

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 21 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 LIEN 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 SECTION 15.2-2264 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH SECTION 17-10(J) OF THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE.

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 SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE UNLESS OTHERWISE NOTED.

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 30TH DAY OF JUNE, 1998.

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, Angelia P. Clark, 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 JUNE 30, 1998, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 30, 1998.

MY COMMISSION EXPIRES JULY 31, 1998

Angelia P. Clark
NOTARY PUBLIC

APPROVED
George Assad
AGENT, ROANOKE COUNTY PLANNING COMMISSION
DATE 1 JULY 1998

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 7-1-98, 1998, AT 5:30 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Christi A. Boehringer
DEPUTY CLERK

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	215.00'	88.57'	34.58'	68.28'	N 78°40'29" W	18°16'28"
C-2	25.00'	47.47'	34.91'	40.65'	N 23°33'30" W	108°47'33"
C-3	285.00'	89.22'	44.98'	88.85'	N 21°52'11" E	17°56'10"
C-4	134.02'	71.51'	36.63'	70.86'	N 86°45'39" E	30°34'09"
C-5	280.00'	270.88'	147.10'	260.44'	S 80°48'31" E	55°25'48"
C-6	280.00'	49.40'	24.76'	49.34'	S 76°31'50" W	10°06'31"
C-7	280.00'	67.06'	33.69'	66.90'	S 88°26'45" W	13°43'19"
C-8	280.00'	66.24'	33.27'	66.08'	N 77°54'59" W	13°33'13"
C-9	280.00'	63.10'	31.68'	62.97'	N 64°41'00" W	12°54'44"
C-10	280.00'	25.08'	12.55'	25.08'	N 55°39'38" W	05°08'01"
C-11	270.00'	70.06'	35.23'	69.87'	S 45°39'35" E	14°52'03"
C-12	270.00'	46.20'	23.16'	46.14'	N 48°11'30" W	09°48'15"
C-13	270.00'	23.86'	11.94'	23.85'	N 40°45'28" W	05°03'48"
C-14	25.00'	21.98'	11.76'	21.28'	S 63°24'47" E	50°22'27"
C-15	55.00'	279.42'	37.74'	62.24'	S 56°56'28" W	291°04'57"
C-16	55.00'	30.18'	15.48'	29.80'	N 72°52'51" W	31°26'21"
C-17	55.00'	56.26'	30.87'	53.84'	N 27°51'18" W	58°36'45"
C-18	55.00'	35.43'	18.35'	34.82'	N 19°54'18" E	36°54'26"
C-19	55.00'	30.00'	15.38'	29.63'	N 53°59'05" E	31°15'08"
C-20	55.00'	30.00'	15.38'	29.63'	N 85°14'13" E	31°15'08"
C-21	55.00'	30.00'	15.38'	29.63'	S 63°30'39" E	31°15'08"
C-22	55.00'	67.55'	38.77'	63.38'	S 12°42'04" E	70°22'01"
C-23	25.00'	27.48'	15.32'	26.12'	N 09°00'42" W	62°59'15"
C-24	230.00'	50.53'	25.37'	50.43'	N 46°44'58" W	12°35'18"
C-25	240.00'	232.18'	126.08'	223.24'	N 80°48'31" W	55°25'48"
C-26	240.00'	51.65'	25.93'	51.55'	S 59°15'33" E	12°19'53"
C-27	240.00'	103.25'	52.43'	102.45'	S 77°44'56" E	24°38'53"
C-28	240.00'	77.28'	38.98'	76.95'	N 80°42'06" E	18°27'02"
C-29	25.00'	39.27'	25.00'	35.36'	S 26°28'35" W	90°00'00"
C-30	270.00'	36.27'	18.16'	36.24'	S 14°40'32" E	07°41'46"
C-31	25.00'	22.25'	11.92'	21.52'	S 36°19'36" E	50°59'52"
C-32	55.00'	279.51'	37.67'	62.16'	S 83°45'52" W	291°10'47"
C-33	55.00'	58.63'	32.45'	55.90'	N 31°17'05" W	61°04'53"
C-34	55.00'	47.98'	25.64'	46.47'	N 24°14'49" E	49°58'55"
C-35	55.00'	47.62'	25.42'	46.15'	N 74°02'33" E	49°36'33"
C-36	55.00'	46.35'	24.65'	44.99'	S 57°00'42" E	48°16'57"
C-37	55.00'	61.08'	34.12'	57.99'	S 01°03'19" E	63°37'49"
C-38	55.00'	17.85'	9.00'	17.77'	S 40°03'25" W	18°35'40"
C-39	25.00'	27.14'	15.08'	25.83'	N 16°15'05" E	62°12'20"
C-40	230.00'	22.77'	11.39'	22.76'	N 15°41'15" W	05°40'21"
C-41	25.00'	39.27'	25.00'	35.36'	N 63°31'25" W	90°00'00"
C-42	137.63'	49.75'	25.15'	49.48'	S 81°49'56" W	20°42'42"

SANITARY SEWER EASEMENT

LINE	DIRECTION	DISTANCE
A-B	S 88°32'55" E	105.39'
B-C	S 18°38'28" E	59.71'
C-D	N 74°21'48" W	17.13'
D-E	S 59°28'32" W	5.97'
E-F	N 18°38'28" W	37.31'
F-G	N 88°32'55" W	91.41'
G-A	N 01°27'05" E	20.00'(CH.)

