

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 20 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 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 THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 27th DAY OF March, 1996.

STRAUSS CONSTRUCTION CORPORATION

BY: Steven S. Strauss STEVEN S. STRAUSS, PRESIDENT
 BY: Sybil C. Hayes SYBIL C. HAYES, SECRETARY
 BY: David C. Helscher DAVID C. HELSCHER, TRUSTEE

STATE OF VIRGINIA

County of Roanoke

I, Sara V. Piliannan, 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 March 27, 1996, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 27 1996.

MY COMMISSION EXPIRES January 31, 1997

Sara V. Piliannan
 NOTARY PUBLIC

APPROVED:

AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE April 1996

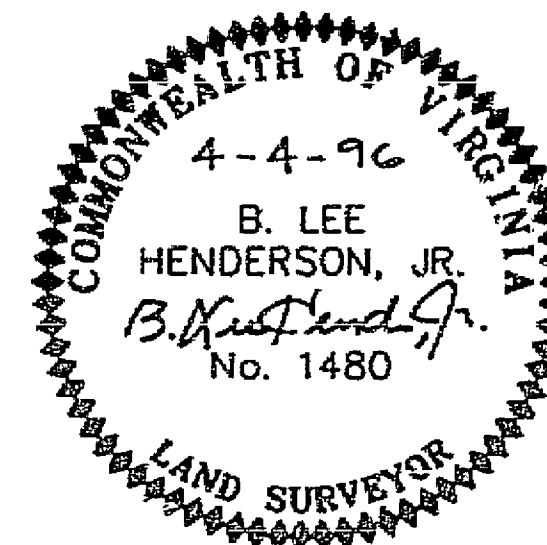
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON 4/4/96, 1996, AT 10:05 O'CLOCK — M.

