

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STRAUSS DEVELOPMENT CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, AND BEING A PORTION OF PARCELS 2 & 3, WHICH COMPRISE A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 13, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200328286 & #200328287, SAID PARCELS 2 & 3 BEING SUBJECT TO A DEED OF TRUST TO ELLIS L. GUTSHALL AND A. WAYNE LEWIS, TRUSTEES, SECURING VALLEY BANK, BENEFICIARY DATED NOVEMBER 12, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200328288.

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 SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE PUBLIC UTILITY AND DRAINAGE EASEMENTS. THE SAID OWNER HEREBY DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY AND ITS ASSIGNS THE WATER LINE EASEMENTS AND SANITARY SEWER EASEMENTS SHOWN HEREON.

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, DEVISEES, 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 SAID OWNER, ITS SUCCESSORS, DEVISEES AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER 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 SIGNATURE AND SEAL ON THIS 16th DAY OF September 2005.

STRAUSS DEVELOPMENT CORPORATION

BY: *Steven S. Strauss*
Vice President

BENEFICIARY: VALLEY BANK

BY: *Ellis L. Gutshall*
President

TRUSTEE

BY: *Ellis L. Gutshall*
ELLIS L. GUTSHALL

STATE OF VIRGINIA

County of Roanoke

I, *Vetta W. Bayse*, A NOTARY PUBLIC IN AND FOR THE AFORESAID county AND STATE DO HEREBY CERTIFY THAT *Steven S. Strauss*, FOR STRAUSS DEVELOPMENT CORPORATION, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON September 15, 2005.

MY COMMISSION EXPIRES ON January 31, 2009 *Vetta W. Bayse*

STATE OF VIRGINIA

City of Roanoke

I, *Alberta G. Richard*, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT *Ellis L. Gutshall*, FOR VALLEY BANK, BENEFICIARY AND *Ellis L. Gutshall*, TRUSTEE HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON September 16, 2005.

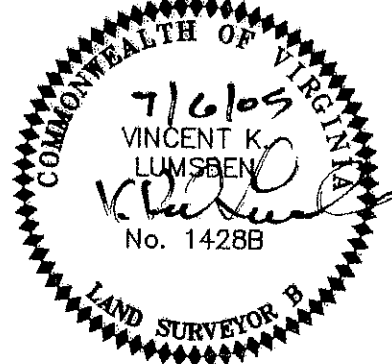
MY COMMISSION EXPIRES ON June 30, 2008

Alberta G. Richard
NOTARY PUBLIC

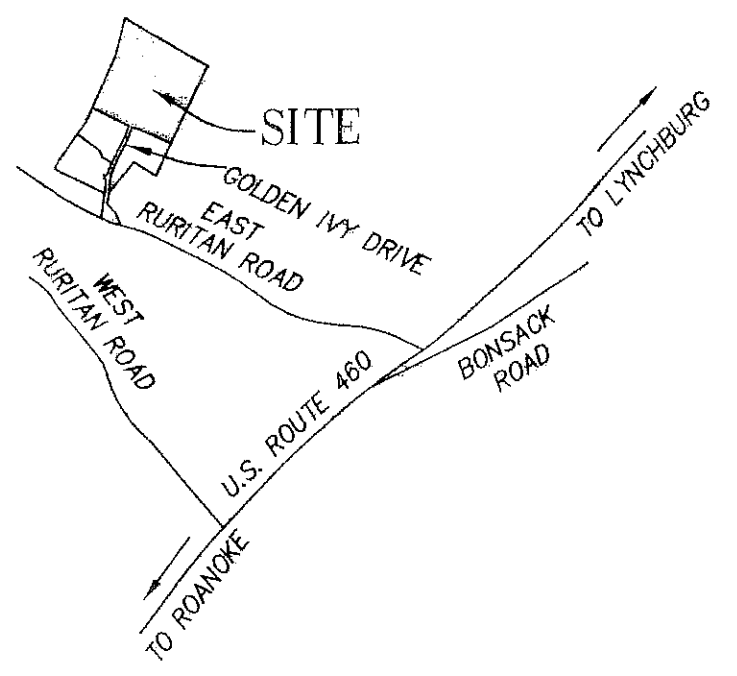
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	7722.46635	5326.66696
2	7841.31341	5365.28271
3	8025.33716	4970.91196
4	8062.97640	4989.98309
5	8416.70419	5142.22851
6	8584.05220	5205.75521
7	8698.49384	5230.08855
8	9009.75113	5312.56822
9	8503.62456	6230.40018
10	7655.25644	5836.16251
11	7769.23392	5585.80190
12	7827.32912	5407.00328
13	7708.55034	5368.40971
1	7722.46635	5326.66696
TOTAL AREA = 22.158 ACRES 965,203 S.F.		

