

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, TO BE KNOWN AS "THE ORCHARDS", APPLEWOOD, SECTION No. 8, BOUNDED BY OUTSIDE CORNERS 1 THRU 16 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 962, PAGE 639 AND DEED BOOK 962, 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 VIRGINIA 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 AND ALL EASEMENTS WITHIN AND WITHOUT OF SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

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 THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 4<sup>th</sup> DAY OF November, 1992.

F. & W. COMMUNITY DEVELOPMENT CORP.

BY: Richard S. Whitney, Jr.  
RICHARD S. WHITNEY, JR., EXECUTIVE VICE PRESIDENT

STATE OF VIRGINIA  
County of Roanoke

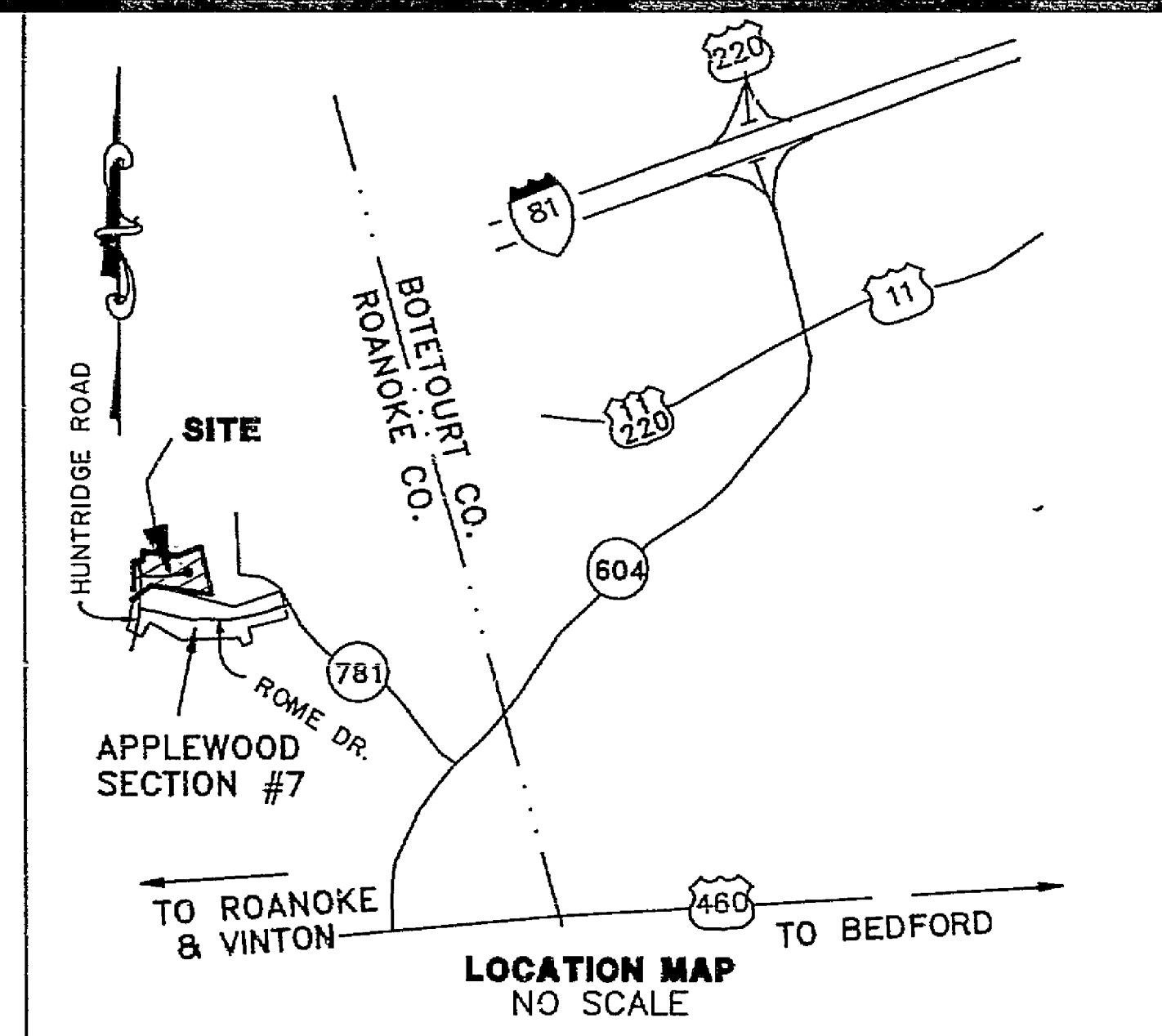
I, Sara V. Pailaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT RICHARD S. WHITNEY, JR., EXECUTIVE VICE PRESIDENT, OWNER, F. & W. COMMUNITY DEVELOPMENT CORP., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 23, 1992, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 4, 1992.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Pailaman  
NOTARY PUBLIC

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES NOT SHOWN HEREON WHICH MAY AFFECT THIS PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS A PORTION OF THAT PROPERTY DESIGNATED TAX PARCEL No. 40.01-01-01.
5. 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. 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 PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THE SUBDIVISION.



