

NOTES:

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 MAP #16160020 D, DATED OCTOBER 15, 1993 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. ZONED "X". IT DOES HOWEVER, LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY LUMSDEN ASSOCIATES, P.C. AS REQUIRED BY THE COUNTY OF ROANOKE.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, DATED APRIL 1, 2003 BY SOUTHERN TITLE INSURANCE COMPANY.
3. IRON PINS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT SUBDIVIDES ROANOKE COUNTY TAX PARCEL 39.16-1-18 AND TAX PARCELS 40.13-1-1 & 40.13-1-2, SEE SHEET 2 OF 3 FOR ORIGINAL DIVISION LINES AND EASEMENTS ABANDONED AND VACATED RESPECTIVELY.
6. PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENTS AS SHOWN ON THE INTERIOR LOT LINES WITHIN THE SUBDIVISION, SHALL ONLY APPLY TO THOSE LOTS ON WHICH A 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 PERPETUAL FIVE FOOT WALL MAINTENANCE EASEMENT ON THE ADJOINING LOT SHALL NOT BE APPLICABLE AND NO SUCH EASEMENT SHALL BE DEEMED TO EXIST.
7. THE DEVELOPER OF THIS SUBDIVISION SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION WHICH WILL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORMWATER MANAGEMENT AREA AND UTILITY LOT AS SHOWN HEREON.
8. PRESSURE REDUCING VALVES WILL BE REQUIRED ON ALL LOTS, CUSTOMER SIDE.
9. ELEVATION CERTIFICATES WILL BE REQUIRED FOR ALL LOTS THAT HAVE A MINIMUM FLOOR ELEVATION.
10. SEE SHEET 1 OF 4 FOR CURVE TABLE.

