

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 21 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM J. MORRIS CRUMPACKER, ET UX, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 952, PAGE 651.

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 AND DRAINAGE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE AND ALL OF THE SANITARY SEWER EASEMENTS AND WATERLINE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY.

THE SAID OWNER CERTIFIES THAT THEY OWN ADJOINING TAX PARCEL #40.01-1-1 AND HEREBY DEDICATES TO THE COUNTY OF ROANOKE SUCH DRAINAGE AND PUBLIC UTILITY EASEMENTS CROSSING SAID TAX PARCEL AS PLATTED HEREON FOR PUBLIC USE AND ALL WATERLINE AND SANITARY SEWER EASEMENTS CROSSING SAID TAX PARCEL ARE HEREBY DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY.

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 ____ 2005.

F & W COMMUNITY DEVELOPMENT CORP.

BY: ANDREW C. KELDERHOUSE, PRESIDENT

STATE OF VIRGINIA
OF

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID _____ AND STATE DO HEREBY CERTIFY THAT ANDREW C. KELDERHOUSE, PRESIDENT, OF F & W COMMUNITY DEVELOPMENT CORP., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____, 2004, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2005.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES:

- 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.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
- IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 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.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PORTION OF THE JOINT STORMWATER MANAGEMENT FACILITY ASSOCIATED WITH "THE ORCHARDS" APPLEWOOD SECTION #11. SEE THE JOINT STORMWATER MANAGEMENT PLAN AGREEMENT FOR THE DEVELOPMENT OF THE "THE ORCHARDS" APPLEWOOD SECTION #11. (P.B. 18, PG. 99 - D.B. 1495, PG. 1999)

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 _____, 2005, AT ____ O'CLOCK ____M.

TESTEE: STEVEN A. MCGRAW, CLERK

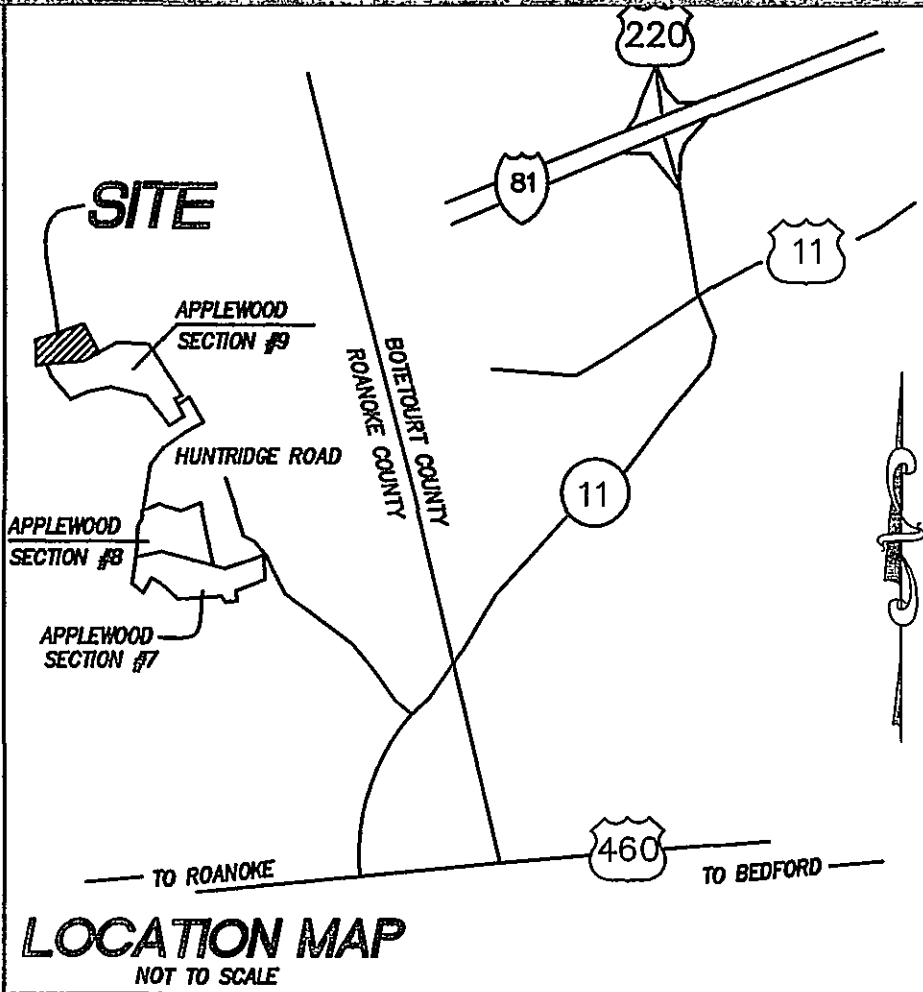
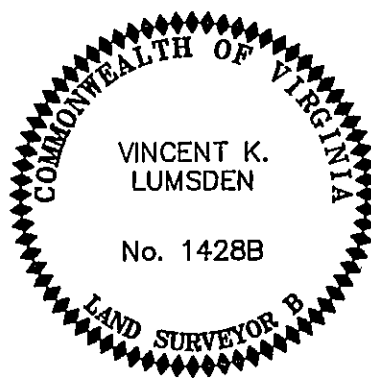
DEPUTY CLERK