APPROVED:

[Signature] 8 November 1992  
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

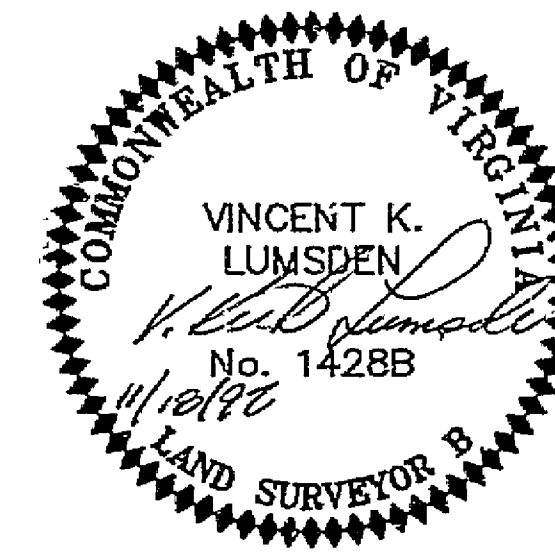
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON Nov. 18, 1992, AT 5:42 O'CLOCK PM.

TESTEE: STEVEN A. MCGRAW, CLERK

[Signature]  
DEPUTY CLERK

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
"C1"	1175.00'	202.87'	101.69'	202.62'	N 02°46'29" E	09°53'32"
"C2"	1025.00'	112.28'	56.20'	112.22'	N 04°34'58" E	06°16'34"
"C3"	1075.00'	117.10'	58.61'	117.04'	N 01°40'34" W	06°14'28"
"C4"	1125.00'	95.89'	47.97'	95.86'	S 00°16'13" W	04°53'01"
"C5"	25.00'	38.13'	23.89'	34.54'	S 42°15'10" E	87°23'41"
"C6"	625.00'	359.19'	184.71'	354.26'	N 77°35'09" E	32°55'40"
"C7"	625.00'	53.01'	26.52'	52.99'	N 88°22'48" W	04°51'35"
"C8"	625.00'	98.00'	49.10'	97.90'	S 84°41'54" W	08°59'02"
"C9"	625.00'	97.00'	48.60'	96.90'	S 75°45'36" W	08°53'32"
"C10"	625.00'	100.00'	50.11'	99.89'	S 66°43'49" W	09°10'02"
"C11"	625.00'	11.18'	5.59'	11.18'	S 61°38'04" W	01°01'28"
"C12"	25.00'	23.00'	12.39'	22.20'	S 34°45'55" W	52°42'48"
"C13"	55.00'	271.29'	44.05'	68.77'	S 30°17'07" E	282°36'43"
"C14"	55.00'	62.19'	34.89'	58.93'	S 40°48'00" W	64°46'58"
"C15"	55.00'	49.01'	26.26'	47.40'	N 81°16'57" W	51°03'08"
"C16"	55.00'	48.49'	25.95'	46.93'	N 30°30'06" W	50°30'34"
"C17"	55.00'	51.74'	27.96'	49.85'	N 21°42'06" E	53°53'51"
"C18"	55.00'	59.87'	33.29'	56.96'	N 79°50'08" E	62°22'12"
"C19"	25.00'	21.86'	11.68'	21.17'	S 85°58'15" W	50°05'59"
"C20"	675.00'	390.29'	200.77'	384.88'	S 77°29'07" W	33°07'44"
"C21"	675.00'	5.16'	2.58'	5.16'	N 61°08'24" E	00°26'17"
"C22"	675.00'	85.00'	42.56'	84.94'	N 64°57'59" E	07°12'54"
"C23"	675.00'	84.00'	42.05'	83.95'	N 72°08'20" E	07°07'49"
"C24"	675.00'	82.00'	41.05'	81.95'	N 79°11'03" E	06°57'37"
"C25"	675.00'	82.58'	41.34'	82.52'	N 86°10'09" E	07°00'33"
"C26"	675.00'	51.56'	25.79'	51.54'	S 88°08'18" E	04°22'34"
"C27"	25.00'	38.13'	23.89'	34.54'	S 50°21'09" W	87°23'41"
"C28"	1075.00'	19.99'	10.00'	19.99'	S 07°11'16" W	01°03'56"
"C29"	1125.00'	194.24'	97.36'	193.99'	N 02°46'29" E	09°53'32"
"C30"	1125.00'	10.34'	5.17'	10.34'	N 07°27'26" E	00°31'36"
"C31"	1125.00'	88.00'	44.02'	87.98'	N 04°57'11" E	04°28'54"

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9157.89883	6436.38118
2	9360.27738	6446.18918
3	9427.98768	6455.36895
4	9539.85156	6464.33522
5	9538.59108	6514.31933
6	9655.58242	6510.89606
7	9712.22935	6812.53921
8	9881.56238	6988.64892
9	9616.87078	7243.15522
10	9435.09185	7054.10153
11	9384.10658	6969.85824
12	9287.47726	6662.52762
13	9287.44003	6634.35399
14	9248.69643	6633.69506
15	9255.65520	6486.79751
16	9159.79343	6486.34527
1	9157.89883	6436.38118
TOTAL AREA = 6.486 AC.		



PLAT OF  
"THE ORCHARDS"  
APPLEWOOD SECTION No. 8

PROPERTY OF  
F. & W. COMMUNITY DEVELOPMENT  
CORP.

HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: 23 APRIL 1992

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

COMM. #35-16AW8

SHEET 1 OF 2  
PG. RC-4683

P.B.

