

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FRALIN & WALDRON, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 23 TO 28 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 INSTRUMENT #200514953.

THAT F & W DEVELOPMENT CORP. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 23 THRU 28 TO 23, 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 962, PAGE 651.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 15.2-2279 OF THE STATE CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCES AS AMENDED.

THE SAID OWNERS DO BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL DRAINAGE EASEMENTS WITHIN SAID BOUNDARY AND WATERLINE EASEMENTS INSIDE AND OUTSIDE SAID BOUNDARY ARE HEREBY DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY AND ITS ASSIGNS.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 8 DAY OF November 2006.

FRALIN & WALDRON, INC.

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

F & W COMMUNITY DEVELOPMENT CORP.

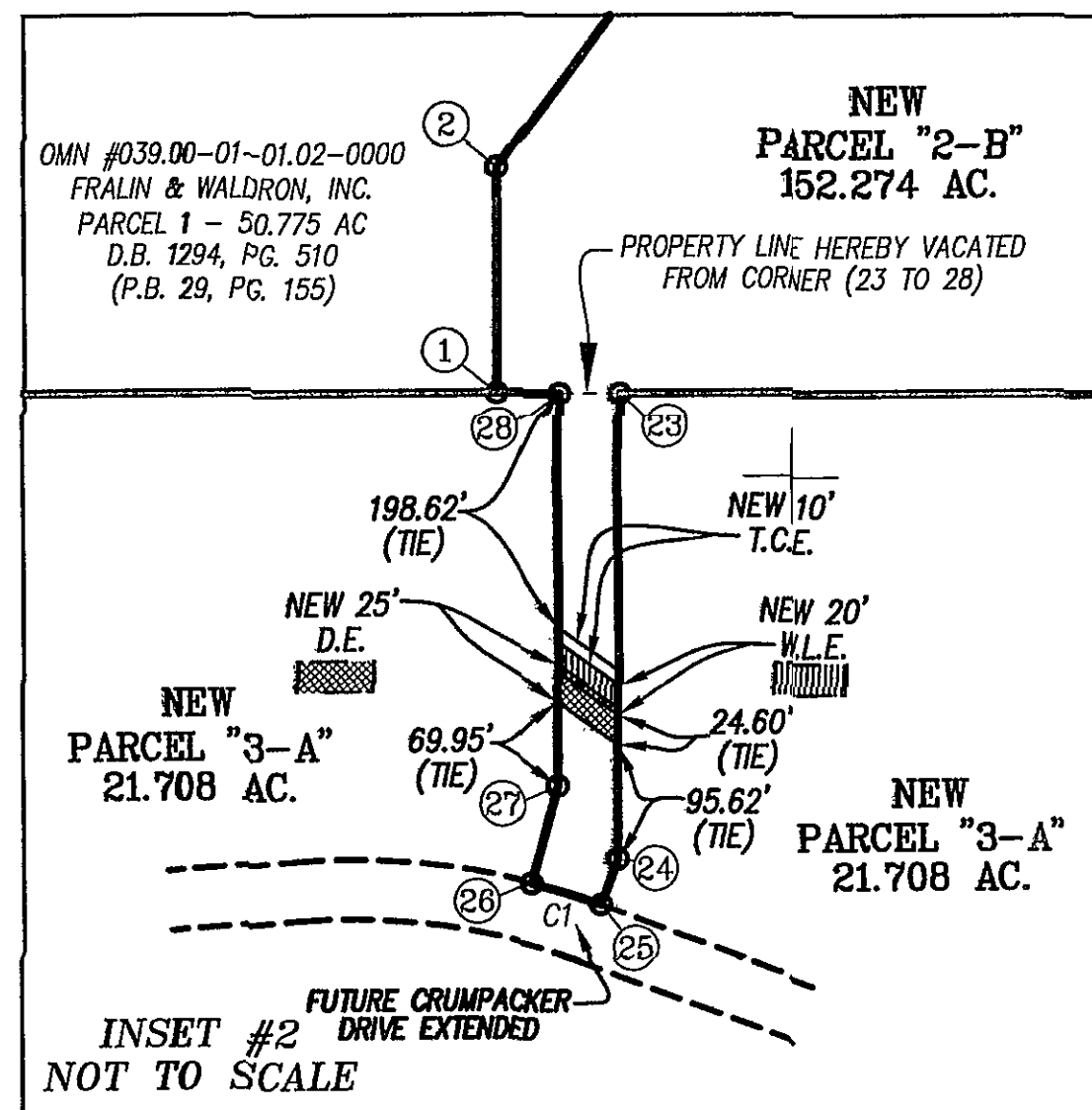
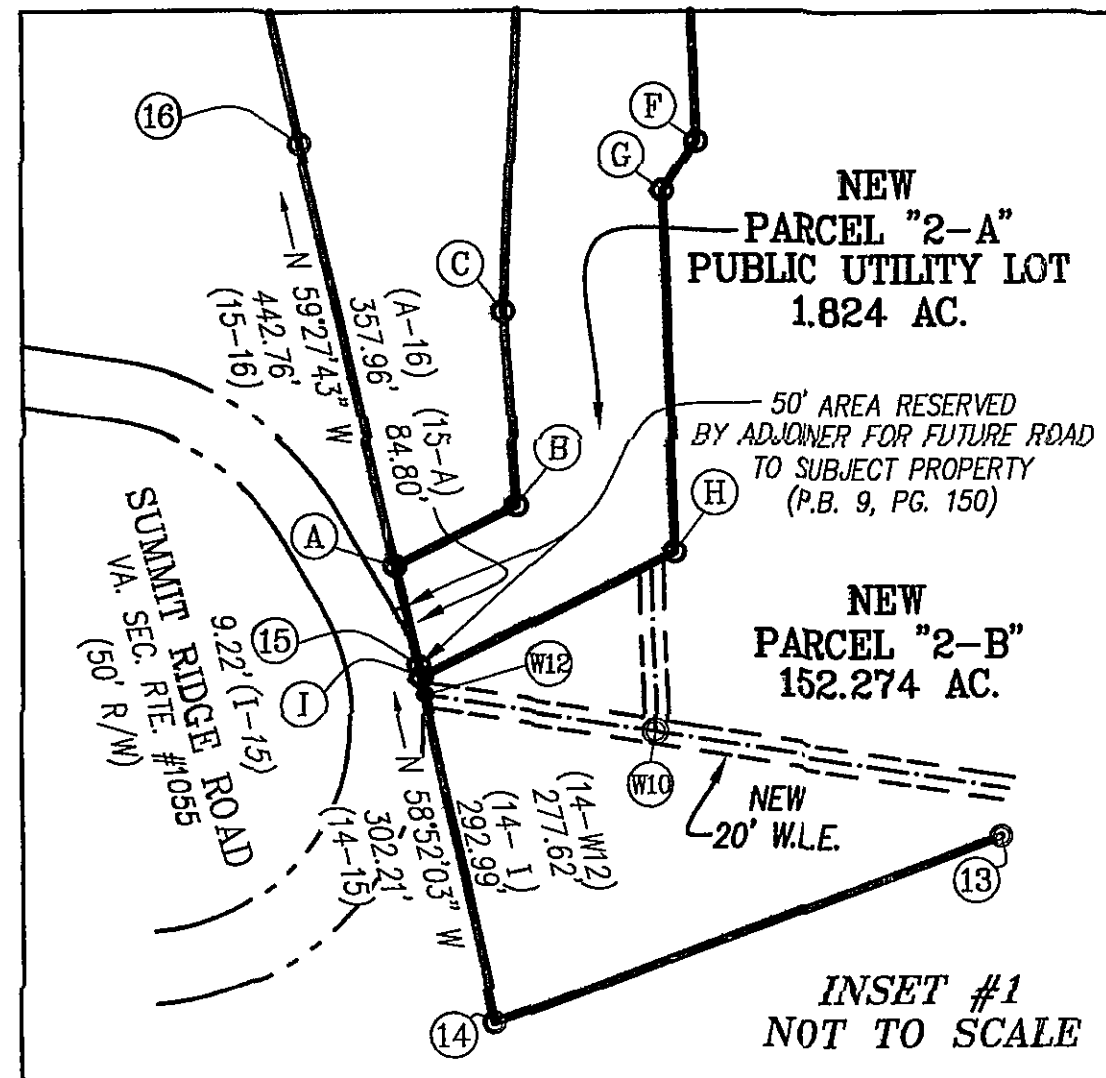
BY: Andrew C. Kelderhouse
ANDREW C. KELDERHOUSE, VICE PRESIDENT

STATE OF VIRGINIA
County of Roanoke

I, Nona Lisa Maulk, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, PRESIDENT, OF FRALIN & WALDRON, INC. AND VICE PRESIDENT, OF F & W COMMUNITY DEVELOPMENT CORP., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED November 8, 2006, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 8, 2006.

MY COMMISSION EXPIRES August 31, 2007

Nona Lisa Maulk
NOTARY PUBLIC



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	11647.72800	5046.13928
2	11778.83185	4909.13779
3	11948.29888	4876.49638
4	12163.63374	4959.63821
5	12271.05083	4866.54581
6	12362.93630	4823.34171
7	12401.32179	4780.53827
8	12495.42693	4775.47759
9	12553.62469	4712.84949
10	12845.02848	3946.53234
11	12404.17044	3584.71577
12	12133.52187	3739.72772
13	11209.95901	3366.52217
14	10799.79630	3194.81515
15	10956.04408	2936.13095
16	11181.01435	2554.78492
17	12215.04886	842.83497
18	14345.66186	3562.70441
19	13932.57146	4694.84131
20	13528.62795	4365.19402
21	13106.14755	4247.88349
22	12121.05547	5489.20186
23	11721.87937	5115.54936
24	11454.31778	5401.38764
25	11417.86190	5419.43502
26	11388.56504	5367.07383
27	11459.81784	5322.34627
28	11685.37628	5081.38030
1	11647.72800	5046.13928
TOTAL AREA - 154.098 AC. (6,712,530 S.F.)		

APPROVED:

John J. Mays 11-13-06
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 11/13, 2006, AT 11:30 O'CLOCK A.M.

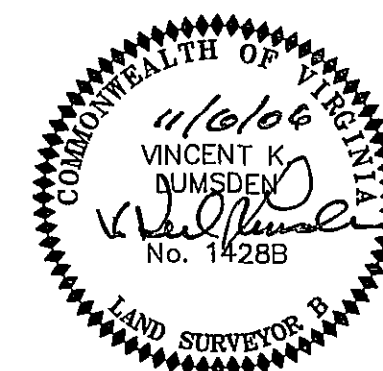
TESTEE: STEVEN A. MCGRAW, CLERK
Steven A. McGraw
DEPUTY CLERK

PLAT SHOWING THE SUBDIVISION & COMBINATION OF
OMN #039.02-04-27.02-0000
PARCEL "3"
(P.B. 29, PG. 155)
PROPERTY OF

F & W COMMUNITY DEVELOPMENT CORP.

AND
OMN #039.00-01-01.03-0000
PARCEL "2"
PROPERTY OF
FRALIN & WALDRON, INC.
CREATING NEW
PARCEL "2-A"
(PUBLIC UTILITY LOT) (1.824 AC.),
PARCEL "2-B" (152.274 AC.) &
PARCEL "3-A" (21.708 AC.)

AND NEW
20' W.L.E., 25' D.E. & 10' T.C.E.
SITUATED ALONG SUMMIT RIDGE ROAD
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



- 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 EXISTING ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 4. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
 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 THE SUBDIVISION.
 6. NEW DIVISION LINES FROM CORNERS A THRU I INCLUSIVE, 23 THRU 28, INCLUSIVE.
 7. NEW PARCEL "2-A" (1.824 AC.) COMPRISES A PORTION OF ORIGINAL ROANOKE COUNTY OMN #039.00-01-01.03-0000 BOUNDED BY CORNERS 15 TO A THRU I TO 15 INCLUSIVE; (0.503 ACRE) PORTION OF OMN #039.02-04-27.02-0000 (PARCEL "3") BOUNDED BY CORNERS 23 THRU 28 TO 23 INCLUSIVE TO BE CONVEYED TO FRALIN & WALDRON, INC. AND ADDED TO AND COMBINED WITH REMAINING PORTION OF ROANOKE COUNTY OMN #039.00-01-01.03-0000 CREATING NEW PARCEL "2-B" (151.771 AC.) AND CREATING REMAINING PORTION OF ORIGINAL PARCEL "3"; NEW PARCEL "3-A" (21.708 AC.).

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: November 6, 2006
COMM. NO.: 05-059FS
SCALE: 1" = 300'
SHEET 1 OF 2