

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STRAUSS CONSTRUCTION CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 34 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM NORMA JEAN SIGMON, DATED 16 MAY 1994, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1445, PAGE 1985, WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO DAVID C. HELSCHER AND MICHAEL K. SMELTZER, TRUSTEES SECURING NORMA JEAN SIGMON, BENEFICIARY, DATED 17 MAY 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1445, PAGE 1988..

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 AND ALL EASEMENTS WITHIN AND OUTSIDE 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 WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 22 DAY OF June 1994.

STRAUSS CONSTRUCTION CORPORATION

BY: Steven S. Strauss
STEVEN S. STRAUSS, PRESIDENT

BY: Sybil C. Hayes
SYBIL C. HAYES, SECRETARY

BY: Norma Jean Sigmon
NORMA JEAN SIGMON, BENEFICIARY

BY: David C. Helscher
DAVID C. HELSCHER, TRUSTEE

STATE OF VIRGINIA

County of Roanoke

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT STEVEN S. STRAUSS AND SYBIL C. HAYES, PRESIDENT AND SECRETARY, RESPECTIVELY, OF STRAUSS CONSTRUCTION CORPORATION, OWNER, AND DAVID C. HELSCHER, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED June 22, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 23, 1994.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Pullman
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT NORMA JEAN SIGMON, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED June 22, 1994 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 23, 1994.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Pullman
NOTARY PUBLIC

