

## KNOW ALL MEN BY THESE PRESENTS; TO WIT:

THAT EDWARD ROSE DEVELOPMENT COMPANY, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 35 TO 1, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM MELVIN L. RONK AND PAULINE J. RONK DATED MAY 2, 2011, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #201104365 AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM ROANOKE AIRPORT BUSINESS PARK, L.L.C., DATED MAY 2, 2011, RECORDED IN INSTRUMENT #201104367 AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM BALDWIN SMITH PROPERTIES, LLC, DATED MAY 2, 2011, RECORDED IN INSTRUMENT #201104366 AND ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM ESTELLE H. RONK, LOWELL E. BOWER, EILEEN B. EDWARDS AND LEONARD L. HUFFMAN REVOCABLE TRUST ADMINISTERED BY ALAN ABBOTT HUFFMAN, TRUSTEE, DATED MAY 2, 2011, RECORDED IN INSTRUMENT #201104364.

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 SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCES.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

HE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, HEREBY DEDICATES FOR PUBLIC USE, ALL PUBLIC UTILITY EASEMENTS WITH IN SAID BOUNDARY.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 20<sup>th</sup> DAY OF April 2016.

OWNER: EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.

Warren Rose  
WARREN ROSE, MANAGER

STATE OF MICHIGAN  
COUNTY OF OAKLAND

I, RICHARD STECKER, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT WARREN ROSE, MANAGER OF EDWARD ROSE DEVELOPMENT COMPANY, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 20<sup>th</sup>, 2016.

MY COMMISSION EXPIRES 8/20/2017 REGISTRATION NO. N/A

Richard Stecker, Notary Public  
State of Michigan, County of Oakland  
My Commission Expires 8/20/2017  
Acting in the County of OAKLAND

Richard Stecker  
NOTARY PUBLIC

## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET OR FOUND AT CORNERS AS SHOWN HEREON. CORNERS 6 THROUGH 27 FOLLOW THE CENTERLINE OF THE CREEK AND IRON PINS WERE NOT SET AT THESE CORNERS.
3. THIS SURVEY IS BASED ON A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. NCS-294742-MICH, DATED MARCH 7, 2011, FOURTH REVISION DATED APRIL 1, 2011.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP NUMBER 51161C0134G & 51161C0133G, DATED SEPTEMBER 28, 2007. ZONE "X" UNSHADED.
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. THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND, ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	46095.70538	39025.69351
2	45747.26793	38759.23380
3	45533.15872	38934.83222
4	44836.21419	38275.38041
5	44176.41432	38785.33056
6	43978.31160	38557.44121
7	44023.34887	38536.05520
8	44040.71156	38536.07560
9	44068.30183	38533.57480
10	44077.87176	38527.18283
11	44079.39466	38502.76709
12	44088.20673	38493.24540
13	44105.74269	38489.46596
14	44119.33421	38476.21058
15	44141.30682	38462.73037
16	44160.98589	38450.06499
17	44174.84124	38430.47470
18	44203.59973	38412.04482
19	44229.08027	38394.47059
20	44237.49498	38367.71648
21	44250.43542	38350.59824
22	44277.12749	38327.96882
23	44379.03791	38200.54944
24	44488.68233	38003.81461
25	44630.84589	37899.37458
26	44767.44578	37852.42371
27	44879.92975	37841.58859
28	45078.89441	37875.38300
29	45365.27869	37964.73650
30	45546.82739	37989.95440
31	45909.02349	38097.72389
32	46264.72111	38551.26851
33	46123.98356	38955.91998
34	46103.60460	38975.91477
35	46124.61501	38997.32885
1	46095.70538	39025.69351

TRACT 1 = 31.3891 AC. (1,367,308 S.F.)

