

PLAT SHOWING
"THE RETREAT"

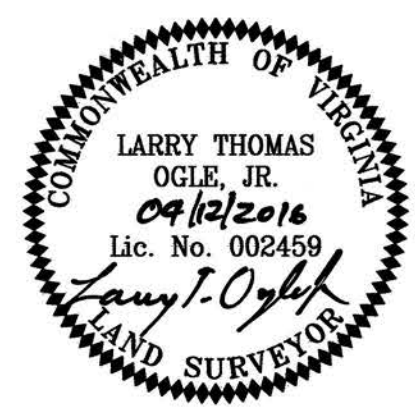
A SUBDIVISION OF THE PROPERTY OF
EDWARD ROSE DEVELOPMENT
COMPANY, L.L.C.

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



A TAX #036.11-02-09.00
LOT 3
PROPERTY OF
LUTHER J. GARST JR.
& MARTHA A. GARST
D.B. 1587, PG. 219

B TAX #036.11-02-10.00
LOT 2
PROPERTY OF
LUTHER J. GARST JR.
& MARTHA A. GARST
D.B. 1587, PG. 219

C TAX #036.11-02-11.00
LOT 1
PROPERTY OF
LUTHER J. GARST JR.
& MARTHA A. GARST
INSTRUMENT # 200614898

D TAX #036.11-02-12.00
PROPERTY OF
JAMES WARREN KOINER
INSTRUMENT # 200702453

E TAX #036.11-02-13.00
PROPERTY OF
COLLEEN M. COLEMAN
D.B. 1660, PG. 765

F TAX #036.11-02-14.00
PROPERTY OF
TRISTAN M. ROBERTSON
INSTRUMENT # 200616056

G TAX #036.11-02-15.00
LOT 5
PROPERTY OF
TRISTAN M. ROBERTSON
INSTRUMENT # 200616056

H TAX #036.11-02-16.00
LOTS 3 & 4
PROPERTY OF
WILLIAM C. & STEPHANIE Y. HILL
D.B. 1565, PG. 1009

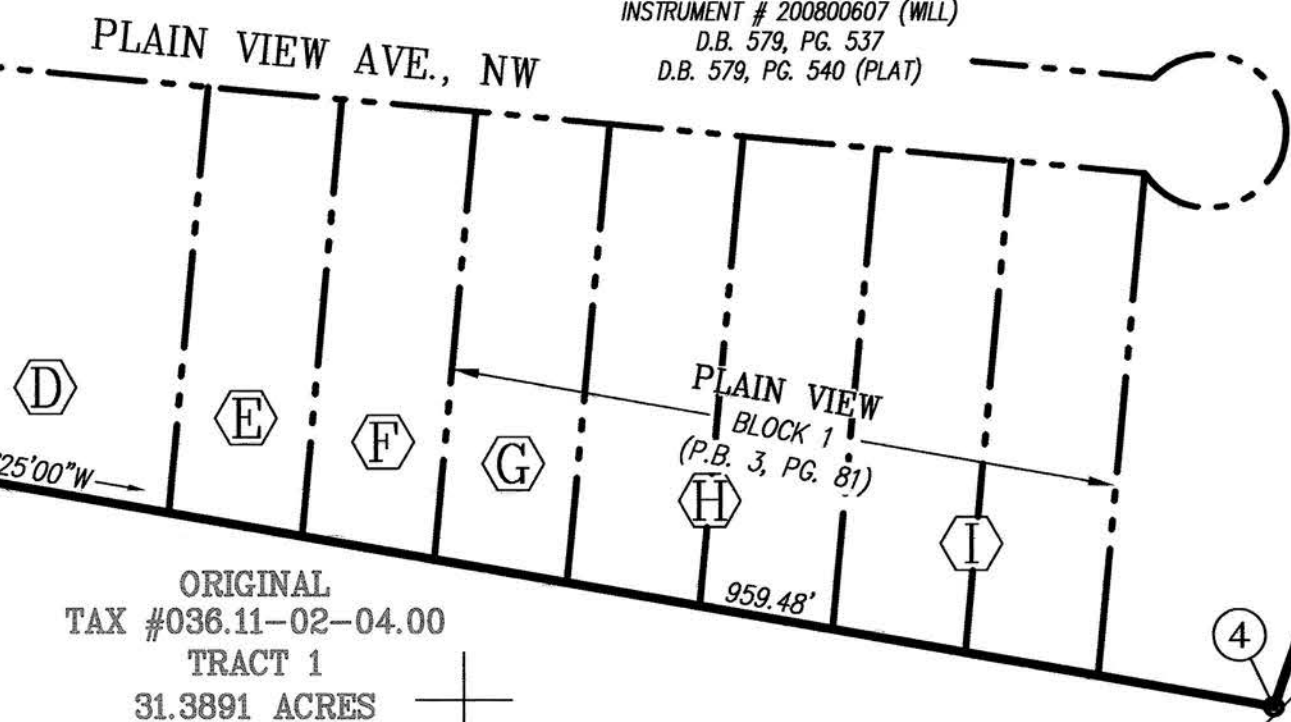
I TAX #036.11-02-17.00
LOTS 1 & 2
PROPERTY OF
JACK C. A. GARST
INSTRUMENT # 200800607 (WILL)
D.B. 579, PG. 537
D.B. 579, PG. 540 (PLAT)

