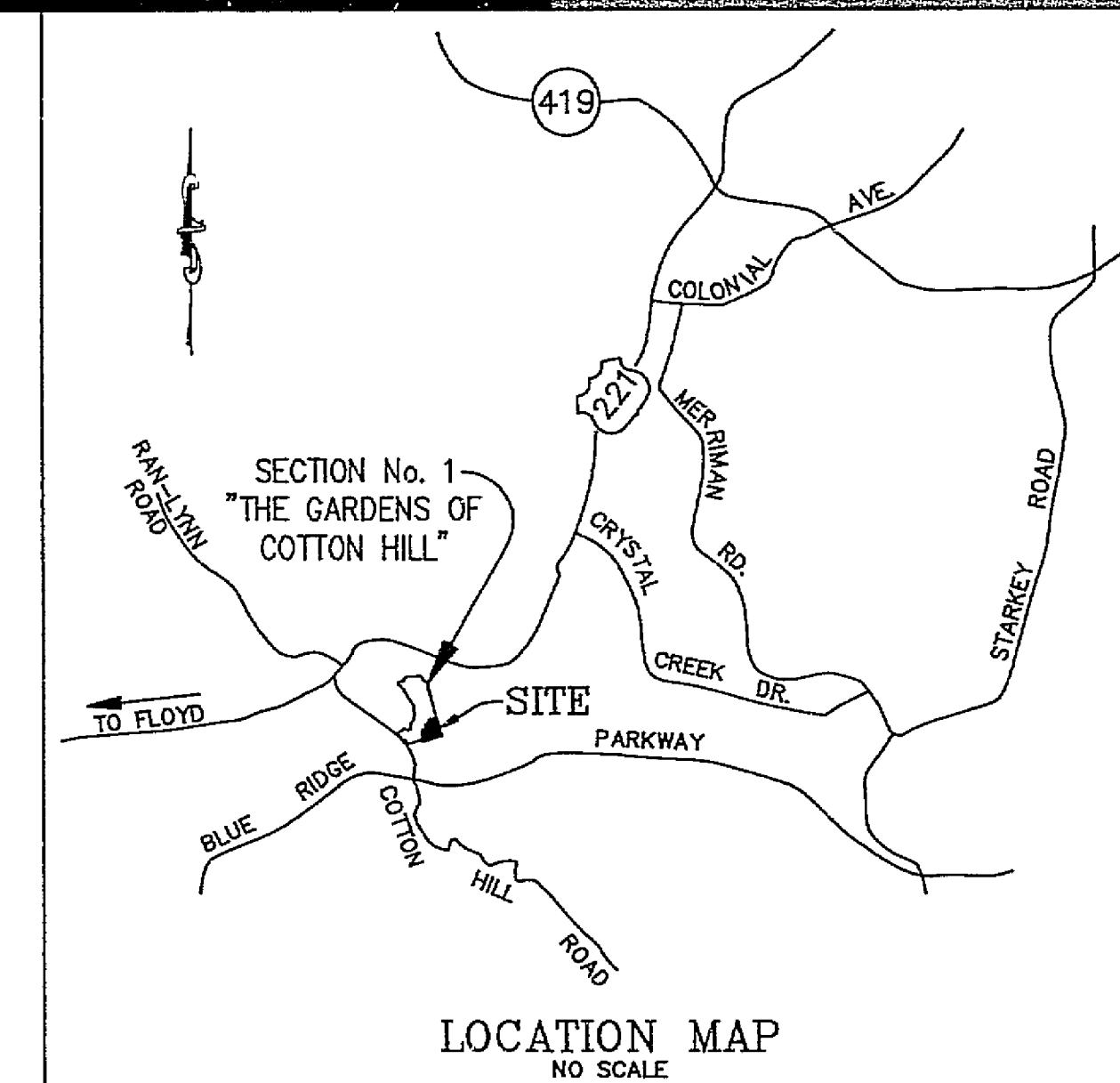


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	285.00'	112.29'	56.88'	111.57'	N 01°36'52" E	22°34'29"
C-2	25.00'	39.25'	24.98'	35.34'	N 35°18'01" E	89°56'48"
C-3	445.00'	29.83'	14.92'	29.83'	N 78°28'09" E	03°50'29"
C-4	25.00'	22.39'	12.01'	21.65'	N 50°53'23" E	51°19'04"
C-5	25.00'	8.93'	4.52'	8.89'	S 66°18'36" W	20°28'37"
C-6	25.00'	13.46'	6.90'	13.29'	S 40°39'04" W	30°50'27"
C-7	55.00'	109.70'	85.15'	92.40'	N 82°22'18" E	114°16'56"
C-8	55.00'	109.70'	85.15'	92.40'	S 70°43'31" W	114°16'56"
C-9	25.00'	22.39'	12.01'	21.65'	N 77°47'33" W	51°19'04"
C-10	495.00'	32.18'	16.10'	32.18'	S 78°24'40" W	03°43'31"

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	9223.48102	12307.28362
2	9335.00234	12310.42669
3	9363.84360	12330.84775
4	9412.97361	12321.51259
5	9418.93619	12350.73904
6	9441.54964	12445.28332
7	9557.57987	12424.83918
8	9604.81036	12509.24844
9	9635.09904	12503.91167
10	9643.68888	12603.90097
11	9310.09097	12684.35117
12	9321.17366	12647.92641
13	9309.77549	12577.24153
TOTAL AREA = 2.044 Ac.		

LEGEND	
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
P.P.	PINCHED PIPE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L. & S.S.E.	WATERLINE & SANITARY SEWER EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
W.B.	WILL BOOK
PG.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT OF WAY
M.B.L.	MINIMUM BUILDING LINE



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 A PORTION OF THAT PROPERTY DESIGNATED TAX #96.02-1-45.
- 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.
- 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.
- AREA OF TEMPORARY CUL-DE-SAC OUTSIDE OF THE 50' RIGHT OF WAY OF MONET DRIVE SHALL REVERT TO THE ADJOINING PROPERTIES UPON THE EXTENSION OF SAID MONET DRIVE.
- 15' TEMPORARY DRAINAGE EASEMENT SHALL BE VACATED UPON THE EXTENSION OF MONET DRIVE.
- EXISTING 20' SANITARY SEWER EASEMENT TO EXTEND TO MONET DRIVE RIGHT-OF-WAY UPON VACATION OF TEMPORARY CUL-DE-SAC.

APPROVED:

AGENT, ROANOKE COUNTY PLANNING COMMISSION

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 11/23, 1994, AT 10:33 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

PLAT OF SUBDIVISION FOR
STRAUSS CONSTRUCTION CORPORATION

CREATING HEREON
SECTION No. 2

"THE GARDENS OF
COTTON HILL"

BEING A SUBDIVISION OF
TRACT 1 (P.B. 16, PG. 129)

out of - TAX #96.02-1-45

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: 10 NOVEMBER 1994

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

PC-5646

COMM. # 78-308#2

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 13 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM NORMA JEAN SIGMON, DATED MAY 16, 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 MAY 17, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1455, 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 16th DAY OF November, 1994.

STRAUSS CONSTRUCTION CORPORATION

BY: STEVEN S. STRAUSS, PRESIDENT

BY: SYBIL C. HAYES, SECRETARY

BY: DAVID C. HELSCHER, TRUSTEE

STATE OF VIRGINIA

County of Roanoke

I, Sara V. Williamson, 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, ACTING TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Nov 16, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON November 16, 1994.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Williamson
NOTARY PUBLIC

