FROM THE APPLICABLE PROPERTY LINE, THE PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE ADJOINING LOT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST.
8. SEE SHEET 2 OF 3 FOR APPLICABLE LOT AREAS, DIMENSIONS AND SETBACKS.
9. SEE SHEET 3 OF 3 FOR EXISTING AND NEW EASEMENTS.
10. THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME A PORTION OF THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON PLANS ENTITLED "CORTLAND ROAD DETENTION POND", AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED.
11. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.

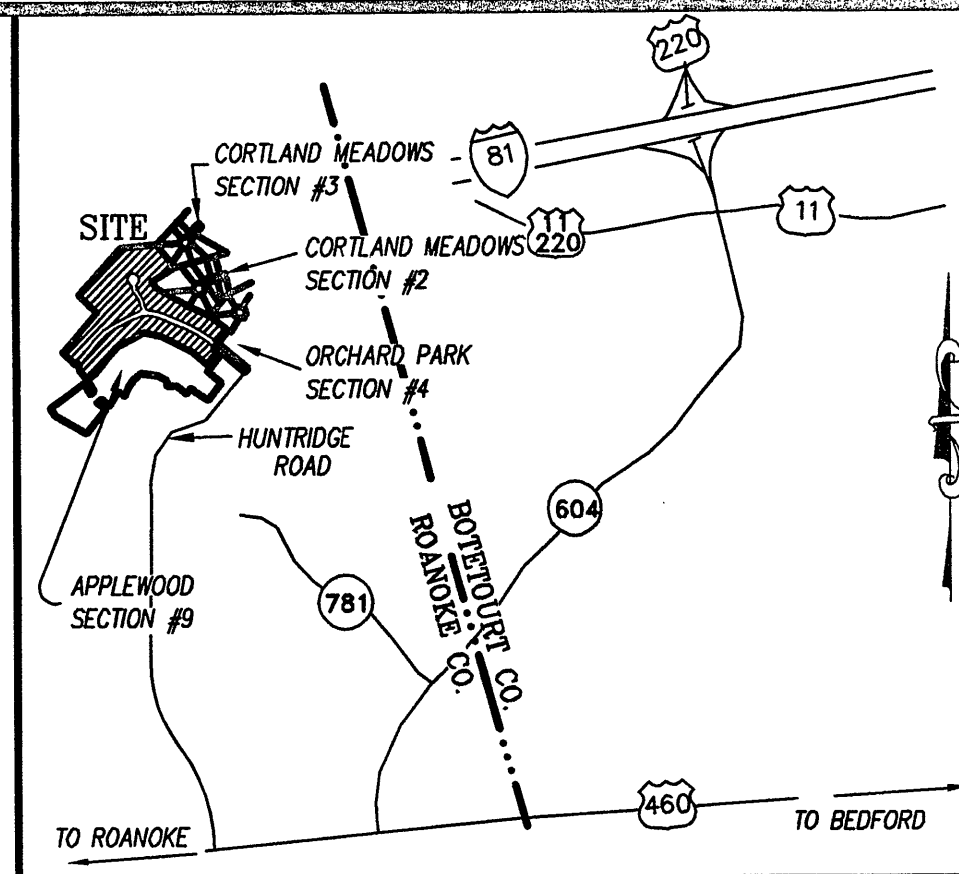
**BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED**

CORNER	NORTHING	EASTING
1	11035.02327	6293.74211
2	11160.65041	6137.52057
3	11300.77429	5870.86220
4	11331.19777	5705.08668
5	11202.04889	5451.84013
6	10945.57716	5232.43960
7	10897.36847	5159.82571
8	10987.70341	5086.91054
9	11029.47661	5086.82779
10	11060.04772	5055.18277
11	11045.50203	5040.96482
12	11147.92500	4932.00905
13	11518.12601	5260.05517
14	11459.81784	5322.34627
15	11388.56504	5367.07383
16	11417.86190	5419.43502
17	11454.31778	5401.38764
18	11721.87937	5115.54936
19	12121.05547	5489.20186
20	12152.83423	5827.28999
21	11940.86112	5993.65663
22	11809.20180	5785.18080
23	11741.71199	5832.56446
24	11567.36783	6136.20987
25	11479.26891	6321.49246
26	11352.12383	6503.15101
27	11226.98822	6402.52178
28	11232.92385	6395.14063
29	11193.95961	6363.80713
30	11181.42621	6379.39283
31	11146.27734	6383.20820
1	11035.02327	6293.74211

AREA = 20.080 AC. (874,666 S.F.)