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|---------|---------------|------------|
| C-1 | 25.00' | 34.42' | 20.57' | 31.77' | S 80°27'10" E | 78°53'25" |
| C-2 | 500.00' | 133.77' | 133.38' | 67.29' | N 67°46'01" E | 15°19'46" |
| C-3 | 25.00' | 41.11' | 26.91' | 36.63' | N 28°19'28" E | 94°12'51" |
| C-4 | 25.00' | 34.33' | 20.49' | 31.70' | S 54°04'21" E | 78°41'16" |
| C-5 | 495.00' | 168.09' | 85.28' | 168.09' | S 83°38'28" E | 19°33'01" |
| C-6 | 495.00' | 66.00' | 33.05' | 65.95' | S 89°35'48" E | 07°38'20" |
| C-7 | 495.00' | 89.66' | 44.85' | 89.53' | N 80°35'18" W | 10°22'40" |
| C-8 | 495.00' | 13.24' | 6.63' | 13.25' | N 74°37'58" W | 01°32'01" |
| C-9 | 445.00' | 93.72' | 47.04' | 93.55' | S 76°53'58" E | 12°04'03" |
| C-10 | 440.00' | 22.59' | 11.30' | 22.58' | S 64°34'18" W | 02°56'28" |
| C-11 | 25.00' | 41.83' | 27.71' | 37.12' | N 46°07'40" E | 95°52'40" |
| C-12 | 330.00' | 201.28' | 103.88' | 198.17' | N 15°39'44" E | 34°56'46" |
| C-13 | 330.00' | 89.86' | 45.21' | 89.58' | S 05°59'23" W | 15°36'06" |
| C-14 | 330.00' | 79.98' | 40.19' | 79.78' | N 20°44'01" E | 13°53'09" |
| C-15 | 330.00' | 31.44' | 15.73' | 31.43' | N 30°24'21" E | 05°27'31" |
| C-16 | 304.70' | 393.59' | 229.65' | 366.79' | N 03°52'13" W | 74°00'41" |
| C-17 | 304.70' | 56.81' | 28.49' | 56.73' | N 27°47'38" E | 10°40'58" |
| C-18 | 304.70' | 108.75' | 54.96' | 108.17' | N 12°13'41" E | 20°26'55" |
| C-19 | 304.70' | 108.75' | 54.96' | 108.17' | N 08°13'13" W | 20°28'55" |
| C-20 | 304.70' | 108.75' | 54.96' | 108.17' | N 28°40'08" W | 20°28'55" |
| C-21 | 304.70' | 10.53' | 5.27' | 10.54' | N 39°53'05" W | 01°58'57" |
| C-22 | 342.66' | 87.55' | 44.02' | 87.31' | N 33°33'22" W | 14°38'23" |
| C-23 | 342.66' | 33.22' | 16.62' | 33.20' | N 38°05'55" W | 05°33'16" |
| C-24 | 342.66' | 54.33' | 27.22' | 54.28' | N 30°46'44" W | 09°05'07" |
| C-25 | 25.00' | 20.19' | 10.68' | 19.64' | N 49°22'11" W | 46°16'01" |
| C-26 | 55.00' | 270.88' | 44.39' | 69.09' | N 68°35'23" E | 282°11'08" |
| C-27 | 55.00' | 7.00' | 3.51' | 7.00' | N 68°51'16" W | 07°17'50" |
| C-28 | 55.00' | 71.38' | 41.71' | 66.47' | N 28°01'42" W | 74°21'19" |
| C-29 | 55.00' | 30.38' | 15.59' | 30.00' | N 24°58'34" E | 31°39'12" |
| C-30 | 55.00' | 30.38' | 15.59' | 30.00' | N 56°37'45" E | 31°39'12" |
| C-31 | 55.00' | 30.38' | 15.59' | 30.00' | N 88°16'57" E | 31°39'12" |
| C-32 | 55.00' | 30.00' | 15.38' | 29.63' | S 60°15'53" E | 31°15'08" |
| C-33 | 55.00' | 61.28' | 34.25' | 58.15' | S 12°43'25" E | 63°49'49" |
| C-34 | 55.00' | 10.08' | 5.05' | 10.06' | S 24°26'13" W | 10°29'26" |
| C-35 | 25.00' | 25.19' | 13.78' | 24.14' | S 00°49'05" W | 57°43'43" |
| C-36 | 292.66' | 65.53' | 32.90' | 65.40' | S 34°27'40" E | 12°49'47" |
| C-37 | 354.70' | 458.18' | 267.34' | 426.98' | S 03°52'13" E | 74°00'40" |
| C-38 | 354.70' | 50.32' | 25.20' | 50.27' | S 36°48'43" E | 08°07'40" |
| C-39 | 354.70' | 82.27' | 41.32' | 82.09' | S 26°06'13" E | 13°17'21" |
| C-40 | 354.70' | 78.53' | 39.43' | 78.37' | S 13°06'58" E | 12°41'08" |
| C-41 | 354.70' | 78.53' | 39.43' | 78.37' | S 00°25'50" E | 12°41'08" |
| C-42 | 354.70' | 78.53' | 39.43' | 78.37' | S 12°15'18" W | 12°41'08" |
| C-43 | 354.70' | 78.53' | 39.43' | 78.37' | S 24°56'26" W | 12°41'08" |
| C-44 | 354.70' | 11.45' | 5.73' | 11.46' | S 32°12'33" W | 01°51'07" |
| C-45 | 280.00' | 168.94' | 87.13' | 166.39' | S 15°51'02" W | 34°34'10" |
| C-46 | 25.00' | 42.84' | 28.85' | 37.79' | S 50°31'20" E | 98°10'34" |
| C-47 | 445.00' | 29.83' | 14.92' | 29.83' | S 78°28'09" W | 03°50'29" |
| C-48 | 25.00' | 39.25' | 24.98' | 35.34' | S 35°18'01" W | 89°56'48" |
| C-49 | 25.00' | 33.30' | 19.64' | 30.89' | S 50°27'41" E | 76°18'25" |
| C-50 | 495.00' | 127.42' | 64.07' | 127.07' | N 81°14'25" W | 14°44'56" |
| C-51 | 495.00' | 76.34' | 38.25' | 76.27' | S 84°11'47" E | 08°50'12" |
| C-52 | 495.00' | 51.08' | 25.56' | 51.06' | S 76°49'19" E | 05°54'44" |
| C-53 | 445.00' | 144.56' | 72.92' | 143.92' | N 83°10'20" W | 18°36'45" |
| C-54 | 445.00' | 39.09' | 19.56' | 39.08' | S 76°22'57" E | 05°50'21" |
| C-55 | 299.85' | 160.51' | 82.23' | 158.80' | S 20°10'25" E | 30°40'16" |
| C-56 | 1846.88' | 174.57' | 87.35' | 174.50' | N 89°54'58" W | 05°24'56" |
| C-57 | 445.00' | 105.47' | 52.98' | 105.22' | S 89°41'20" E | 13°34'44" |
| C-58 | 373.01' | 139.84' | 70.75' | 139.02' | S 76°46'55" W | 21°28'46" |
| C-59 | 25.00' | 45.43' | 32.06' | 39.43' | S 11°02'48" W | 104°06'31" |
| C-60 | 235.00' | 134.29' | 69.03' | 132.47' | S 04°03'46" W | 32°44'30" |

