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. SMELTZEP, 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 COMP-LIANCE 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 SUBDIVSION 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 TRANSPORATION 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 22 DAY OF MARCH, 1996.

STRAUSS CONSTRUCTION CORPORATION

STEVEN S STRAUSS, PRESIDENT

DAVID C. HELSCHER, TRUSTEE

STATE OF VIRGINIA

County OF BOAnake

1. SARA Y: PR: LAMAN , A NOTARY PUBLIC IN AND FOR THE AFORESAID <u>Cecally</u> 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 <u>coanly</u> and state and acknowledged the same on march 27 1996.

MY COMMISSION EXPIRES JANUARY 31, 1997

CURVE TABLE

APPROVED:

AGENT, ROANOKE COUNTY PLANNING COMMMISSION

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 0'CLOCK

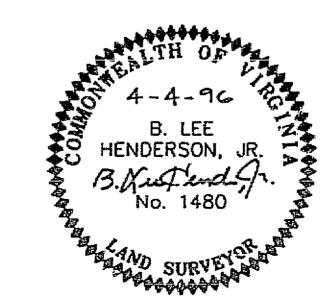
TESTEE: STEVEN A. MCGRAW, CLERK

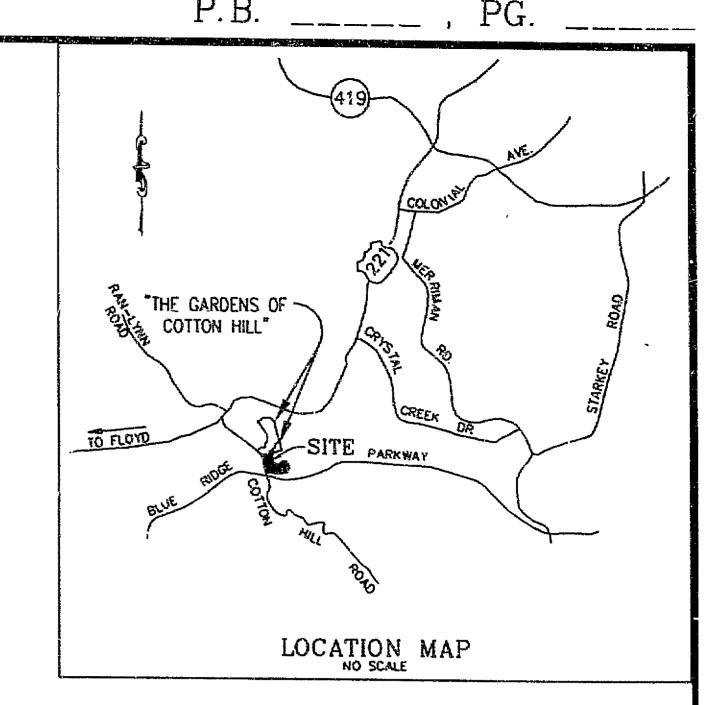
DEPUTY CLERK

				Pu La la		
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DĒLĪA
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	89.03	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 1610'08" 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 83	43.96	87.49	N 85'33'27" W	1176'59"
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	1072'43"
C-18	2 5 0 0	24 20'	13.14	23.27	N 4016'38" E	55"27'40"
C-19	5 5 0 0'	271 12	44 20'	68.90	S 2674'15" E	282'25'54"
C-20	5 5 0 0	767	3.84	7 66	S 16'32'30" W	07'59'24"
C-21	5 5 0 0	60 74	33.89'	57.70'	S 5270'25" W	6376'26"
C2	5 5 0 0'	46.68	24.85	45.29	N 71'52'28" W	48*37'46"
C-23	5 5 00'	46 68'	24.85	45.29	N 23"14'42" W	48'37'46"
C-24	5 5 0 0'	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 0 0	14 57'	7.50'	14.36'	S 81°42'58" E	33'23'18"
C-28	25 00	6 28'	3 16'	6.27	\$ 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 8572'52" E	0812'58"
C-34	495 0 0	66 42'	33.26	66.37	S 7715'44" E	07'41'18"
C-35	495 00'	10 85	5.43'	1C.86	5 72°47'23" E	0175'24"
C - 36	325 00	590 30	416 48	512.44	N 2007'40" W	104'04'01"
C-37	325.0 0	58.12	29.14	58.04	S 67'02'17" E	10°14'47"
C-38	325 0 0	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₹0815'02" E	\$1206'17"
C-43	325.00	68.66	34.46'	58.53	S 03'51'15" W	12'06'17"
C-44	325.00'	68.66	34.46	568.53	"*/S\$15'57'32" 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 2610'11" W	11"28'19"
<u></u>				 		

BOUNDARY COORDINATES							
OR	RIGIN OF COORDINATE	S 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				
PG.	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				





NOTES:

- 1. 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
- 2. 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 1
- 5. 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 COMPLANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THE SUBDIVISION.
- 7. ONE INTERIOR YARD MAY BE EQUAL TO ZERO (ZERO LOT LINE OPTION) FOR SINGLE FAMILY DETACHED DWELLINGS SUBJECT TO THE PROVISIONS OF ARTICLE IV. SECTION 30-82-12, ROANOKE COUNTY ZONING ORDINANCE.
- PERPETUAL FIVE FOOT PRIVATE WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES OF LOTS WITHIN THE SUBDIVISION SHALL ONLY APPLY TO THOSE LOTS ON WHICH THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT IS CONSTRUCTED FIVE FEET OR LESS FROM THE PROPERTY LINE. SHOULD THE SINGLE FAMILY DETACHED DWELLING ON THE ADJOINING LOT BE MORE THAN FIVE FEET FROM THE APPLICABLE PROPERTY LINE. THE AREA DESIGNATED PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE PLAT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST.
- THE GREENSPACE EASEMENT SHOWN HEREON IS A PRIVATE ACCESS EASEMENT BEING FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATIONS FORMED FOR THE GARDENS OF COTTON HILL, SECTION 1 AND 2, THE LILIES OF THE GARDENS, SECTION 3 AND FUTURE SECTIONS DEVELOPED ON TAX PARCEL #96.02-1-45.1.

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'

LUMSDEN ASSOCIATES, P.C.

ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA

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

DATE: 27 MARCH 1996

<u>ա</u>ստանական շրանանի արևանական արևացական արևացակաշում և շրագ<mark>ւն</mark> անականաներ է չված շրանչ շրանանան է շրագություններ