

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 COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THRU 32 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 G. 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.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 9TH DAY OF APRIL, 1998.

STRAUSS CONSTRUCTION CORPORATION

BY: [Signature]
STEVEN S. STRAUSS, PRESIDENT

BY: [Signature]
SYBIL C. HAYES, SECRETARY

BY: [Signature]
NORMA JEAN SIGMON, BENEFICIARY

BY: [Signature]
DAVID G. 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 G. HELSCHER, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 23 MARCH 1998, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 9, 1998.

MY COMMISSION EXPIRES MARCH 31, 2000

[Signature]
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 23 MARCH 1998, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 8, 1998.

MY COMMISSION EXPIRES MARCH 31, 2000

[Signature]
ARLENE M. THOMAS
NOTARY PUBLIC

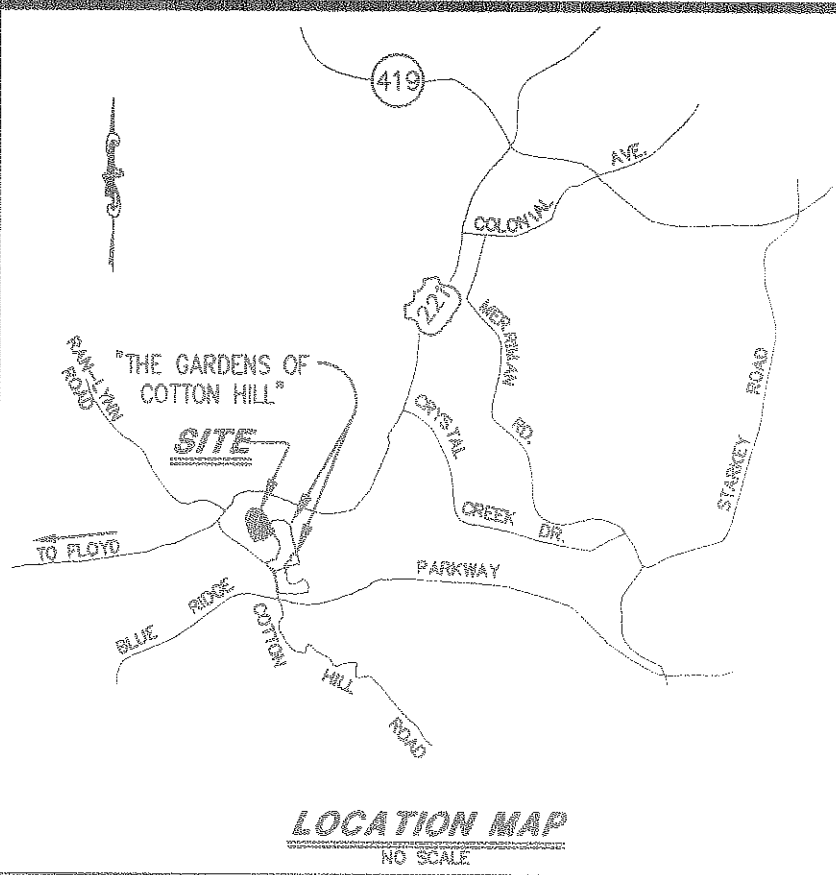
SEE NOTE #5

MINIMUM FLOOR ELEVATIONS FOR DWELLINGS	
LOT	MIN. FLOOR ELEVATION
4A	1198.5
5A	1201.5
6A	1204.0
7A	1208.4
8A	1213.5
9A	1216.7
10A	1216.8

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.
- A PORTION OF THIS PROPERTY IS DESIGNATED TAX # 96.02-1-45.2
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA, MAP NUMBER 51161C0063 D, DATED OCTOBER 15, 1993. DWELLINGS BUILT ON LOTS 4A - 10A SHALL BE LOCATED OUTSIDE OF THE FLOODPLAIN AND THE LOWEST HABITABLE FLOOR ELEVATION OF EACH DWELLING SHALL BE ABOVE THE LISTED MINIMUM FLOOR ELEVATION FOR EACH LOTS.
- 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.
- 9.459 ACRES OF TAX #96.02-1-45.2 PARCEL TO BE ADDED TO AND COMBINED WITH LOTS 2 THRU 10, SECTION No. 5, "THE GARDENS OF COTTON HILL":
3,024 SQ. FT. COMBINED WITH ORIGINAL LOT 2
5,407 SQ. FT. COMBINED WITH ORIGINAL LOT 3
99,849 SQ. FT. COMBINED WITH ORIGINAL LOT 4
66,354 SQ. FT. COMBINED WITH ORIGINAL LOT 5
45,215 SQ. FT. COMBINED WITH ORIGINAL LOT 6
66,862 SQ. FT. COMBINED WITH ORIGINAL LOT 7
86,927 SQ. FT. COMBINED WITH ORIGINAL LOT 8
31,013 SQ. FT. COMBINED WITH ORIGINAL LOT 9
7,390 SQ. FT. COMBINED WITH ORIGINAL LOT 10
412,041 SQ. FT. = 9.459 ACRES (TOTAL)

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	10344.41226	11621.01016
2	10436.72550	11593.96477
3	10539.90875	11586.95457
4	10646.22063	11582.50359
5	10666.66871	11586.58850
6	10645.84031	11527.78245
7	10626.36407	11545.85250
8	10571.77661	11549.87092
9	10571.59357	11341.96092
10	10641.16731	11109.93158
11	10708.34243	11184.00927
12	10789.31748	11215.68486
13	10894.33741	11201.30384
14	11052.46296	11161.73985
15	11185.06124	11220.41435
16	11247.44561	11298.56926
17	11212.56959	11459.84128
18	11145.30440	11573.31366
19	11092.69598	11631.06389
20	10978.12633	11794.99618
21	10881.82939	11970.28707
22	10843.92480	12175.82112
23	10774.03202	12232.52208
24	10755.67279	12309.79093
25	10722.95722	12390.96843
26	10404.09496	12445.90413
27	10582.33283	12284.35135
28	10585.67459	11986.40314
29	10468.33068	11880.58784
30	10491.96174	11871.10422
31	10456.20696	11782.01107
32	10409.69396	11800.67784
1	10344.41226	11621.01016
TOTAL AREA = 12.938 AC.		

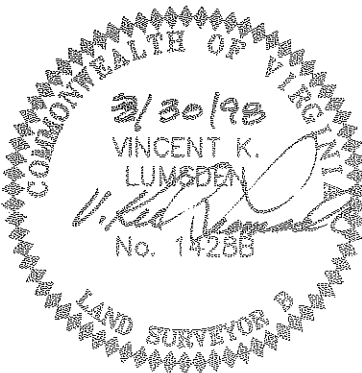


APPROVED: [Signature] 10 APRIL 1998
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE
GEORGE ADAM

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 4/13/98, 1998, AT 11:35:00 CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK
[Signature]
DEPUTY CLERK

PLAT SHOWING
THE COMBINATION OF
ORIGINAL LOTS 2 THRU 10, SECTION No. 5,
"THE GARDENS OF COTTON HILL" (P.B. 19, PG. 122)
WITH
PROPERTY OF
STRAUSS CONSTRUCTION CORPORATION
CREATING HEREON
NEW LOTS 2A THRU 10A



SITUATED ALONG CEZANNE COURT
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DATE: 23 MARCH 1998

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