

GRAPHIC SCALE



TAX #039.00-01-01.02-0000
FRALIN & WALDRON, INC.
PARCEL 2
INSTRUMENT #200514953
P.B. 29, PG. 155

TAX #039.00-01-01.03-0000
FRALIN & WALDRON, INC.
PARCEL 2-B
INSTRUMENT #200514953
P.B. ??, PG. ???

BOTETOURT COUNTY
TAX #107-254
F & W COMMUNITY
DEVELOPMENT CORP.
D.B. 300, PG. 691

4.6701 AC. REMAINING PORTION OF
(SEE NOTE # 6, SHEET 1)
TAX #039.02-04-27.02-0000
F & W COMMUNITY DEVELOPMENT CORP.
PARCEL 3
D.B. 962, PG. 651
P.B. 29, PG. 155

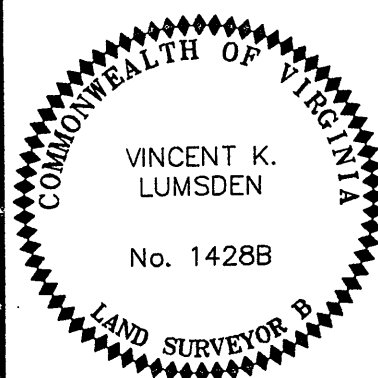
6.145 AC. REMAINING PORTION OF
OMN #040.01-01-04.00-0000
F & W COMMUNITY DEVELOPMENT CORP.
D.B. 1409, PG. 241

1.7404 AC. PORTION OF ORIGINAL
TAX #040.01-01-04.00-0000
(SEE NOTE # 6, SHEET 1)

1.3011 AC. PORTION OF ORIGINAL
TAX #040.01-01-04.00-0000
(SEE NOTE # 6, SHEET 1)

NOTE:

1. SEE SHEET 1 OF 3 FOR CURVE TABLE & SHEET 3 OF 3 FOR EXISTING AND NEW EASEMENTS.
2. PER SEC. 30-82-12(B)3 OF THE ZONING ORDINANCE: MINIMUM SIDE YARD OPPOSITE THE ZERO YARD TEN (10') FEET.

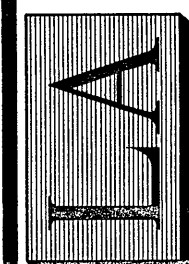


PLAT SHOWING ZERO LOT LINE SUBDIVISION
F & W COMMUNITY DEVELOPMENT CORP.
CREATING HEREON
SECTION No. 16
SAMUEL'S GATE AT
"THE ORCHARDS"
BEING A SUBDIVISION OF ORIGINAL
OMN #039.02-04-27.02-0000 & OMN #040.01-01-04.00-0000
HOLLIS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

LEGEND

P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
R.Y.S.	REAR YARD SETBACK
S.Y.S.	SIDE YARD SETBACK
R/W	RIGHT-OF-WAY
EX.	EXISTING
W.L.E.	WATERLINE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT

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



DATE: October 20, 2006

COMM. NO.: 05-346

SCALE: 1" = 100'

SHEET 2 OF 3

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