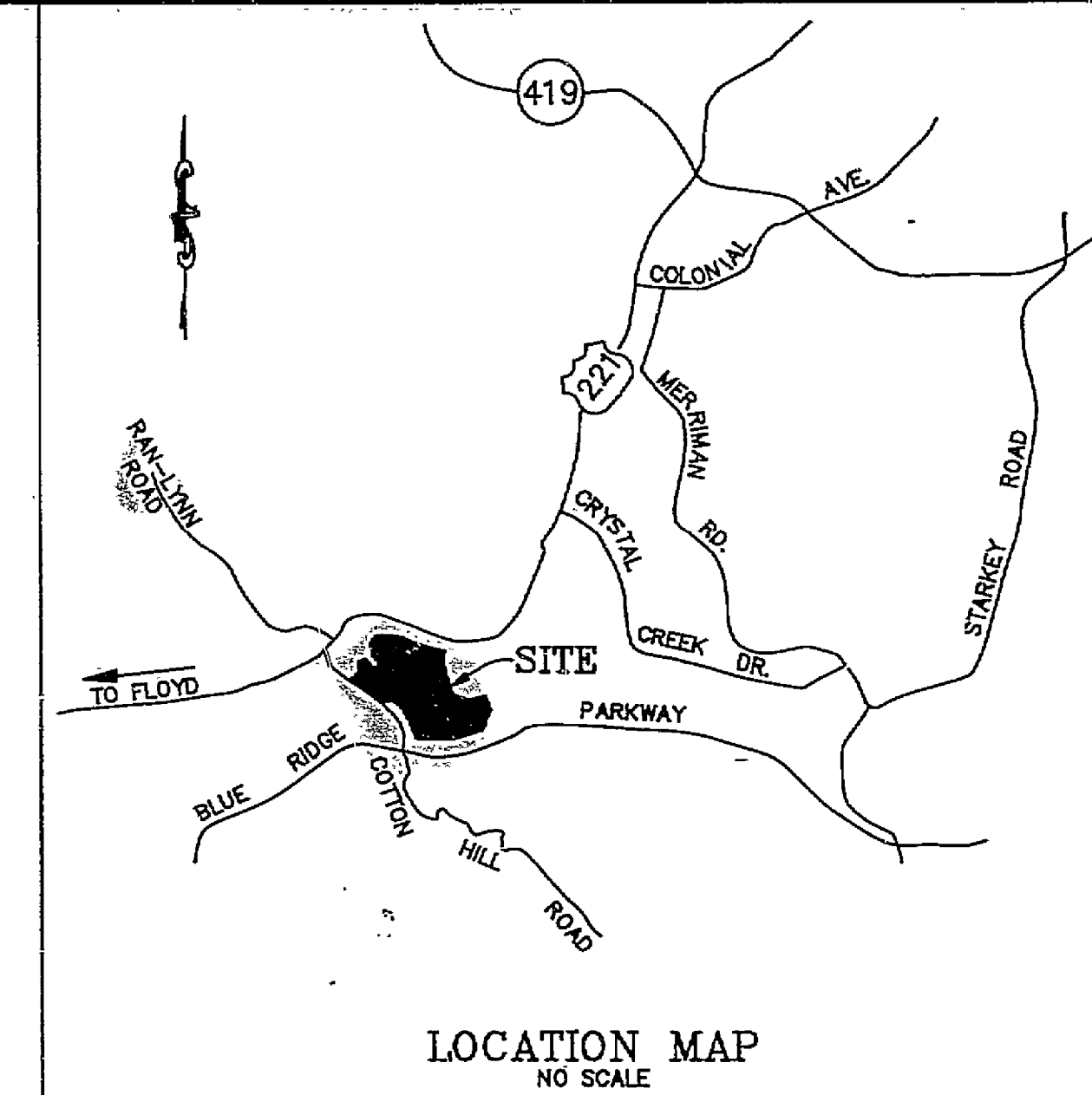
NOTES:

- 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.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
- 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. SEE COMMUNITY PANEL #51161C0063 D. DATED 10/15/93.
- 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.
- 50' WATERLINE AND SANITARY SEWER EASEMENT IS VACATED UPON THE EASTERLY EXTENSION OF MONET DRIVE (SEE SHEET 2 OF 4).
- PORTION OF 15' DRAINAGE EASEMENT DEFINED BY CENTERLINE CORNERS J TO K IS VACATED AND WILL BE RELOCATED UPON DEDICATION OF FUTURE STREET (SEE SHEET 4 OF 4).

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

| Point | Northing | Easting |
|-------|-------------|-------------|
| 1 | 9387.47811 | 11705.45380 |
| 2 | 9382.20918 | 11736.78079 |
| 3 | 9432.67543 | 11860.24015 |
| 4 | 9464.92114 | 11877.62039 |
| 5 | 9461.47152 | 11930.84327 |
| 6 | 9442.87193 | 11956.51156 |
| 7 | 9442.40780 | 12022.45763 |
| 8 | 9610.70462 | 12065.71805 |
| 9 | 9682.16656 | 12118.17626 |
| 10 | 9787.62318 | 12135.61138 |
| 11 | 9935.87067 | 12125.86183 |
| 12 | 10400.48617 | 11841.99888 |
| 13 | 10381.96257 | 11811.80680 |
| 14 | 10456.20686 | 11782.01107 |
| 15 | 10491.96174 | 11871.10422 |
| 16 | 10468.33068 | 11880.58784 |
| 17 | 10585.67459 | 11986.40314 |
| 18 | 10582.33283 | 12284.35135 |
| 19 | 10404.09496 | 12445.30413 |
| 20 | 10148.35573 | 12482.19593 |
| 21 | 9643.68888 | 12603.90097 |
| 22 | 9635.09904 | 12503.91167 |
| 23 | 9604.81036 | 12509.24844 |
| 24 | 9557.57987 | 12424.83918 |
| 25 | 9441.54964 | 12445.28332 |
| 26 | 9418.93619 | 12350.73904 |
| 27 | 9412.97361 | 12321.51259 |
| 28 | 9363.84380 | 12330.84775 |
| 29 | 9335.00234 | 12310.42669 |
| 30 | 9337.20571 | 12259.07728 |
| 31 | 9205.07117 | 12249.69148 |
| 32 | 9111.00020 | 11955.40610 |
| 33 | 9213.39198 | 11890.67670 |
| 34 | 9197.48548 | 11870.65560 |

TOTAL AREA = 15.425 Acres

LOCATION MAP
NO SCALE

APPROVED:

Donald C. May 24 June 1994
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 JUNE 24, 1994, AT 15:54 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Roberta Ann Paluca
DEPUTY CLERK

PLAT OF SUBDIVISION FOR
STRAUSS CONSTRUCTION
CORPORATION

CREATING HEREON
SECTION No. 1

"THE GARDENS OF
COTTON HILL"

BEING A SUBDIVISION OF TRACT I (P.B. 16, PG. 129)
AND #96.02-1-45

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DATE: 22 JUNE 1994

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

PC-5480

COMM. # 78-308 SHEET 1 OF 4