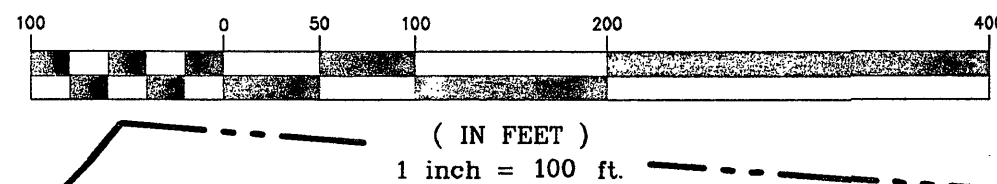


GRAPHIC SCALE



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

SAMUEL'S GATE
SECTION #16
P.B. 29, PG. 101

EX. 5' S.S.E. & W.L.E.
P.B. 29, PG. 65
EX. 30' M.B.L. LOT 9
P.B. 29, PG. 101
EX. 15' P.U.E.
P.B. 29, PG. 101

CRUMPACKER DRIVE
(44' R/W)

APPLE HARVEST DRIVE

EX. 15' P.U.E.
P.B. 17, PG. 86

CENTERLINE OF
20' S.S.E.

LINE	BEARING	DISTANCE
S1-S2	S 10°59'21" W	164.93'
S2-S3	S 06°59'11" W	163.20'
S3-S4	S 35°04'20" E	56.36'
S5-S6	N 65°31'24" E	108.98'
S6-S3	S 06°59'11" W	21.16'

VARIABLE WIDTH
W.L.E.

LINE	BEARING	DISTANCE
W6-W7	S 46°37'29" E	164.43'
W7-W8	S 44°00'33" E	25.68'
W8-W9	S 44°47'58" E	33.57'

CENTERLINE OF
PRIVATE 20' D.E.

LINE	BEARING	DISTANCE
D1-D2	N 39°35'04" W	194.10'
D2-D3	N 20°05'52" W	20.74'
D3-D4	N 00°59'49" W	33.56'
D4-D5	N 31°49'51" E	64.16'
D5-D6	N 47°01'06" E	79.52'
D6-D7	N 67°30'12" E	34.94'
D7-D8	N 87°33'54" E	47.58'
D8-D9	S 84°25'38" E	62.83'
D9-D10	S 73°43'30" E	187.20'

CENTERLINE OF
20' W.L.E.

LINE	BEARING	DISTANCE
W1-W2	N 78°42'34" E	55.12'
W2-W3	N 53°45'41" E	13.89'
W3-W4	N 29°57'44" W	296.52'
W4-W5	N 43°06'30" E	392.65'

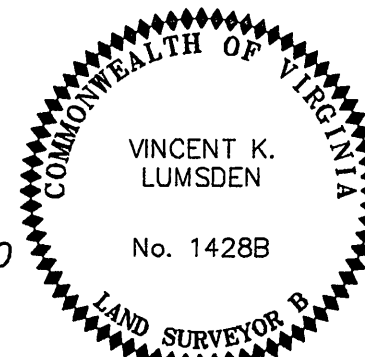
MINIMUM FLOOR ELEVATIONS
FOR 100 YEAR FLOOD

LOT NUMBER	FLOOR ELEVATION
24	1240.0
25	1240.0
31	1218.0
32	1215.0
33	1205.0
34	1201.0
35	1196.0
36	1192.0
37	1183.0
38	1180.0

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

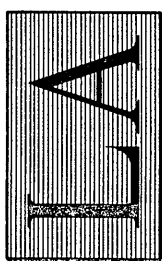
PLAT SHOWING ZERO LOT LINE SUBDIVISION
F & W COMMUNITY DEVELOPMENT CORP.
CREATING HEREON
SECTION No. 16
SAMUEL'S GATE AT
"THE ORCHARDS"
BEING A SUBDIVISION OF ORIGINAL
OMN #039.02-04-27.02-0000 & OMN #040.01-01-04.00-0000
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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



DATE: October 20, 2006

COMM. NO: 05-346

SCALE: 1" = 100'