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	N 27°00'00" W	90°00'00"
C2	322.00'	38.36'	19.20'	38.34'	N 68°35'13" W	6°49'34"
C3	278.00'	38.39'	19.23'	38.36'	S 68°02'37" E	7°54'46"
C4	30.00'	47.12'	30.00'	42.43'	N 63°00'00" E	90°00'00"
C5	380.00'	51.40'	25.74'	51.36'	N 14°07'29" E	7°45'02"
C6	30.00'	47.12'	30.00'	42.43'	N 34°45'02" W	90°00'00"
C7	30.00'	28.26'	15.28'	27.22'	S 73°15'56" W	53°58'05"
C8	55.00'	276.40'	40.01'	64.71'	S 10°14'58" W	287°56'10"
C9	55.00'	60.19'	33.51'	57.23'	N 77°37'52" E	62°41'57"
C10	55.00'	51.00'	27.50'	49.19'	S 44°27'16" E	53°07'48"
C11	55.00'	51.00'	27.50'	49.19'	S 08°40'33" W	53°07'48"
C12	55.00'	51.00'	27.50'	49.19'	S 61°48'21" W	53°07'48"
C13	55.00'	63.21'	35.61'	59.79'	N 58°42'21" W	65°50'48"
C14	30.00'	28.26'	15.28'	27.22'	S 52°45'59" E	53°58'05"
C15	270.00'	228.40'	121.53'	221.65'	N 55°30'59" W	48°28'04"
C16	270.00'	62.66'	31.47'	62.52'	N 73°06'08" W	13°17'48"
C17	270.00'	75.99'	38.25'	75.74'	N 58°23'26" W	16°07'35"
C18	270.00'	89.75'	45.29'	89.33'	N 40°48'18" W	19°02'41"
C19	30.00'	26.58'	14.24'	25.72'	S 56°40'06" E	50°46'18"
C20	55.00'	276.22'	40.14'	64.85'	N 61°49'19" E	287°45'08"
C21	55.00'	92.81'	61.82'	82.19'	N 33°42'40" W	96°41'11"
C22	55.00'	53.90'	29.34'	51.77'	N 42°42'33" E	56°09'15"
C23	55.00'	53.90'	29.34'	51.77'	S 81°08'12" E	56°09'15"
C24	55.00'	75.60'	45.14'	69.79'	S 13°40'51" E	78°45'27"
C25	30.00'	30.65'	16.81'	29.33'	N 03°34'12" W	58°32'06"
C26	230.00'	188.32'	99.80'	183.10'	N 56°17'39" W	46°54'46"
C27	230.00'	91.79'	46.51'	91.18'	N 44°16'14" W	22°51'56"
C28	230.00'	96.53'	48.99'	95.82'	N 67°43'37" W	24°02'50"
C29	30.00'	47.12'	30.00'	42.43'	S 55°14'58" W	90°00'00"
C30	420.00'	56.81'	28.45'	56.77'	N 14°07'29" E	7°45'02"
C31	30.00'	47.12'	30.00'	42.43'	S 27°00'00" E	90°00'00"
C32	820.00'	85.76'	42.92'	85.72'	N 69°00'14" W	5°59'33"
C33	820.00'	33.04'	16.52'	33.04'	N 70°50'44" W	2°18'32"
C34	820.00'	52.72'	26.37'	52.71'	N 67°50'58" W	3°41'00"
C35	30.00'	28.26'	15.28'	27.22'	N 87°00'30" E	53°58'05"
C36	30.00'	3.58'	1.79'	3.58'	S 69°25'46" E	6°50'38"
C37	30.00'	24.67'	13.08'	23.98'	N 83°35'11" E	47°07'28"
C38	55.00'	276.40'	40.01'	64.71'	N 23°59'33" E	287°56'10"
C39	55.00'	69.02'	39.89'	64.58'	N 84°01'36" W	71°53'54"
C40	55.00'	63.43'	35.77'	59.97'	N 15°02'19" W	66°04'39"
C41	55.00'	63.43'	35.77'	59.97'	N 51°02'19" E	66°04'39"
C42	55.00'	80.52'	49.42'	73.52'	S 53°58'52" E	83°52'59"
C43	30.00'	28.26'	15.28'	27.22'	N 39°01'25" W	53°58'05"
C44	30.00'	20.26'	10.53'	19.87'	N 31°22'56" W	38°41'07"
C45	30.00'	8.00'	4.02'	7.98'	N 58°21'58" W	15°16'58"
C46	780.00'	81.58'	40.83'	81.54'	N 69°00'14" W	5°59'33"
C47	780.00'	48.53'	24.27'	48.52'	N 67°47'24" W	3°33'54"
C48	780.00'	33.05'	16.53'	33.04'	N 70°47'11" W	2°25'39"
C49	30.00'	47.12'	30.00'	42.43'	S 63°00'00" W	90°00'00"
C50	30.00'	23.37'	12.31'	22.78'	N 04°18'54" W	44°37'47"
C51	30.00'	23.76'	12.54'	23.14'	N 49°18'54" W	45°22'13"
C52	30.00'	21.03'	10.97'	20.60'	N 87°55'03" E	40°09'55"
C53	30.00'	26.08'	13.94'	25.28'	N 42°55'03" E	49°50'05"

LEGEND	
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
CH.	CHORD



LOCATION MAP
NOT TO SCALE



MINIMUM FLOOR ELEVATIONS FOR 100 YEAR FLOOD	
LOT	MINIMUM ELEVATION
5	1116.0
6	1114.0
7	1111.5
8	1109.5
9	1106.0
10	1101.5
11	1096.0
12	1090.0
13	1083.5
22	1081.0
23	1078.0
BENCHMARK: P.K. NAIL SET IN A.E.P. POLE #207-002. ELEV. = 1082.93'	

APPROVED:

Denise Sowder
ROANOKE COUNTY PLANNING COMMISSION
DATE: 9/20/05

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 1:37 O'CLOCK ON THIS 22 DAY OF Sept 2005.

TESTEE: STEVEN A. MCGRAW, CLERK

Rebecca Jay Mahone
DEPUTY CLERK

PLAT SHOWING
ZERO LOT LINE SUBDIVISION
DESIGNATED AS
SECTION No. 2
"WEDGWOOD"

PROPERTY OF
STRAUSS DEVELOPMENT
CORPORATION

BEING A
SUBDIVISION OF TRACT "B" (P.B. 27, PG. 109)
SITUATED ALONG EAST RURITAN 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: July 6, 2005
COMM. NO.: 05-013
SCALE: NONE
SHEET 1 OF 3