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	600.00'	29.01'	14.51'	29.00'	S 34°57'55" E	2°46'11"
C2	575.00'	106.94'	53.63'	106.79'	N 38°54'31" W	10°39'23"
C3	30.00'	46.22'	29.11'	41.78'	N 88°22'10" W	88°15'56"
C4	1777.92'	422.31'	212.15'	421.32'	N 54°18'09" E	13°36'34"
C5	1245.45'	42.23'	21.12'	42.23'	S 60°08'09" W	1°56'34"
C6	30.00'	48.68'	31.60'	43.51'	S 12°40'49" W	92°58'08"
C7	1280.00'	333.79'	167.85'	332.85'	S 41°16'29" E	14°56'29"
C8	1280.00'	119.24'	59.66'	119.19'	S 36°28'22" E	5°20'14"
C9	1280.00'	89.92'	44.98'	89.90'	S 41°09'14" E	4°01'30"
C10	1280.00'	83.95'	41.99'	83.94'	S 45°02'43" E	3°45'28"
C11	1280.00'	40.69'	20.34'	40.68'	S 47°50'05" E	1°49'16"
C12	130.00'	240.29'	172.22'	207.52'	N 04°12'27" E	105°54'22"
C13	130.00'	34.81'	17.51'	34.71'	N 41°04'29" W	15°20'30"
C14	130.00'	61.35'	31.26'	60.78'	N 19°53'02" W	27°02'23"
C15	130.00'	69.11'	35.39'	68.30'	N 08°51'53" E	30°27'28"
C16	130.00'	75.03'	38.59'	73.99'	N 40°37'38" E	33°04'01"
C17	30.00'	28.26'	15.28'	27.22'	S 30°10'36" W	53°58'05"
C18	55.00'	276.40'	40.01'	64.71'	S 32°50'22" E	287°56'10"
C19	55.00'	2.54'	1.27'	2.54'	N 04°31'04" E	2°39'01"
C20	55.00'	73.61'	43.50'	88.24'	N 44°11'09" E	76°41'11"
C21	55.00'	52.11'	28.19'	50.18'	S 70°19'48" E	54°16'56"
C22	55.00'	49.79'	26.75'	48.11'	S 17°15'16" E	51°52'07"
C23	55.00'	77.34'	46.62'	71.12'	S 48°57'46" W	80°33'59"
C24	55.00'	21.01'	10.63'	20.88'	N 79°48'45" W	21°52'58"
C25	30.00'	28.26'	15.28'	27.22'	N 84°08'41" E	53°58'05"
C26	90.00'	166.36'	119.23'	143.67'	N 04°12'27" E	105°54'22"
C27	1320.00'	28.50'	14.25'	28.50'	S 48°07'37" E	1°14'14"
C28	30.00'	46.01'	28.91'	41.63'	S 88°33'11" W	87°52'39"
C29	3020.00'	105.21'	52.61'	105.21'	N 45°36'44" E	1°59'46"
C30	3020.00'	33.96'	16.98'	33.96'	N 44°56'11" E	0°38'40"
C31	3020.00'	71.25'	35.63'	71.25'	N 45°56'04" E	1°21'06"
C32	30.00'	28.26'	15.28'	27.22'	S 19°37'35" W	53°58'05"
C33	30.00'	19.46'	10.09'	19.12'	S 28°01'25" W	37°10'25"
C34	30.00'	8.79'	4.43'	8.76'	S 01°02'22" W	16°47'40"
C35	55.00'	276.40'	40.01'	64.71'	S 43°23'23" E	287°56'10"
C36	55.00'	73.77'	43.63'	88.37'	N 31°04'10" E	76°51'15"
C37	55.00'	60.00'	33.38'	57.07'	S 79°15'12" E	62°30'01"
C38	55.00'	57.31'	31.57'	54.76'	S 18°09'01" E	59°42'20"
C39	55.00'	74.26'	44.04'	68.75'	S 50°23'05" W	77°21'53"
C40	55.00'	11.05'	5.54'	11.03'	N 85°10'38" W	11°30'41"
C41	30.00'	28.26'	15.28'	27.22'	N 73°35'40" E	53°58'05"
C42	2980.00'	103.82'	51.92'	103.82'	N 45°36'44" E	1°59'46"
C43	2980.00'	69.17'	34.59'	69.17'	N 45°56'44" E	1°19'48"
C44	2980.00'	34.65'	17.33'	34.65'	N 44°56'50" E	0°39'58"
C45	30.00'	46.01'	28.91'	41.63'	N 00°40'32" E	87°52'39"
C46	1320.00'	220.92'	110.72'	220.66'	S 38°28'07" E	9°35'21"
C47	1320.00'	109.30'	54.68'	109.27'	S 40°53'28" E	4°44'40"
C48	1320.00'	111.62'	55.84'	111.58'	S 36°05'47" E	4°50'41"
C49	30.00'	48.11'	31.00'	43.11'	N 79°36'39" W	91°52'26"
C50	1289.45'	149.78'	74.97'	149.69'	S 57°46'47" W	6°39'19"
C51	1733.92'	517.37'	260.62'	515.46'	N 52°33'33" E	17°05'46"
C52	30.00'	46.21'	29.10'	41.77'	S 00°06'49" E	88°14'57"
C53	625.00'	116.26'	58.30'	116.09'	N 38°54'33" W	10°39'28"
C54	550.00'	18.17'	9.09'	18.17'	S 34°31'37" E	1°53'36"