CURVE TABLE

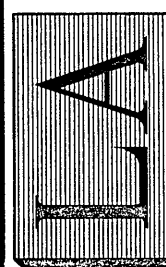
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	625.00'	116.26'	58.30'	116.09'	N 38°54'33" W	10°39'28"
C2	30.00'	46.21'	29.10'	41.77'	S 00°06'49" E	88°14'57"
C3	1733.92'	20.34'	10.17'	20.34'	N 44°20'50" E	0°40'20"
C4	25.00'	39.27'	25.00'	35.36'	N 06°11'43" W	90°00'00"
C5	1025.00'	274.25'	137.95'	273.43'	N 58°51'37" W	15°19'49"
C6	1025.00'	23.29'	11.64'	23.28'	N 51°50'45" W	1°18'06"
C7	1025.00'	91.84'	45.95'	91.81'	N 55°03'49" W	5°08'02"
C8	1025.00'	91.84'	45.95'	91.81'	N 60°11'51" W	5°08'02"
C9	1025.00'	67.28'	33.65'	67.27'	N 64°38'42" W	3°45'39"
C10	975.00'	260.87'	131.22'	260.10'	N 58°51'37" W	15°19'49"
C11	975.00'	11.03'	5.51'	11.03'	N 51°31'09" W	0°38'53"
C12	975.00'	103.54'	51.82'	103.49'	N 54°53'07" W	6°05'04"
C13	975.00'	103.54'	51.82'	103.49'	N 60°58'12" W	6°05'04"
C14	975.00'	42.77'	21.39'	42.76'	N 65°16'08" W	2°30'47"
C15	353.00'	140.80'	71.35'	139.86'	N 77°57'06" W	22°51'10"
C16	353.00'	62.75'	31.46'	62.67'	N 71°37'04" W	10°11'05"
C17	353.00'	78.05'	39.18'	77.89'	N 83°02'39" W	12°40'05"
C18	303.00'	263.42'	140.69'	255.21'	S 88°34'07" W	49°48'44"
C19	303.00'	6.65'	3.33'	6.65'	N 67°09'15" W	1°15'27"
C20	303.00'	130.08'	66.06'	129.08'	N 80°04'53" W	24°35'49"
C21	303.00'	126.70'	64.29'	125.78'	S 75°38'29" W	23°57'28"
C22	30.00'	42.51'	25.71'	39.04'	S 48°46'59" E	81°11'25"
C23	30.00'	44.22'	27.23'	40.32'	N 33°23'11" E	84°27'16"
C24	270.00'	147.13'	75.44'	145.31'	N 23°47'56" W	31°13'18"
C25	270.00'	76.76'	38.64'	76.50'	N 16°19'56" W	16°17'19"
C26	270.00'	70.37'	35.39'	70.17'	N 31°56'35" W	14°55'59"
C27	230.00'	122.71'	62.85'	121.26'	N 24°07'31" W	30°34'07"
C28	165.00'	67.85'	34.41'	67.37'	S 27°37'46" E	23°33'38"

INSTRUMENT #

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: October 20, 2006
COMM. NO.: 05-346
SCALE: 1" = 100'
SHEET 1 OF 3

PLAT SHOWING ZERO LOT LINE SUBDIVISION

F & W COMMUNITY DEVELOPMENT CORP.

CREATING HEREON

SECTION No. 16

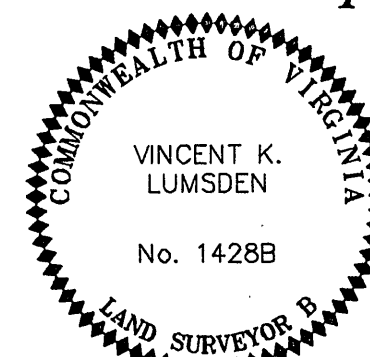
**SAMUEL'S GATE AT
"THE ORCHARDS"**

BEING A SUBDIVISION OF ORIGINAL

OMN #039.02-04-27.02-0000 & OMN #040.01-01-04.00-0000

HOLLINS MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA



APPROVED:

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 _____, 2006, AT ____ O'CLOCK ____ M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK