

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 20th 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 20th, 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"

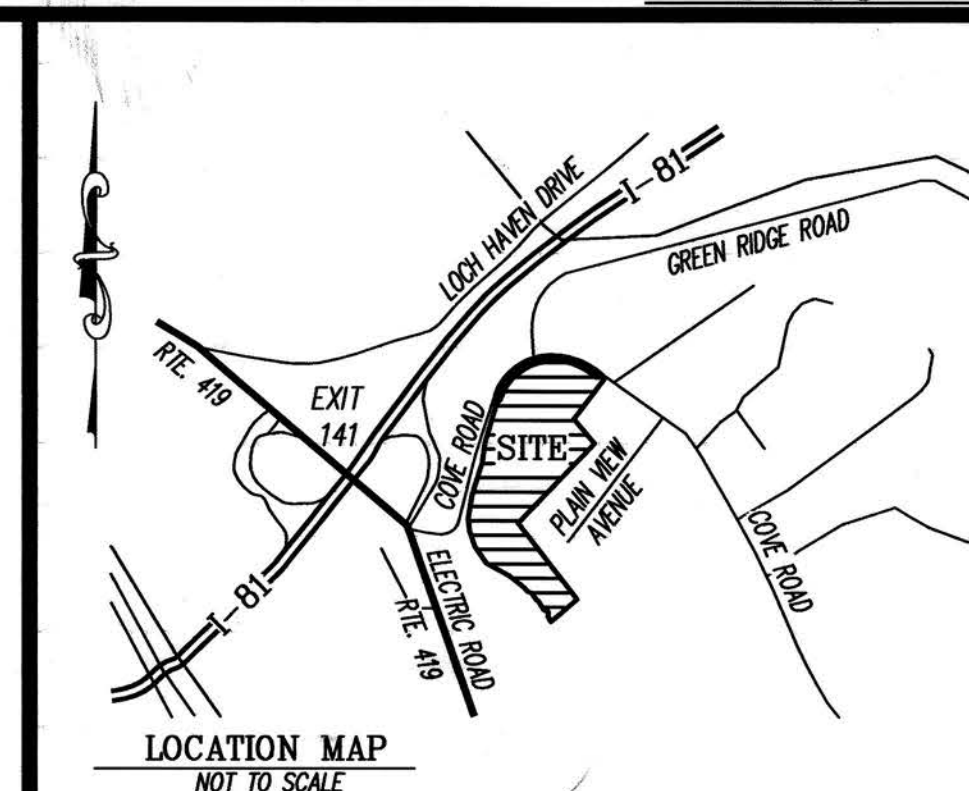
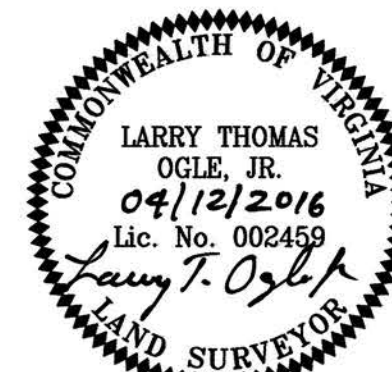
A SUBDIVISION OF THE PROPERTY OF
EDWARD ROSE DEVELOPMENT
COMPANY, L.L.C.

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

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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

PLAT SHOWING
"THE RETREAT"

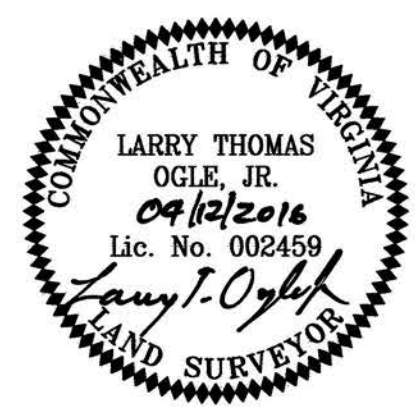
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SITUATED ALONG COVE ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



- 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

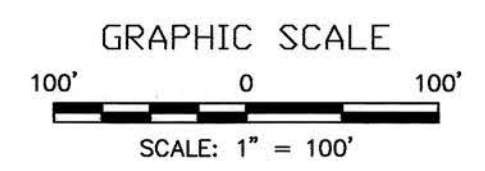


**** SEE SHEETS 3 & 4 **
FOR NEW EASEMENTS**

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

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 00004
1E	036.11-02-04.00-0000	036.11-02-04.03-0000	10023653 00004

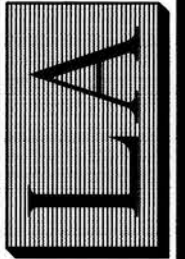
- 31-32
A= 69'07'56"
R= 507.96'
T= 349.97'
L= 612.90'
BRG. N 51'53'39" E
CHD. 576.39'
- 32-33
A= 47'33'43"
R= 531.23'
T= 234.09'
L= 440.98'
BRG. S 70'49'20" E
CHD. 428.43'



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

PLAT SHOWING
"THE RETREAT"

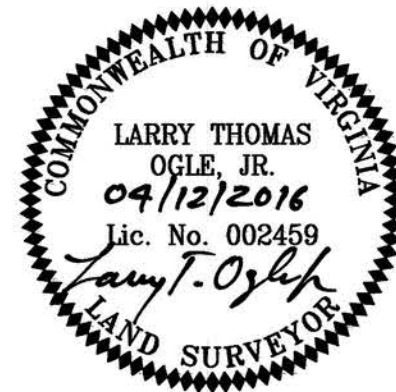
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& MARTHA A. GARST
D.B. 1587, PG. 219

B TAX #036.11-02-10.00
LOT 2
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LOT 5
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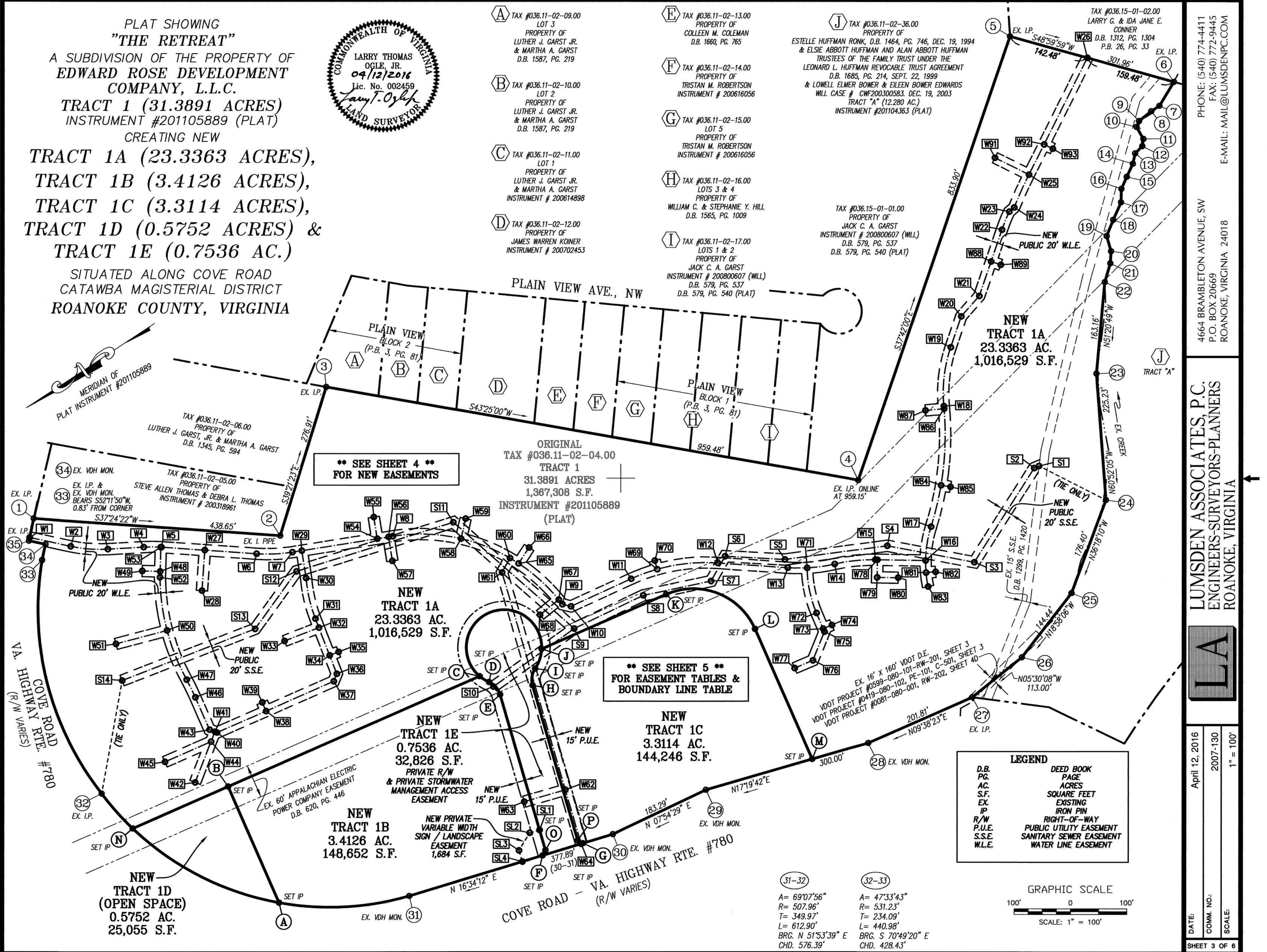
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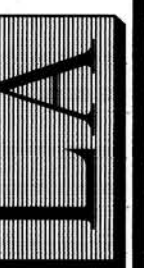
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DATE: April 12, 2016
COMM. NO.: 2007-130
SCALE: 1" = 100'
SHEET 3 OF 6

