P.B. ___, PG. ___

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 through 41 to 1, inclusive, which comprises a portion of the land conveyed to said Owner by deed dated 16 May 1994, and recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 1445, at Page 1985.

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 15.2-2240 through 2276 of the Code of Virginia of 1950, as amended to date, and with Section 17-10(j) of the Roanoke County Subdivision Ordinance.

The said Owner does, by virtue of the recordotion of this Plat, dedicate in fee simple to the County of Roanoke all of the land embraced within the streets of this subdivision and dedicate for Public Use all of the easements within the boundary as shown hereon, 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 street, shown hereon, by the Board of Supervisors of Roanoke County, Virginia, on its own behalf and for and on account of its heirs, successors, devisees and assigns, specifically releases the County of Roanoke and the Virginia Department of Transportation from any and all claim or claims for damages which such owner, its heirs, successors, devisees and assigns may or might have against the County or the Virginia Department of Transportation by reason of establishing proper grade lines on and along such streets as shown on this plat of the land subdivided (or 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 the 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 whereof are hereby placed the following signatures and seal on this 17TH day of SEPTEMBER, 2001.

STRAUSS CONSTRUCTION CORPORATION

By: _____
STEVEN S. STRAUSS, PRESIDENT

NOTES:

1) This Plat is based on a current field survey.
2) This Plat was prepared without the benefit of a current Title Report and there may exist encumbrances which affect the property not shown hereon.
3) Iron pins set at all corners unless otherwise denoted.
4) 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 properties shown hereon, are not reviewed or approved with regard to this subdivision or resubdivision.
5) A portion of this property does lie 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 Number 510190 0063 D, Map Number 51161C0063 D, dated October 15, 1993. "Zones AE & X"
6) The intent of this Plat is to resubdivide Roanoke County Tax Parcel #96.02-01-45.2.
7) Legal Reference: Deed Book 1445, Page 1985.
8) 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.
9) Perpetual five foot Private Wall Maintenance Easements on the interior lot lines of the 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, then no such five foot Private Wall Maintenance Easement shall be deemed to exist.
10) All of the existing 15' Temporary Drainage Easement (Plat Book 19, Page 122) at the terminus of the existing Matisse Lane and ocross Lots 1, 2 & 3 is hereby vacated per Note 10, P.B. 19, Pg. 122.
11) Existing 20' Waterline Easement (P.B. 19, Pg. 122) within the proposed right-of-way of Matisse Lane to be quit claimed by Roanoke County.
12) Portion of existing Waterline Easement (Plat Book 15, Poge 63) to be vocated by seperate instrument. See Easement plat prepared by Lumsden Associates, P.C. entitled Plat showing Portion of Existing 20' Water & Sewer Eosement, dated April 26, 2001.
13) Portion of Appalachain Power Company Easement (D.B. 143, Pg. 284) crossing Matisse Lane to be quit claimed by Appalachoin Power Company by separate instrument.

NOTES CONTINUED:

13) The Homeowners Association of this subdivision shall assume maintenance responsibilities for a portion of the Joint Stormwater Monagement Facility associoted with The Gardens of Cotton Hill and The Groves. See the Joint Stormwater Management Plan Agreement for the development of The Gardens of Cotton Hill and The Groves.
14) All of the lots in this section will be shown on Roanoke County tax map number 96.07.
15) 60' Private Landscape and Fence Easement is created for the benefit of the Homeowners Association of this subdivision.

STATE OF VIRGINIA

County of Roanoke

I, Kathleen M. Robinson, a Notary Public in and for the aforesaid County and State do hereby certify that for STRAUSS CONSTRUCTION CORPORATION, STEVEN S. STRAUSS, President, whose name is signed to the foregoing writing dated September 17, 2001, has personally appeared before me in my aforesaid County and State and acknowledged the same on September 17, 2001.

