

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 THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS THIRTY DAY OF FEB., 1997.

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, ARLENE M. THOMAS, 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 CORP., OWNER, AND DAVID C. HELSCHER, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 21 AUGUST, 1997, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 7, 1997.

MY COMMISSION EXPIRES MARCH 31, 2000

Arlene M. Thomas
NOTARY PUBLIC

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, ARLENE M. THOMAS, 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 21 AUGUST, 1997, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 5, 1997.

MY COMMISSION EXPIRES MARCH 31, 2000

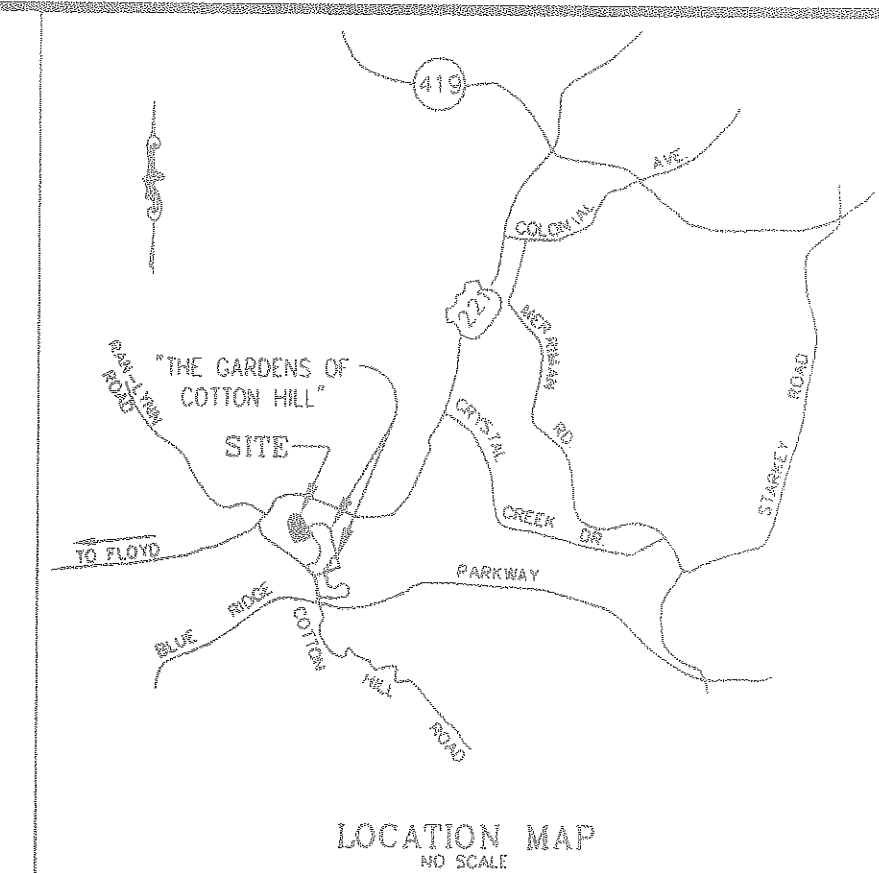
Arlene M. Thomas
NOTARY PUBLIC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	238.58'	89.94'	45.51'	89.41'	N29°34'57"W	21°35'59"
C-2	500.00'	47.47'	23.75'	47.45'	N37°39'46"W	05°26'21"
C-3	610.45'	30.90'	15.45'	30.89'	N36°23'35"W	02°54'00"
C-4	19.00'	28.26'	17.48'	25.73'	S87°46'06"E	85°13'42"
C-5	240.50'	477.33'	368.35'	402.75'	N07°14'29"W	113°43'05"
C-6	280.00'	157.49'	80.89'	155.42'	N47°59'12"W	32°13'38"
C-7	240.00'	78.54'	39.62'	78.19'	S54°43'32"E	18°44'59"
C-8	280.50'	556.72'	429.61'	469.74'	S07°14'29"E	113°43'05"
C-9	19.00'	29.85'	19.00'	26.87'	S04°37'04"W	90°00'00"
C-10	288.58'	129.21'	65.71'	128.13'	S27°33'20"E	25°39'14"
C-11	280.00'	233.45'	123.99'	226.75'	N40°12'54"W	47°46'16"
C-12	280.00'	75.96'	38.22'	75.73'	N24°06'04"W	15°32'38"
C-13	280.00'	121.61'	61.78'	120.66'	N03°53'12"W	24°53'06"
C-14	280.00'	63.15'	31.71'	63.02'	N09°52'05"W	12°55'20"
C-15	280.00'	58.46'	29.34'	58.36'	N02°34'28"E	11°57'46"
C-16	240.00'	80.90'	40.84'	80.52'	N01°06'04"W	19°18'50"
C-17	240.00'	26.05'	13.04'	26.03'	N05°26'48"E	06°13'06"
C-18	240.00'	54.85'	27.55'	54.74'	N04°12'37"W	13°05'44"
C-19	25.00'	28.01'	15.68'	26.57'	N42°51'19"W	64°11'40"
C-20	55.00'	279.24'	37.87'	62.39'	N70°29'47"E	290°53'51"
C-21	55.00'	29.23'	14.97'	28.89'	N59°43'37"W	30°27'03"
C-22	55.00'	60.31'	33.59'	57.33'	N13°05'22"W	62°49'25"
C-23	55.00'	49.46'	26.54'	47.81'	N44°05'02"E	51°31'23"
C-24	55.00'	43.01'	22.67'	41.92'	S87°45'07"E	44°48'21"
C-25	55.00'	60.57'	33.77'	57.56'	S33°48'00"E	63°05'53"
C-26	55.00'	36.66'	19.04'	35.99'	S16°50'50"W	38°11'46"
C-27	25.00'	21.51'	11.47'	20.85'	S11°17'50"W	49°17'46"
C-28	280.00'	107.06'	54.19'	106.41'	S02°23'51"E	21°54'24"
C-29	280.00'	21.63'	10.82'	21.63'	S11°08'14"E	04°25'36"
C-30	280.00'	73.26'	36.84'	73.05'	S01°25'44"E	14°59'25"
C-31	280.00'	12.17'	6.08'	12.17'	S07°18'40"W	02°29'22"
C-32	240.00'	104.24'	52.95'	103.42'	S03°53'12"E	24°53'06"
C-33	240.00'	87.16'	44.07'	86.69'	S01°50'55"E	20°48'32"
C-34	240.00'	17.06'	8.54'	17.07'	S14°17'28"E	04°04'34"
C-35	240.00'	200.10'	106.28'	194.36'	S40°12'54"E	47°46'16"
C-36	240.00'	121.56'	62.12'	120.27'	S30°50'24"E	29°01'17"