INSTRUMENT #

CENTERLINE OF NEW 20'
PUBLIC WATER LINE EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
1-W1	N 44°27'17" W	34.50' (TIE)
W1-W2	S 45°26'20" W	74.17'
W3-W4	S 30°11'06" W	63.75'
W5-W27	S 37°24'22" W	77.16'
W27-W6	S 37°24'22" W	92.24'
W7-W29	S 24°27'56" W	16.85'
W29-W54	S 24°27'56" W	135.66'
W54-W56	S 24°27'56" W	20.40'
W56-W8	S 24°27'56" W	7.50'
W9-W10	S 46°56'17" W	15.82'
W10-W11	S 08°45'43" W	117.61'
W12-W13	S 37°24'05" W	124.41'
W15-W78	S 34°15'53" W	3.72'
W78-W16	S 34°15'53" W	85.53'
W19-W20	S 37°42'00" E	57.98'
W20-W21	S 15°12'00" E	48.34'
W21-W88	S 37°42'00" E	64.87'
W88-W22	S 37°42'00" E	59.70'
W23-W24	S 07°31'53" E	11.62'
W25-W92	S 30°01'53" E	60.34'
W92-W26	S 30°01'53" E	171.84'
W26-5	N 48°59'59" E	142.48' (TIE)
W29-W30	N 65°32'04" W	49.28'
W31-W32	N 77°46'18" W	17.12'
W32-W34	N 77°46'18" W	52.90'
W34-W36	N 77°46'18" W	35.25'
W36-W37	N 34°00'34" W	14.44'
W37-W38	N 09°45'10" E	131.33'
W38-W40	N 09°45'10" E	95.32'
W40-W41	N 54°45'10" E	3.95'
W41-W43	N 54°45'10" E	10.19'
W43-W46	S 80°14'50" E	62.92'
W52-W48	S 55°00'40" E	10.33'
W52-W53	S 55°00'40" E	53.50'
W32-W33	N 12°13'42" E	37.69'
W34-W35	S 12°13'42" W	17.00'
W38-W39	S 80°14'50" E	17.00'
W41-W44	N 35°14'50" W	18.93'
W44-W42	N 35°14'50" W	77.85'
W41-W42	N 35°14'50" W	96.78'
W44-W45	N 09°45'10" E	89.34'
W48-W49	N 34°59'20" E	31.86'
W50-W51	N 18°45'04" E	93.88'
W27-W28	N 52°35'38" W	72.01'
W54-W55	S 65°32'04" E	39.07'
W56-W57	N 65°32'04" W	43.15'
W58-W59	S 43°25'43" E	36.41'
W60-W61	N 27°46'41" W	29.16'
W61-W62	N 72°46'41" W	402.53'
W62-W64	N 72°46'41" W	100.35'
W64-G	N 16°34'12" E	3.50'
W62-W63	N 17°13'19" E	76.00'
W65-W66	S 23°08'27" E	33.80'
W67-W68	N 05°40'31" W	42.81'
W69-W70	S 72°19'21" E	16.08'
W72-W73	N 79°32'21" W	30.44'
W73-W75	N 79°32'21" W	5.86'
W75-W76	N 34°32'21" W	54.82'
W76-W77	N 10°27'39" E	35.23'
W73-W74	S 10°27'39" W	16.85'
W78-W79	N 55°44'07" W	31.23'
W79-W80	S 34°15'53" W	37.28'
W81-W82	S 28°22'15" W	17.00'
W84-W85	S 42°53'37" W	17.00'
W86-W87	N 28°29'53" E	33.14'
W88-W89	S 52°18'00" W	18.00'
W25-W91	N 59°58'07" E	67.49'
W92-W93	S 59°58'07" W	17.00'

CENTERLINE OF NEW 20' PUBLIC WATER LINE EASEMENT
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W2-W3	250.00'	66.56'	33.48'	66.36'	S 37°48'43" W	151°13'
W4-W53	250.00'	30.33'	15.18'	30.31'	S 33°39'39" W	6°57'06"
W53-W5	250.00'	1.18'	0.59'	1.18'	S 37°16'17" W	0°16'10"
W6-W7	283.50'	64.03'	32.15'	63.89'	S 30°56'09" W	12°56'26"
W8-W58	316.50'	122.11'	61.82'	121.35'	S 35°31'06" W	22°06'20"
W58-W60	316.50'	93.98'	47.34'	93.64'	S 55°04'41" W	17°00'49"
W60-W65	316.50'	18.09'	9.05'	18.08'	S 65°13'19" W	3°16'27"
W65-W67	316.50'	96.48'	48.62'	96.11'	S 75°35'31" W	17°27'56"
W67-W9	316.50'	10.59'	5.29'	10.59'	S 85°16'58" W	1°55'00"
W11-W69	316.50'	49.25'	24.67'	49.20'	S 13°13'11" W	8°54'56"
W69-W12	316.50'	108.95'	55.02'	108.42'	S 27°32'22" W	19°43'26"
W13-W71	283.50'	34.54'	17.29'	34.52'	S 33°54'38" W	6°58'54"
W71-W14	283.50'	49.45'	24.79'	49.39'	S 25°25'21" W	9°59'41"
W14-W15	300.00'	72.46'	36.41'	72.29'	S 27°20'42" W	13°50'23"
W16-W17	210.00'	61.07'	30.75'	60.85'	S 47°24'15" E	16°39'43"
W17-W84	542.50'	76.06'	38.09'	76.00'	S 43°05'23" E	8°01'59"
W84-W86	542.50'	136.30'	68.51'	135.94'	S 54°18'15" E	14°23'44"
W86-W18	542.50'	4.74'	2.37'	4.74'	S 61°45'08" E	0°30'03"
W18-W19	250.00'	106.04'	53.83'	105.25'	S 49°51'05" E	24°18'10"
W22-W23	314.17'	34.49'	17.26'	34.47'	S 34°33'18" E	6°17'24"
W24-W25	813.15'	63.98'	32.01'	63.97'	S 32°17'08" E	4°30'30"
W30-W31	256.50'	74.34'	37.43'	74.08'	N 69°28'08" W	16°36'20"
W46-W47	400.00'	34.95'	17.49'	34.94'	S 82°45'00" E	5°00'21"
W47-W50	386.50'	94.47'	47.47'	94.23'	S 78°15'04" E	14°00'15"
W50-W52	386.50'	95.72'	48.11'	95.48'	S 64°09'13" E	14°11'26"
W71-W72	210.00'	82.53'	41.81'	82.00'	N 68°16'48" W	22°31'06"
W16-W81	210.00'	21.60'	10.81'	21.59'	N 58°40'56" W	5°53'38"
W81-W83	210.00'	24.96'	12.49'	24.94'	N 65°02'02" W	6°48'35"

NEW PRIVATE STORMWATER MANAGEMENT,
ACCESS & PRIVATE VARIABLE WIDTH
DRAINAGE EASEMENTS CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SM7-AE13	268.50'	90.68'	45.78'	90.25'	S 34°08'27" W	19°21'01"
SM7-SM8	268.50'	90.68'	45.78'	90.25'	S 34°08'27" W	19°21'01"
SM9-C	67.00'	101.49'	63.35'	92.06'	N 62°54'17" W	86°47'29"
SM18-SM19	190.00'	42.72'	21.45'	42.64'	S 44°08'31" E	12°53'02"
SM28-33	531.23'	322.08'	166.16'	317.17'	S 64°24'37" E	34°44'15"
I-AE1	67.00'	68.84'	37.81'	65.85'	S 51°48'07" E	58°52'21"
AE1-AE14	67.00'	88.25'	51.85'	82.01'	N 61°01'44" E	75°27'58"
AE2-AE3	300.00'	149.96'	76.58'	148.40'	S 23°04'54" W	28°38'22"
AE4-AE5	300.00'	96.32'	48.58'	95.90'	S 28°12'14" W	18°23'42"
AE6-AE7	200.00'	57.56'	28.98'	57.36'	S 46°07'13" E	16°29'24"
AE7-AE8	500.00'	177.16'	89.52'	176.24'	S 48°01'33" E	20°18'04"
AE8-AE9	200.00'	71.48'	36.12'	71.10'	S 47°56'17" E	20°28'35"
AE11-AE12	300.00'	256.39'	136.62'	248.66'	N 66°09'56" E	48°58'04"
AE13-SM8	268.50'	10.00'	5.00'	10.00'	S 42°44'56" W	2°08'04"
AE14-AE15	150.00'	83.79'	43.02'	82.71'	S 51°09'20" E	32°00'24"

NEW PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT
EASEMENT #1 LINE TABLE

LINE	BEARING	DISTANCE
23-SM16	N 60°52'05" W	130.53'
SM16-SM17	N 40°42'27" E	190.67'
SM17-SM18	N 50°10'56" E	126.16'
SM18-SM19	S 44°08'31" E	42.64' (CH.)
SM19-SM20	S 37°42'00" E	123.23'
SM20-SM21	S 52°18'00" W	10.99'
SM21-SM22	S 30°29'33" W	75.55'
SM22-SM23	S 27°38'34" W	40.79'
SM23-SM24	S 59°05'41" W	141.56'
SM24-23	N 51°20'49" W	31.85'

NEW PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT
EASEMENT #3 LINE TABLE

LINE	BEARING	DISTANCE
C-SM5	N 09°45'10" E	96.90'
SM5-SM6	S 81°44'33" E	256.88'
SM6-SM7	S 24°27'56" W	51.79'
SM7-SM8	S 34°08'27" W	90.25' (CH.)
SM8-SM9	N 79°38'46" W	118.50'
SM9-C	N 62°54'17" W	92.06' (CH.)

TOTAL AREA = 27,850 S.F.

NEW PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT
EASEMENT #2 LINE TABLE

LINE	BEARING	DISTANCE
4-SM10	N 43°25'00" E	116.41' (TIE)
SM10-SM11	N 63°35'41" W	116.93'
SM11-SM12	N 34°26'08" E	75.29'
SM12-SM13	N 42°36'11" E	85.00'
SM13-SM14	N 54°02'24" E	83.99'
SM14-SM15	S 71°01'47" E	120.06'
SM15-SM10	S 43°25'04" W	257.38'

TOTAL AREA = 29,770 S.F.

NEW PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT &
ACCESS EASEMENT #4 LINE
TABLE

LINE	BEARING	DISTANCE
34-SM1	S 45°32'43" W	52.27'
SM1-SM2	S 15°56'17" W	22.64'
SM2-SM3	S 37°19'17" W	18.14'
SM3-SM4	N 51°05'42" W	39.99'
SM4-SM25	N 37°16'33" E	40.23'
SM25-SM26	N 48°52'32" W	69.36'
SM26-SM27	N 74°09'18" W	220.00'
SM27-SM28	N 15°50'42" E	70.03'
SM28-33	S 64°24'37" E	317.17' (CH.)
33-34	S 44°27'17" E	28.55'

TOTAL AREA = 22,876 S.F.

NEW PRIVATE VARIABLE WIDTH
DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F-DE1	N 16°34'12" E	9.34' (TIE)
DE1-DE2	S 73°25'48" E	14.28'
DE2-DE3	S 17°13'19" W	69.50'
DE3-DE4	S 09°38'55" W	244.70'
DE4-DE5	S 15°38'10" W	86.59'
DE5-DE6	S 07°37'47" W	115.50'
DE6-M	N 80°14'50" W	37.60'
M-29	N 17°19'42" E	196.59'
29-30	N 07°54'29" E	183.29'
30-DE1	N 16°34'12" E	139.78'

TOTAL AREA = 10,216 S.F.

CENTERLINE OF NEW PRIVATE 20'
STORMWATER MANAGEMENT ACCESS
EASEMENT #1 LINE TABLE

LINE	BEARING	DISTANCE
I-AE1	S 51°48'07" E	65.85' (CH.) (TIE)
AE1-AE2	S 08°45'43" W	189.37'
AE2-AE3	S 23°04'54" W	148.40' (CH.)
AE3-AE4	S 37°24'05" W	124.41'
AE4-AE5	S 28°12'14" W	95.90' (CH.)
AE5-AE6	S 19°00'23" W	109.14'
AE6-AE7	S 46°07'13" E	57.36' (CH.)
AE7-AE8	S 48°01'33" E	176.24' (CH.)
AE8-AE9	S 47°56'17" E	71.10' (CH.)
AE9-AE10	S 37°42'00" E	123.23'
AE10-SM20	S 52°18'00" W	10.00' (TIE)

CENTERLINE OF NEW PRIVATE 20'
STORMWATER MANAGEMENT ACCESS
EASEMENT #2 LINE TABLE

LINE	BEARING	DISTANCE
AE1-AE11	S 08°45'43" W	47.34' (TIE)
AE11-AE12	N 66°09'56" E	248.66' (CH.)
AE12-AE13	N 48°19'06" W	148.40'
AE13-SM8	S 42°44'56" W	10.00' (CH.) (TIE)

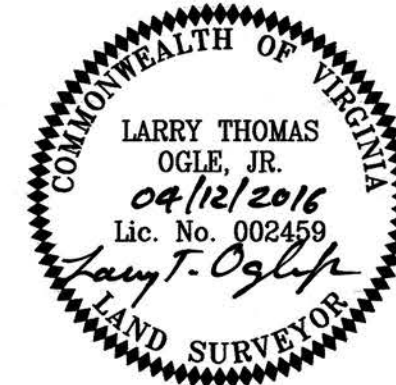
CENTERLINE OF NEW PRIVATE 20'
STORMWATER MANAGEMENT ACCESS
EASEMENT #3 LINE TABLE

LINE	BEARING	DISTANCE
AE5-AE16	S 19°00'23" W	19.14' (TIE)
AE16-AE17	S 70°59'37" E	31.07'
AE17-AE18	N 75°41'34" E	39.22'
AE18-AE19	N 51°39'17" E	55.63'
AE19-SM11	N 63°35'41" W	11.06' (TIE)

NEW PRIVATE VARIABLE WIDTH
SIGN / LANDSCAPE
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F-0	S 27°46'41" E	10.60'
0-SL1	S 72°46'41" E	37.59'
SL1-SL2	N 17°13'19" E	18.26'
SL2-SL3	N 25°14'26" W	36.56'
SL3-SL4	N 73°25'48" W	20.83'
SL4-F	S 16°34'12" W	37.50'

TOTAL AREA = 1,684 S.F.

NEW 20' PUBLIC SANITARY
SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
24-S1	N 60°23'13" E	133.28' (TIE)
S1-S2	N 10°23'57" E	9.30'
S2-S3	N 24°10'46" W	198.38'
S3-S4	N 44°08'57" E	157.13'
S4-S5	N 25°45'16" E	183.31'
S5-S6	N 36°36'26" E	106.36'
S6-S7	N 27°02'12" W	50.73'
S7-S8	N 21°28'50" E	123.15'
S8-S9	N 07°47'45" E	136.23'
S9-S10	N 02°16'30" W	176.56'
S9-S11	N 74°49'03" E	286.13'
S11-S12	N 16°05'36" E	291.88'
S12-S13	N 20°46'59" W	126.05'
S13-S14	N 12°12'04" E	253.37'
S14-32	N 46°17'38" W	204.39' (TIE)

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
1-2	S 37°24'22" W	438.65'
2-3	S 39°21'23" E	276.91'
3-4	S 43°25'00" W	959.48'
4-5	S 37°42'00" E	833.90'
5-6	S 48°59'59" W	301.96'
6-7	N 25°24'03" W	49.86'
7-8	N 00°04'02" E	17.36'
8-9	N 05°10'45" W	27.70'
9-10	N 33°44'23" W	11.51'
10-11	N 86°25'51" W	24.46'
11-12	N 47°13'00" W	12.97'
12-13	N 12°09'46" W	17.94'
13-14	N 44°16'58" W	18.99'
14-15	N 31°31'45" W	25.78'
15-16	N 32°45'55" W	23.40'
16-17	N 54°43'48" W	23.99'
17-18	N 32°39'14" W	34.16'
18-19	N 34°35'40" W	30.95'
19-20	N 72°32'26" W	28.05'
20-21	N 52°54'46" W	21.46'
21-22	N 40°17'28" W	34.99'
22-23	N 51°20'49" W	163.16'
23-24	N 60°52'05" W	225.23'
24-25	N 36°18'10" W	176.40'
25-26	N 18°58'06" W	144.44'
26-27	N 05°30'08" W	113.00'
27-28	N 09°38'23" E	201.81'
28-29	N 17°19'42" E	300.00'
29-30	N 07°54'29" E	183.29'
30-31	N 16°34'12" E	377.89'
31-32	N 51°53'39" E	576.39' (CH.
32-33	S 70°49'20" E	428.43' (CH.
33-34	S 44°27'17" E	28.55'
34-35	N 45°32'43" E	30.00'
35-36	S 44°27'17" E	40.50'
TOTAL AREA = 31.3891 AC.		

PLAT SHOWING
"THE RETREAT"