J TAX #036.11-02-36.00
PROPERTY OF
ESTELLE HUFFMAN RONK, D.B. 1464, PG. 746, DEC. 19, 1994
& ELSIE ABBOTT HUFFMAN AND ALAN ABBOTT HUFFMAN
TRUSTEES OF THE FAMILY TRUST UNDER THE
LEONARD L. HUFFMAN REVOCABLE TRUST AGREEMENT
D.B. 1685, PG. 214, SEPT. 22, 1999
& LOWELL ELMER BOWER & EILEEN BOWER EDWARDS
WILL CASE # CWF200300583, DEC. 19, 2003
TRACT "A" (12.280 AC.)
INSTRUMENT #201104363 (PLAT)

**** SEE SHEET 5 OF 6 **
FOR BOUNDARY LINE
& CURVE TABLES**

TAX #036.15-01-01.00
PROPERTY OF
JACK C. A. GARST
INSTRUMENT # 200800607 (WILL)
D.B. 579, PG. 537
D.B. 579, PG. 540 (PLAT)

TAX #036.15-01-02.00
LARRY G. & IDA JANE E.
CONNER
D.B. 1312, PG. 1304
P.B. 26, PG. 33



**** SEE SHEETS 3 & 4 **
FOR NEW EASEMENTS**

**** SEE SHEET 5 OF 6 **
FOR EASEMENT TABLES
& BOUNDARY LINE TABLE**

NEW
TRACT 1E
0.7536 AC.
32,826 S.F.
PRIVATE R/W
& PRIVATE STORMWATER
MANAGEMENT ACCESS
EASEMENT

NEW
TRACT 1B
3.4126 AC.
148,652 S.F.

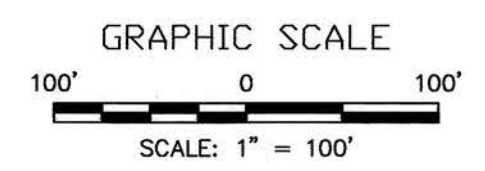
NEW
TRACT 1C
3.3114 AC.
144,246 S.F.

NEW
TRACT 1D
(OPEN SPACE)
0.5752 AC.
25,055 S.F.

PARCEL IDENTIFICATION TABLE			
NEW TRACT	OLD TAX MAP NUMBER (OMN)	PROPOSED PARCEL ID FULL (PPIDF)	PROPOSED PROPERTY ID (TPID)
1A	036.11-02-04.00-0000	036.11-02-04.00-0000	10023653 00003
1B	036.11-02-04.00-0000	036.11-02-04.02-0000	10023653 00005
1C	036.11-02-04.00-0000	036.11-02-04.04-0000	10023653 00002
1D	036.11-02-04.00-0000	036.11-02-04.01-0000	10023653 00002
1E	036.11-02-04.00-0000	036.11-02-04.03-0000	10023653 00004

31-32
A= 69'07'56"
R= 507.96'
T= 349.97'
L= 612.90'
BRG. N 51'53'39" E
CHD. 576.39'

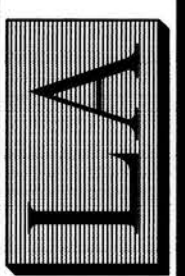
32-33
A= 47'33'43"
R= 531.23'
T= 234.09'
L= 440.98'
BRG. S 70'49'20" E
CHD. 428.43'



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ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: April 12, 2016
COMM. NO.: 2007-130
SCALE: 1" = 100'
SHEET 2 OF 6