My commission expires December 31, 2004

Kathleen M. Robinson
Notary Public

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	636.63'	117.13'	58.73'	116.97'	N 48°09'31" W	10°32'31"
C2	368.91'	123.58'	62.38'	123.00'	N 63°01'35" W	19°11'37"
C3	1846.88'	265.33'	132.90'	265.11'	N 68°30'27" W	08°13'53"
C4	629.92'	90.67'	45.41'	90.59'	N 60°16'06" W	08°14'49"
C5	1576.03'	61.34'	30.67'	61.33'	N 57°15'35" W	02°13'47"
C6	379.40'	38.48'	19.26'	38.46'	N 25°25'12" W	05°48'39"
C7	240.50'	56.69'	28.48'	56.56'	S 42°51'52" W	13°30'23"
C8	19.00'	28.26'	17.48'	25.73'	N 87°46'06" W	85°13'42"
C9	610.45'	30.90'	15.45'	30.89'	S 36°23'35" E	02°54'00"
C10	500.00'	29.33'	14.67'	29.32'	S 36°37'24" E	03°21'38"
C11	610.45'	302.26'	154.30'	299.18'	N 57°04'03" W	28°22'12"
C12	610.45'	31.02'	15.51'	31.02'	N 44°20'18" W	02°54'42"
C13	610.45'	78.19'	39.15'	78.13'	N 49°27'48" W	07°20'19"
C14	610.45'	77.37'	38.74'	77.32'	N 56°45'48" W	07°15'42"
C15	610.45'	78.90'	39.51'	78.85'	N 64°05'50" W	07°24'21"
C16	610.45'	36.78'	18.40'	36.78'	N 69°31'34" W	03°27'09"
C17	294.85'	341.78'	193.00'	322.96'	N 38°02'43" W	66°24'51"
C18	294.85'	30.55'	15.29'	30.54'	S 68°17'03" E	05°56'11"
C19	294.85'	61.23'	30.73'	61.12'	S 59°22'00" E	11°53'56"
C20	294.85'	68.70'	34.51'	68.54'	S 46°44'32" E	13°20'58"
C21	294.85'	63.14'	31.69'	63.02'	S 33°55'57" E	12°16'12"
C22	294.85'	106.81'	54.00'	106.23'	S 17°25'11" E	20°45'20"
C23	294.85'	11.34'	5.67'	11.34'	S 05°56'24" E	02°12'14"
C24	25.00'	24.33'	13.23'	23.39'	N 32°43'25" W	55°46'16"
C25	55.00'	279.86'	37.42'	61.87'	N 85°09'43" E	291°32'32"
C26	55.00'	29.21'	14.96'	28.87'	S 45°23'44" E	30°25'38"
C27	55.00'	56.35'	30.93'	53.91'	S 00°50'00" E	58°41'51"
C28	55.00'	43.02'	22.68'	41.93'	S 50°55'23" W	44°48'55"
C29	55.00'	47.31'	25.23'	45.86'	N 82°01'45" W	49°16'49"
C30	55.00'	44.44'	23.51'	43.24'	N 34°14'26" W	46°17'48"
C31	55.00'	59.54'	33.06'	56.67'	N 19°55'14" E	62°01'31"
C32	25.00'	24.33'	13.23'	23.39'	S 23°02'51" W	55°46'16"
C33	254.85'	295.41'	166.81'	279.15'	S 38°02'43" E	66°24'51"
C34	254.85'	2.37'	1.18'	2.37'	S 05°06'15" E	00°31'56"
C35	254.85'	135.28'	69.27'	133.69'	S 20°34'36" E	30°24'47"
C36	254.85'	95.89'	48.52'	95.32'	S 46°33'43" E	21°33'27"
C37	254.85'	61.88'	31.09'	61.73'	S 64°17'47" E	13°54'42"
C38	650.45'	293.40'	149.24'	290.92'	S 58°19'49" E	25°50'40"
C39	650.45'	20.57'	10.29'	20.57'	N 70°20'46" W	01°48'44"
C40	650.45'	62.63'	31.34'	62.61'	N 66°40'54" W	05°31'01"
C41	650.45'	65.77'	32.91'	65.74'	N 61°01'36" W	05°47'36"
C42	650.45'	66.72'	33.39'	66.69'	N 55°11'30" W	05°52'37"
C43	650.45'	77.71'	38.90'	77.66'	N 48°49'50" W	06°50'43"
C44	636.63'	68.63'	34.35'	68.60'	N 45°58'34" W	06°10'37"
C45	636.63'	48.50'	24.26'	48.49'	N 51°14'50" W	04°21'54"
C46	368.91'	11.79'	5.90'	11.79'	N 54°20'43" W	01°49'52"
C47	368.91'	102.97'	51.82'	102.64'	N 63°15'25" W	15°59'32"
C48	368.91'	8.82'	4.41'	8.82'	N 71°56'17" W	01°22'12"
C49	1846.88'	63.27'	31.64'	63.26'	S 71°38'31" E	01°57'46"
C50	1846.88'	75.94'	37.97'	75.93'	S 69°28'57" E	02°21'21"
C51	1846.88'	126.13'	63.09'	126.10'	S 66°20'53" E	03°54'46"

LOCATION MAP
NO SCALE

BOUNDARY COORDINATES
Origin of Coordinates Assumed

Corner	Northing	Easting	Corner	Northing	Easting
1	9458.63453	11643.12788	22	10264.46702	10367.68267
2	9536.66061	11555.98697	23	10330.99092	10428.62707
3	9670.70907	11375.29539	24	10483.74080	10721.14626
4	9726.50161	11265.67152	25	10513.43246	10694.34318
5	9769.83783	11127.18930	26	10531.95452	10718.39798
6	9866.96713	10880.51821	27	10641.16731	11109.93158
7	9911.89392	10801.85434	28	10571.59357	11341.96092
8	9930.52286	10774.08458	29	10048.55167	11520.58402
9	9963.69266	10722.49701	30	9929.95058	11731.41118
10	10050.43716	10997.13338	31	9875.56358	11778.80587
11	10289.21121	10900.30833	32	9832.96274	11788.57052
12	10355.80228	11042.87171	33	9787.44173	11778.66882
13	10265.19895	11085.19235	34	9714.14936	11879.13575
14	10307.51959	11175.79568	35	9672.69176	11840.65877
15	10547.12657	11063.87574	36	9659.33480	11824.95459
16	10537.00895	10958.23044	37	9660.33669	11799.24594
17	10473.52800	10822.32544	38	9665.70111	11793.85258
18	10466.47679	10825.61905	39	9636.46892	11759.48341
19	10354.71739	10550.01635	40	9611.60050	11777.81337
20	10218.96706	10388.65339	41	9588.06715	11795.30569
21	10253.70497	10372.14369	1	9458.63453	11643.12788

Total Area = 13.890 Acres

APPROVED:

Denise Sonder 9-19-01
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 acknowledgment, thereto annexed, is admitted to record on 9-19, 2001, at 15:59 o'clock P.m.

Testee: Steven A. McGrow, Clerk

Christi A. Rowhrugh
Deputy Clerk

COMMONWEALTH OF VIRGINIA
7/9/01
VINCENT K. LUMSDEN
No. 1428B
LAND SURVEYOR B

PLAT SHOWING

Section No. 7
"TULIPS IN THE GARDENS"

PROPERTY OF

STRAUSS CONSTRUCTION CORPORATION

SITUATED ALONG COTTON HILL ROAD
VIRGINIA SECONDARY ROUTE #688

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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

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

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

DATE: July 9, 2001
COMM. NO.: 01-076
SCALE: 1" = 80'
CADD FILE: \01076 bas.dwg

SHEET 1 OF 2

P.B. 24, PG. 169