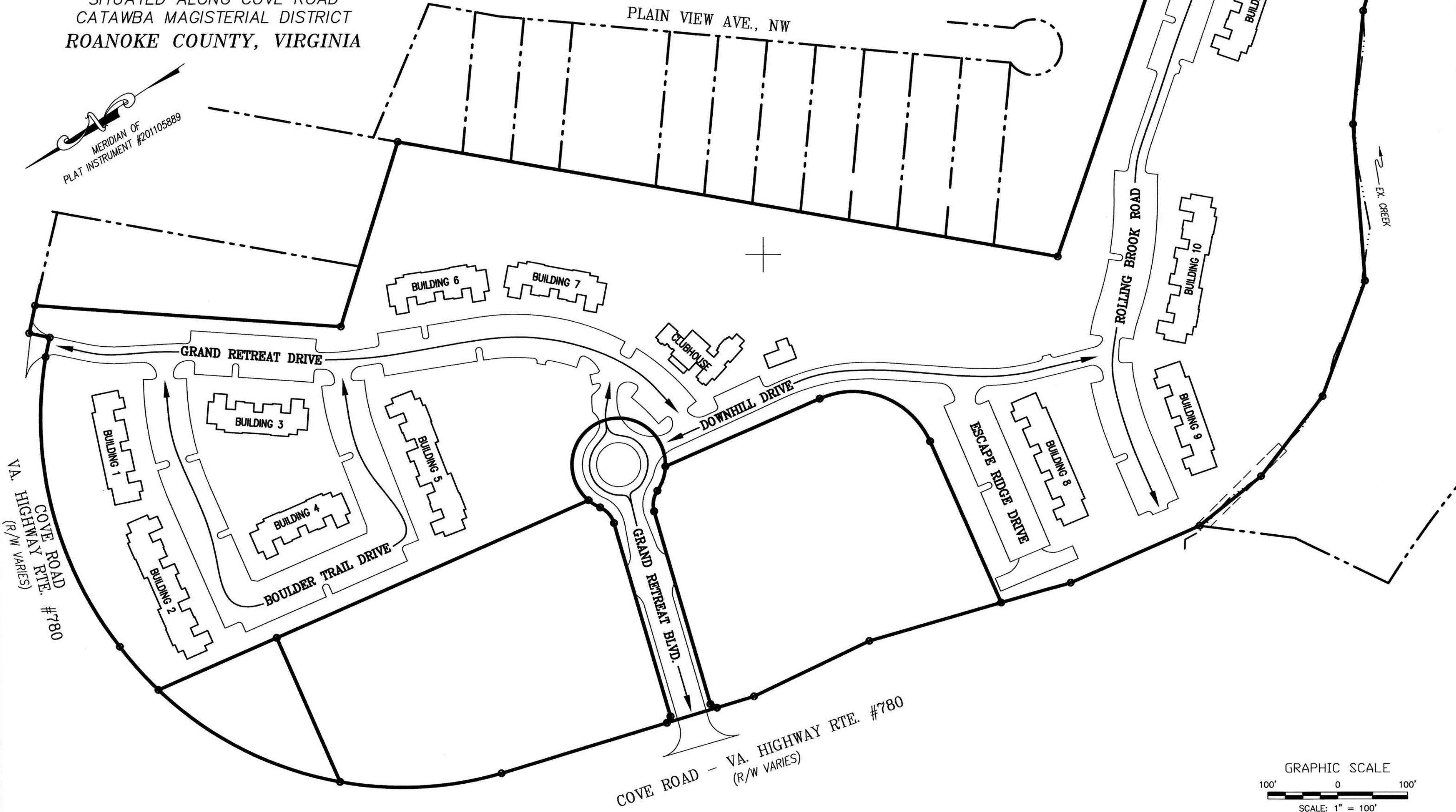
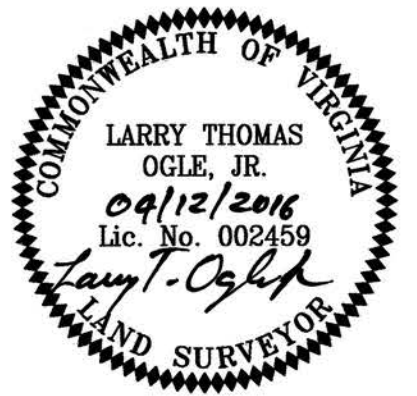
A SUBDIVISION OF THE PROPERTY OF
EDWARD ROSE DEVELOPMENT
COMPANY, L.L.C.

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.)

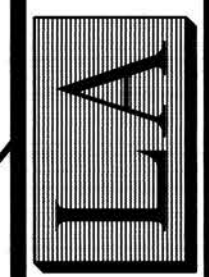
SITUATED ALONG COVE ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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



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