NEW DIVISION LINE BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
A	46108.79061	38215.50590
B	46070.39528	38437.77069
C	45589.42025	38355.09918
D	45581.18258	38337.22669
E	45577.04162	38307.70419
F	45671.85267	38027.15499
G	45599.96730	38005.76589
H	45519.73168	38289.93989
I	45499.61892	38311.94448
J	45470.77644	38334.70630
K	45232.74580	38293.79284
L	45134.80798	38155.19925
M	45177.60973	37906.18273
N	46252.84775	38469.13120
O	45662.47142	38032.09660
P	45604.90891	38015.14714

APPROVAL:

Denise Sander  
ROANOKE COUNTY PLANNING COMMISSION

4/20/16  
DATE

## CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD AT 13:51 O'CLOCK ON THIS 4 DAY OF May, 2016.

TESTEE: STEVEN A. McGRAW, CLERK

Robert Chan  
DEPUTY CLERK

PLAT SHOWING  
"THE RETREAT"

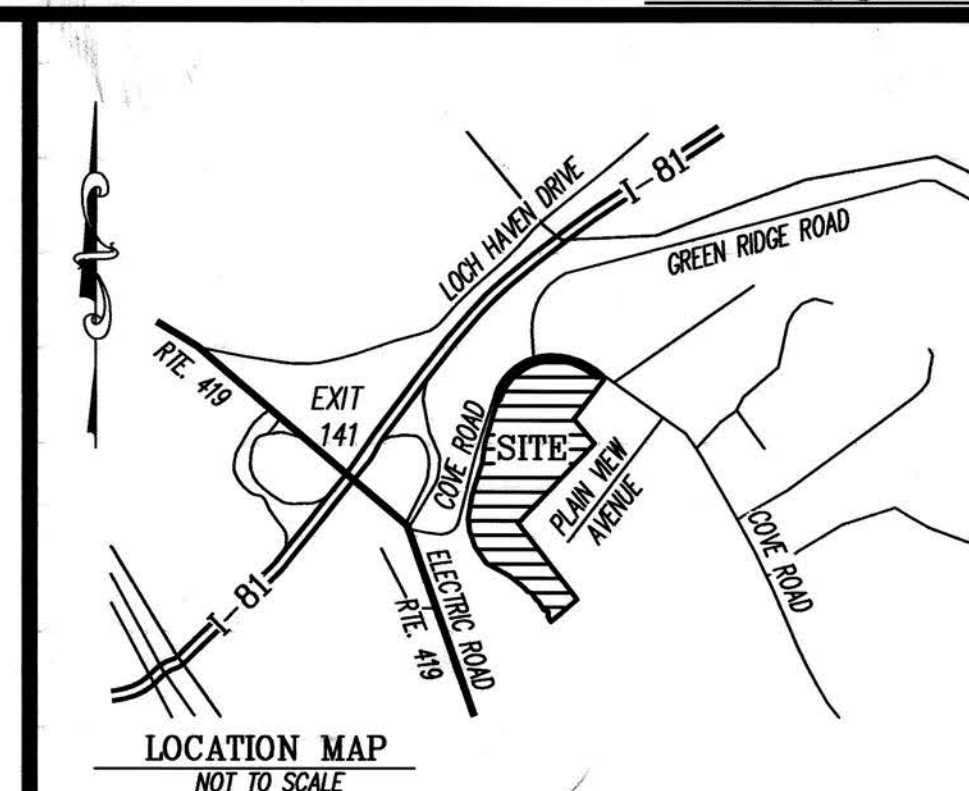
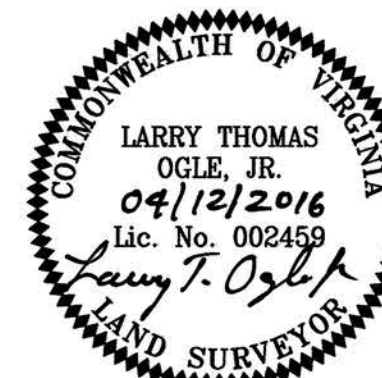
A SUBDIVISION OF THE PROPERTY OF  
EDWARD ROSE DEVELOPMENT  
COMPANY, L.L.C.

TRACT 1 (31.3891 ACRES)  
INSTRUMENT #201105889 (PLAT)

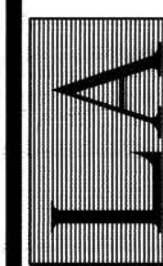
CREATING NEW

TRACT 1A (23.3363 ACRES),  
TRACT 1B (3.4126 ACRES),  
TRACT 1C (3.3114 ACRES),  
TRACT 1D (0.5752 ACRES) &  
TRACT 1E (0.7536 AC.)

SITUATED ALONG COVE ROAD  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA



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



DATE: April 12, 2016  
COMM. NO.: 2007-130  
SCALE: NONE

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