WATER LINE EASEMENT

LINE	DIRECTION	DISTANCE
H-J	S 36°54'23" W	23.00'
J-K	N 53°05'37" W	2.50'
K-L	S 36°54'23" W	41.00'
L-M	S 53°05'37" E	2.50'
M-N	S 36°54'23" W	36.00'
N-P	S 16°14'26" W	38.56'
P-Q	N 18°38'39" W	11.42'
Q-R	N 58°23'30" W	24.29'
R-S	S 36°54'23" E	67.86'
S-T	S 53°05'37" E	2.50'
T-U	N 36°54'23" E	41.00'
U-V	N 53°05'37" W	2.50'
V-H	N 36°54'23" E	23.00'
	S 53°05'37" E	20.00'

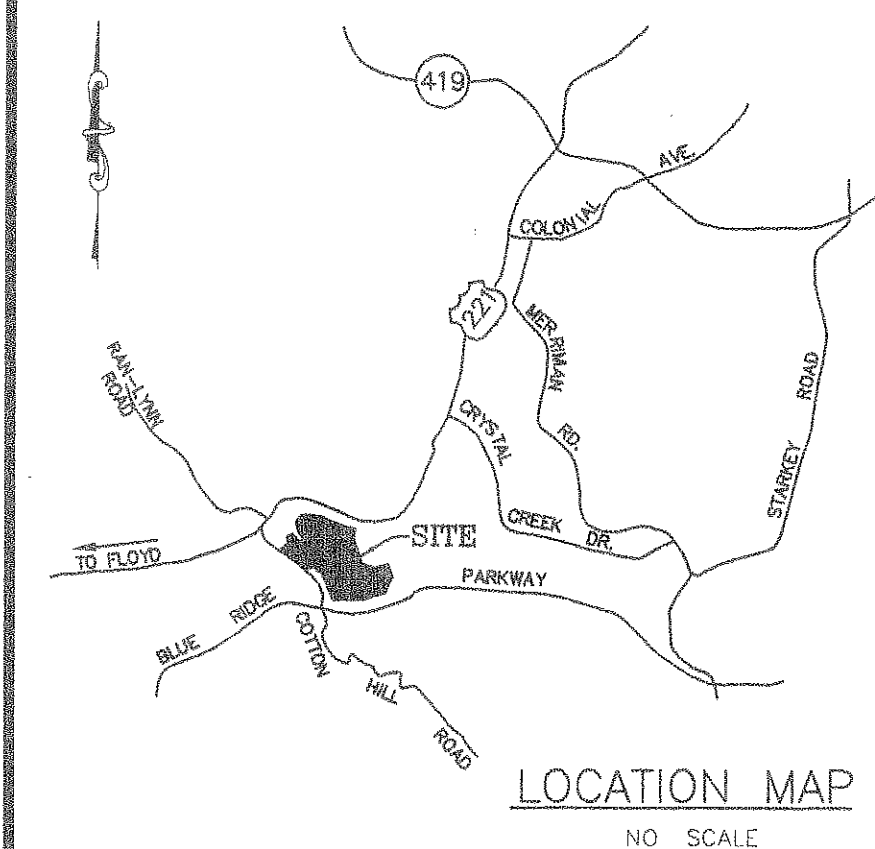
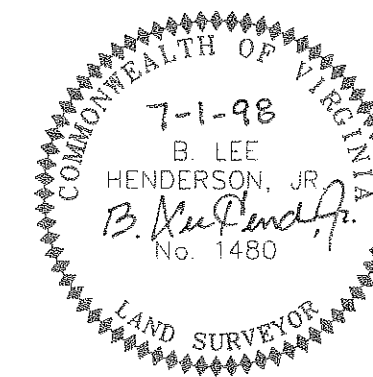
DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
W-X	S 36°48'28" E	94.69'
X-Y	S 59°28'32" W	15.09'
Y-Z	N 36°48'28" W	89.02'
Z-W	N 38°12'18" E	15.53'(CH.)

BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
1	9223.48102	12307.28362
2	9309.77549	12577.24153
3	9321.17366	12647.92641
4	9310.09097	12684.35117
5	9323.00980	12681.23568
6	9292.12664	12920.26010
7	9014.33465	13304.89589
8	8761.51473	13305.09274
9	8528.03732	13078.12658
10	8501.45463	12876.21100
11	8658.74249	12918.97351
12	8804.16879	12869.90701
13	8886.03873	12736.87298
14	8756.15550	12569.53506
15	8743.90963	12446.81491
16	8798.06734	12346.47364
17	8889.21027	12299.03686
18	9050.28029	12316.65886
19	9063.68965	12249.70477
20	9103.75643	12290.43383
21	9141.02128	12274.18548

TOTAL AREA = 12.075 AC. - 526,003 S.F.



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 THAT PROPERTY DESIGNATED TAX #96.02-1-45.1.
- 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.
- 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.

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

PLAT SHOWING
SECTION No. 4

"ROSES IN THE GARDENS"

PROPERTY OF

STRAUSS CONSTRUCTION CORPORATION

SITUATED ALONG CHAGALL DRIVE

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 60' DATE: 3 JUNE 1998

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

SHEET 1 OF 2
COMM. #98-106