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10104.57879	5313.47636
2	9727.54702	4909.85433
3	10065.18833	4409.66686
4	10172.37595	4232.65551
5	10534.7573	4651.8438
6	10624.9204	4586.1044
7	10632.6952	4543.6967
8	10666.8677	4519.2786
9	10746.6801	4645.9190
10	11060.0477	5055.1828
11	11029.4766	5086.8278
12	10987.7034	5086.9105
13	10897.3685	5159.8257
14	10810.8120	5217.2909
15	10795.8391	5227.5919
16	10759.3891	5192.2562
17	10783.1567	5175.6354
18	10858.1220	5125.8656
19	10630.76135	4806.82529
20	10560.52877	4858.79081
21	10403.70884	5151.0461
1	10104.57879	5313.47636

Area: 638,558 Sq.Ft. 14.659 Acres



CENTERLINE OF SANITARY SEWER EASEMENT #1		
CORNER	BEARING	DISTANCE
T-S1	N 72°04'36" W	28.12' (TIE)
S1-S2	S 60°13'05" W	4.90'
S2-S3	S 43°38'04" W	204.70'
S3-S4	S 59°25'16" W	336.86'
S4-S5	N 55°58'46" W	184.19'
S5-S6	N 55°58'46" W	327.10'
S5-S9	N 49°57'52" E	134.73'
S6-S7	N 29°18'58" W	108.43'
S6-S10	N 34°01'14" E	98.18'
S7-S8	N 00°40'48" E	124.25'
S8-4	S 49°09'26" W	189.22' (TIE)

CENTERLINE OF DRAINAGE EASEMENT #1		
CORNER	BEARING	DISTANCE
D1-D2	N 78°17'51" W	136.36'

CENTERLINE BASELINE OF SANITARY SEWER EASEMENT #2 AND DRAINAGE EASEMENT #2		
CORNER	BEARING	DISTANCE
E1-E2	S 56°17'55" W	210.60'
E2-E3	N 35°28'31" W	108.42'

CENTERLINE OF DRAINAGE EASEMENT #3		
CORNER	BEARING	DISTANCE
D3-D4	S 39°02'33" W	230.05'

CENTERLINE OF DRAINAGE EASEMENT #4		
CORNER	BEARING	DISTANCE
D5-D6	S 07°28'15" E	195.53'
D6-D7	S 65°43'33" E	74.08'
D7-D8	N 87°40'55" E	285.23'

PLAT OF SUBDIVISION FOR
F & W COMMUNITY DEVELOPMENT CORP.

CREATING HEREON
SECTION No. 11
WISTERIA PLACE AT
"THE ORCHARDS"
BEING A SUBDIVISION OF ORIGINAL
TAX MAP #40.01-01-01
HOLLINS 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: MAY 16, 2005
SCALE: 1" = 80'
COMM. NO.: 03-133
CADD FILE: F:\2003\03133\Sur\03133r.p03
SHEET 1 OF 2