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 DESIGNATED TAX # 96.02-1-45.2
- 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 #S1161C0063 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.
- 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 ASSOCIATION FORMED FOR THE GARDENS OF COTTON HILL, SECTION 1 AND 2, THE LILIES OF THE GARDENS, SECTION 3 AND THE GARDENS OF COTTON HILL SECTION 5 AND FUTURE SECTIONS DEVELOPED ON TAX PARCEL #96.02-1-45.2
- ALL OF THE 15' TEMPORARY DRAINAGE EASEMENT BOUNDED BY CORNERS 6 TO U TO S TO T TO 6 INCLUSIVE TO BE VACATED AND RELOCATED UPON FUTURE EXTENSION AND DEDICATION OF MATISSE LANE. (SEE SHEET 2 OF 2)
- A PRESSURE REDUCING VALVE SHALL BE REQUIRED FOR EACH WATER SERVICE TO EACH RESIDENTIAL UNIT, TO REDUCE DOMESTIC WATER PRESSURE TO 80 PSI OR LESS.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	9464.92114	11877.62039
2	9542.67515	11833.48129
3	9574.03941	11806.80487
4	9611.60050	11777.81337
5	9636.46892	11759.48341
6	9665.70111	11793.85258
7	9660.33669	11799.24594
8	9659.33480	11824.95459
9	9672.69176	11840.65877
10	10072.23422	11789.89151
11	10092.13145	11748.91395
12	10196.15727	11633.43509
13	10149.57293	11486.08443
14	10571.59357	11341.96092
15	10793.35556	11345.15911
16	10908.24480	11465.24547
17	10903.44891	11635.90721
18	10768.03459	11756.23249
19	10659.17252	11777.91314
20	10561.67894	11778.60880
21	10500.33947	11780.99220
22	10464.56867	11802.84684
23	10456.20686	11782.01107
24	10381.96257	11811.80680
25	10400.48617	11841.99888
26	10328.76482	11885.81798
27	10173.26735	11702.55282
28	10128.11390	11766.38574
29	10108.21667	11807.36329
30	9642.22224	11866.57418
31	9628.80894	11850.80377
32	9602.02610	11848.64056
33	9575.06941	11871.56819
34	9461.47152	11930.84327
TOTAL AREA = 7.393 AC.		



APPROVED:

David C. Helscher 10 February 1997
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 2/11/97, 1997, AT 9:00 O'CLOCK — M.

TESTEE: STEVEN A. MCGRAW, CLERK

Robert A. Hays
DEPUTY CLERK

OUT OF 96.02-1-45.2
MAP #S: 96.07-1-7-20

PLAT OF SUBDIVISION FOR
STRAUSS CONSTRUCTION CORPORATION

CREATING HEREON

SECTION No. 5

"THE GARDENS OF COTTON HILL"

BEING A SUBDIVISION OF
ORIGINAL TRACT 1A (P.B. 17, PG. 154)

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DATE: 21 AUGUST 1996

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

SHEET 1 OF 2
COMM 96-167