MINIMUM FLOOR ELEVATIONS
FOR 100 YEAR FLOOD

LOT 14	1073.00
LOT 15	1071.00
LOT 20	1083.00

BENCHMARK: P.K. NAIL SET IN A.E.P.
POLE #207-002. ELEV.=1032.93

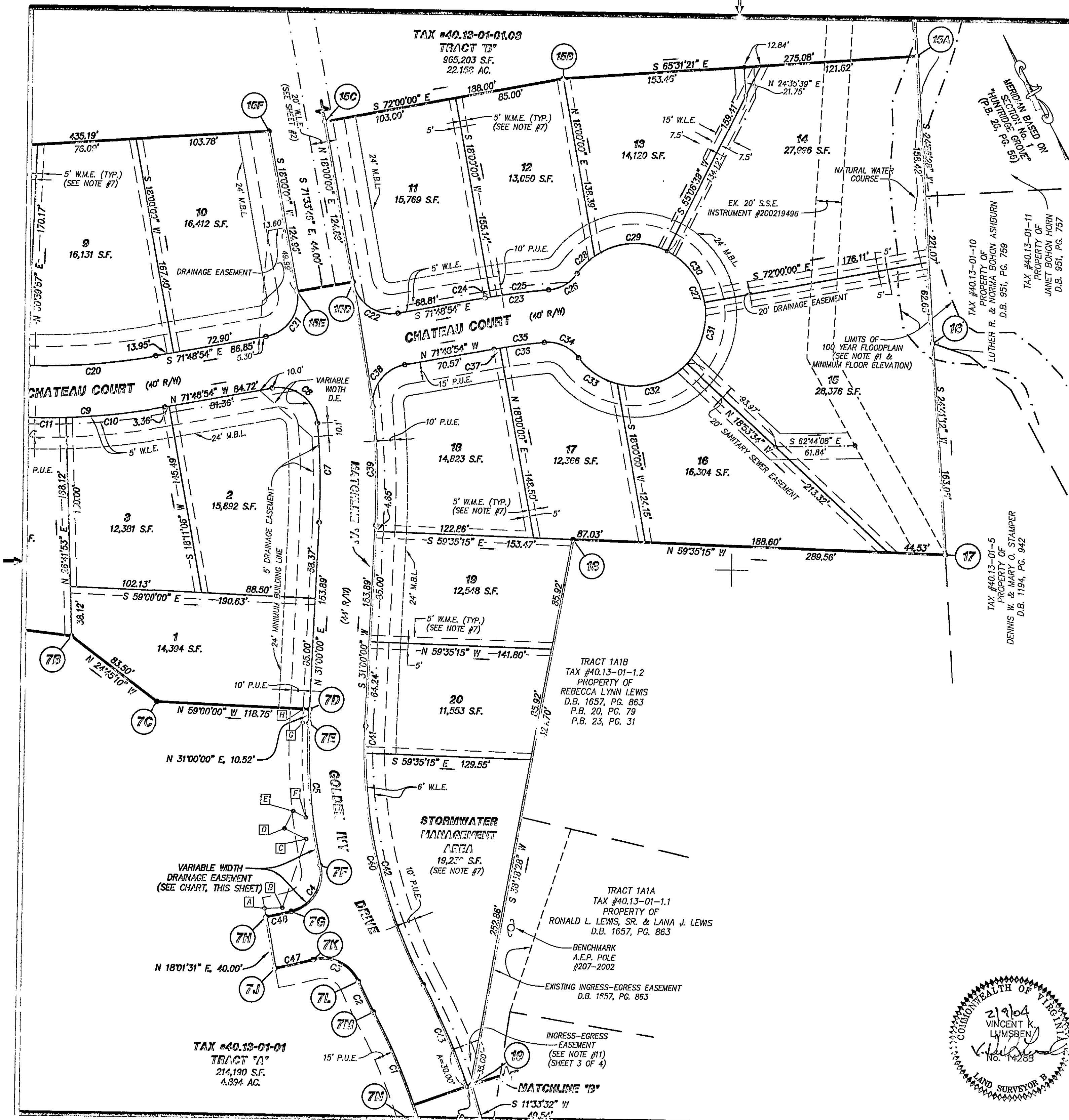
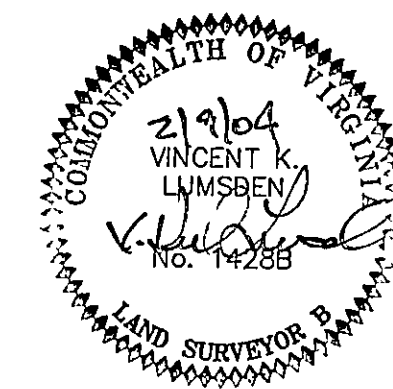
VARIABLE WIDTH
DRAINAGE EASEMENT

COR.	BEARING	DIST.
7D-7E	S 31°00'00" W	10.52'
7E-7F	S 23°32'22" W	109.59'
7F-7G	S 60°16'57" W	41.85'
7G-A	N 74°40'50" W	8.84'
A-B	N 74°08'46" E	60.35'
B-C	N 35°33'27" W	18.60'
C-D	N 54°26'33" E	15.00'
D-E	S 35°33'27" E	11.02'
E-F	N 26°07'28" E	72.53'
F-G	N 31°00'00" E	10.52'
G-7D	S 59°00'00" E	5.00'

PLAT SHOWING
SECTION No. 1
"WEDGWOOD"

PROPERTY OF
**STRAUSS DEVELOPMENT
CORPORATION &
STRAUSS CONSTRUCTION
CORPORATION**

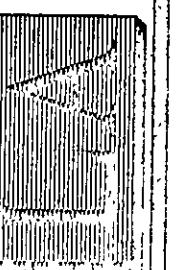
SITUATED ALONG EAST RUITAN ROAD
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: 09 FEBRUARY 2004
COMM. NO.: 02-389
CADD FILE: F:\2002\02389\SUR\02389RFP03604
SHEET 4 OF 4