

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 17 TO 1 AND 18 THRU 26 TO 18, 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.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2264 THRU 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH SECTION 17-10 (J) OF 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 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 PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 2ND DAY OF DECEMBER, 1999.

STRAUSS CONSTRUCTION CORPORATION

BY: Steven S. Strauss
STEVEN S. STRAUSS, PRESIDENT

STATE OF VIRGINIA
County of Roanoke

I, Judith M. Ross, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT STEVEN S. STRAUSS, PRESIDENT, OF STRAUSS CONSTRUCTION CORP., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 10 October, 1999, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 2, 1999.

MY COMMISSION EXPIRES FEBRUARY 28, 2002

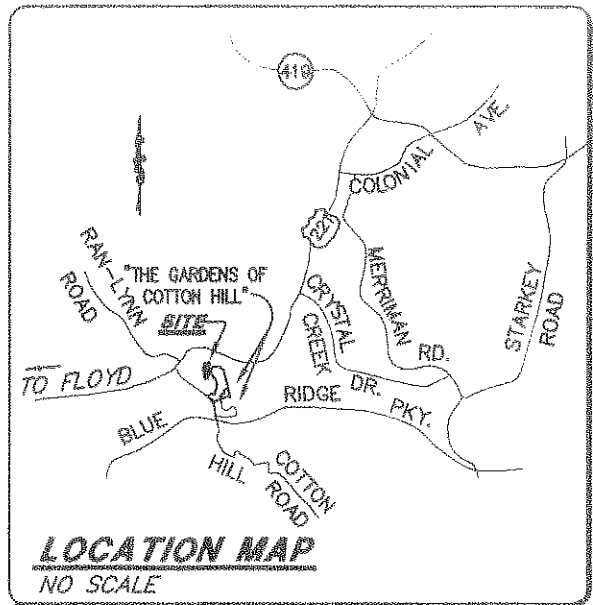
Judith M. Ross
NOTARY PUBLIC

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.
3. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S, UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA, MAP NUMBER 51161C0063 D, DATED OCTOBER 15, 1993. DWELLINGS BUILT ON THESE LOTS SHALL BE LOCATED OUTSIDE OF THE FLOOD-PLAIN AND THE LOWEST HABITABLE FLOOR ELEVATION OF EACH DWELLING SHALL BE ABOVE THE LISTED MINIMUM FLOOR ELEVATION FOR EACH LOT. (SEE SHEET 2 OF 2 FOR ELEVATIONS.
5. 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.
6. 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.
7. 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.
8. 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.
9. AREAS BOUNDED BY CORNERS 3A TO 3B TO 3C TO 3D TO 2 TO 3 TO 3A, INCLUSIVE, CONTAINING 0.021 AC. AND CORNERS 18A TO 18B TO 18C TO 18D TO 25 TO 26 TO 18A, INCLUSIVE, CONTAINING 0.016 AC. ARE HEREBY DEDICATED FOR ROAD WIDENING PURPOSES.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	10551.97496	11588.50267
2	10646.22063	11582.50359
3	10666.66871	11586.58850
4	10743.16661	11574.77679
5	10761.22426	11631.78126
6	10827.24992	11682.97455
7	10876.09126	12001.40153
8	10843.92480	12175.82112
9	10774.03202	12232.52208
10	10755.67279	12309.79093
11	10722.95722	12390.96843
12	10404.09496	12445.90413
13	10582.33283	12284.35135
14	10585.67459	11986.40314
15	10468.33068	11880.58784
16	10491.96174	11871.10422
17	10567.37653	11890.28985
1	10551.97496	11588.50267
TOTAL AREA = 4.996 AC.		

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
18	10571.77661	11549.87092
19	10571.59357	11341.96092
20	10641.16731	11109.93158
21	10708.34243	11184.00927
22	10752.67435	11201.35091
23	10774.43682	11341.89737
24	10716.55517	11489.95400
25	10645.84031	11527.78245
26	10626.36407	11545.85250
18	10571.77661	11549.87092
TOTAL AREA = 1.369 AC.		



APPROVED:

L. J. McGraw 1-3-00
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 1/4/2000 ~~1999~~ AT 9:19 O'CLOCK A.M.

TESTEE: STEVEN A. McGRAW, CLERK

Robert W. Wain
DEPUTY CLERK

PLAT SHOWING
THE RESUBDIVISION OF
ORIGINAL LOTS 4A & 10A AND A PORTION OF LOTS 5A, 6A & 9A,
SECTION No. 5, "THE GARDENS OF COTTON HILL" (P.B. 20, PG. 188)
CREATING HEREON
NEW LOT 4A-1 (2.663 AC.)
NEW LOT 5A-1 (2.312 AC.)
NEW LOT 9A-1 (0.841 AC.)
& NEW LOT 10A-1 (0.512 AC.)
PROPERTY OF
STRAUSS CONSTRUCTION CORPORATION
SITUATED ALONG CEZANNE COURT
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 80' DATE: 10 OCTOBER 1999
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