TESTEE: STEVEN A. MCGRAW, CLERK
Steven A. McGraw
 DEPUTY CLERK

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	285.00'	201.51'	105.17'	197.34'	S 10°34'57" W	40°30'39"
C-2	25.00'	47.47'	34.91'	40.65'	S 23°33'30" E	108°47'33"
C-3	215.00'	68.57'	34.58'	68.28'	S 78°40'29" E	18°16'28"
C-4	235.00'	134.29'	69.03'	132.47'	N 04°03'46" E	32°44'30"
C-5	25.00'	34.28'	20.45'	31.65'	S 71°11'03" W	78°33'24"
C-6	275.00'	499.49'	352.41'	433.60'	S 20°07'40" E	104°04'01"
C-7	275.00'	87.51'	44.13'	87.14'	N 22°47'23" E	18°13'56"
C-8	275.00'	97.49'	49.26'	96.98'	N 03°31'03" E	20°18'43"
C-9	275.00'	91.49'	46.17'	91.06'	N 16°10'08" W	19°03'39"
C-10	275.00'	96.41'	48.70'	95.91'	N 35°44'32" W	20°05'09"
C-11	275.00'	96.41'	48.70'	95.91'	N 55°49'41" W	20°05'09"
C-12	275.00'	30.19'	15.11'	30.18'	N 69°00'58" W	06°17'25"
C-13	445.00'	309.36'	161.22'	303.16'	N 87°55'24" E	39°49'52"
C-14	445.00'	60.23'	30.16'	60.18'	N 76°02'19" W	07°45'17"
C-15	445.00'	87.53'	43.96'	87.49'	N 85°33'27" W	11°16'59"
C-16	445.00'	82.18'	41.21'	82.06'	S 83°30'37" W	10°34'53"
C-17	445.00'	79.31'	39.76'	79.21'	S 73°06'49" W	10°12'43"
C-18	25.00'	24.20'	13.14'	23.27'	N 40°16'38" E	55°27'40"
C-19	55.00'	271.12'	44.20'	68.90'	S 26°14'15" E	282°25'54"
C-20	55.00'	7.67'	3.84'	7.66'	S 16°32'30" W	07°59'24"
C-21	55.00'	60.74'	33.89'	57.70'	S 52°10'25" W	63°16'26"
C-22	55.00'	46.68'	24.85'	45.29'	N 71°52'28" W	48°37'46"
C-23	55.00'	46.68'	24.85'	45.29'	N 23°14'42" W	48°37'46"
C-24	55.00'	46.68'	24.85'	45.29'	N 25°23'04" E	48°37'46"
C-25	55.00'	62.66'	35.23'	59.33'	N 82°20'20" E	65°16'44"
C-26	25.00'	20.85'	11.08'	20.25'	N 88°54'57" W	47°47'17"
C-27	25.00'	14.57'	7.50'	14.36'	S 81°42'58" E	33°23'18"
C-28	25.00'	6.28'	3.16'	6.27'	S 74°23'24" W	14°23'59"
C-29	495.00'	351.18'	183.34'	343.86'	S 87°30'52" W	40°38'55"
C-30	495.00'	65.25'	32.67'	65.20'	N 70°57'59" E	07°33'09"
C-31	495.00'	67.17'	33.63'	67.11'	N 78°37'48" E	07°46'28"
C-32	495.00'	70.50'	35.31'	70.44'	N 86°35'50" E	08°09'37"
C-33	495.00'	70.98'	35.55'	70.92'	S 85°12'52" E	08°12'58"
C-34	495.00'	66.42'	33.26'	66.37'	S 77°15'44" E	07°41'18"
C-35	495.00'	10.86'	5.43'	10.86'	S 72°47'23" E	01°15'24"
C-36	325.00'	590.30'	416.48'	512.44'	N 20°07'40" W	104°04'01"
C-37	325.00'	58.12'	29.14'	58.04'	S 67°02'17" E	10°14'47"
C-38	325.00'	68.66'	34.46'	68.53'	S 55°51'45" E	12°06'17"
C-39	325.00'	64.08'	32.15'	63.98'	S 44°09'41" E	11°17'52"
C-40	325.00'	68.66'	34.46'	68.53'	S 32°27'36" E	12°06'17"
C-41	325.00'	68.66'	34.46'	68.53'	S 20°21'19" E	12°06'17"
C-42	325.00'	68.66'	34.46'	68.53'	S 08°15'02" E	12°06'17"
C-43	325.00'	68.66'	34.46'	68.53'	S 03°51'15" W	12°06'17"
C-44	325.00'	68.66'	34.46'	68.53'	S 31°55'32" W	12°06'17"
C-45	325.00'	56.12'	28.13'	56.06'	S 26°57'31" W	09°53'40"
C-46	235.00'	181.34'	95.46'	176.88'	N 09°47'56" E	44°12'50"
C-47	235.00'	47.05'	23.61'	46.97'	S 26°10'11" W	11°28'19"

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9,335.00234	12,310.42669
2	9,141.02128	12,274.18548
3	9,103.75643	12,290.43383
4	9,063.68965	12,249.70477
5	9,050.28029	12,316.65886
6	8,889.21027	12,299.03686
7	8,798.06734	12,346.47364
8	8,743.90963	12,446.81491
9	8,756.15550	12,569.83506
10	8,886.03873	12,736.87298
11	8,804.16879	12,869.90701
12	8,658.74249	12,918.97351
13	8,501.45463	12,876.21100
14	8,451.09735	12,493.70949
15	8,494.80775	12,168.28189
16	8,510.51924	12,062.52256
17	9,051.10171	11,993.27235
18	9,111.00020	11,955.40610
19	9,205.07117	12,249.69148
20	9,337.20971	12,259.07728
TOTAL AREA = 8.985 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
P.G.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT OF WAY
M.B.L.	MINIMUM BUILDING LINE
S.D.E.	SIGHT DISTANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT



PLAT OF SUBDIVISION FOR
STRAUSS CONSTRUCTION CORPORATION
 CREATING HEREON
 SECTION No. 3
"LILIES OF THE GARDENS"

BEING A SUBDIVISION OF
 TAX #96.02-1-45.1

CAVE SPRING MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 60' DATE: 27 MARCH 1996

LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA
RC-6233

SHEET 1 OF 2
 COMM. #78-308#3