

BOUNDARY COORDINATES

CORNER	NORTH	EAST
1	687.2925	1313.2671
2	735.4412	1307.4405
3	742.7013	1306.6596
4	795.5696	1231.9463
5	923.1951	1087.1129
6	1321.3348	1437.9488
7	880.0837	1491.3463
8	868.6756	1397.0834
9	699.9069	1417.5066
TOTAL AREA = 2.784 AC.		

CURVE DATUM

CURVE	ANGLE	RADIUS	ARC	TAN	CHORD	CH. BEARING
"A" TOTAL	227°30'45"	50.00'	198.55'	-	91.53'	N 54°42'58" W
A-1	64°52'35"	50.00'	56.62'	31.78'	53.64'	S 43°57'57" W
A-2	51°05'31"	50.00'	44.59'	23.90'	43.12'	S 78°03'00" E
A-3	111°32'39"	50.00'	97.34'	73.50'	82.68'	S 3°16'05" W
"B"	1°31'17"	275.00'	7.30'	3.65'	7.30'	N 6°08'21" W
"C"	1°14'55"	275.00'	5.99'	3.00'	5.99'	S 12°32'13" W

CONSERVATION & SIGHT PRESERVATION EASEMENT

CORNER	BEARING	DIST.
A-B	N 83°06'00" E	19.00'
B-C	S 06°54'00" E	20.00'
C-D	S 17°10'58" W	26.84'
D-E	S 06°54'00" E	20.00'
E-F	S 19°12'28" W	30.25'
F-A	N 03°36'50" W	91.82'

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CAVE SPRING OFFICE PARK, A VIRGINIA GENERAL PARTNERSHIP IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1 INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED, 29 JANUARY 1982, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1182, PAGE 1238.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE "LAND SUBDIVISION ORDINANCES".

THE SAID OWNERS DO BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE TO THE COUNTY OF ROANOKE ALL OF THE EASEMENTS AS SHOWN HEREON FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 13th DAY OF May, 1993.

CAVE SPRING OFFICE PARK, A VIRGINIA GENERAL PARTNERSHIP

BY: Maury L. Strauss
MAURY L. STRAUSS, GENERAL PARTNER

BY: Ralph D. Mabes
RALPH D. MABES, GENERAL PARTNER

STATE OF VIRGINIA
County of Roanoke

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT MAURY L. STRAUSS AND RALPH D. MABES, GENERAL PARTNERS, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 13, 1993.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Pullman
NOTARY PUBLIC

NOTES:

1. THIS PROPERTY DOES NOT 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 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 4. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE 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 RE-SUBDIVISION.
 6. THE ROADS SERVING THESE LOTS ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS THEY ARE CONSTRUCTED AND OTHERWISE COMPLY WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUESTS. ANY COSTS REQUIRED TO CAUSE THESE STREETS TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- SEE D.B. 1206, PAGE 1518 FOR CONVEYANCE OF POSTAL DRIVE TO CAVE SPRING OFFICE PARK PROPERTY OWNERS ASSOCIATION, INC. FOR MAINTENANCE.

APPROVED:

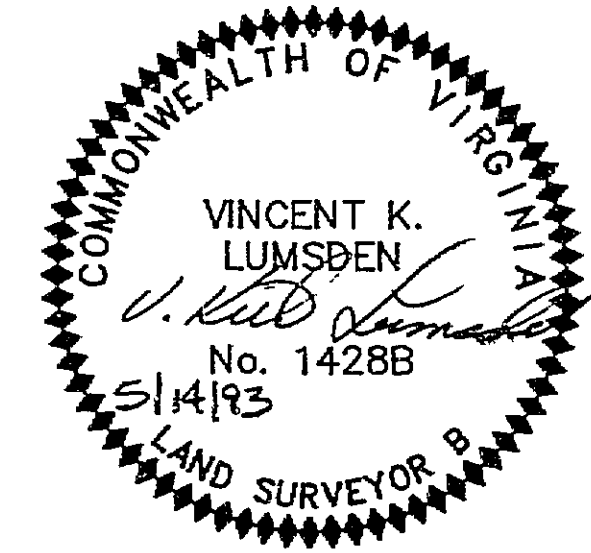
David Over
AGENT, ROANOKE COUNTY PLANNING COMMISSION

7 May 1993
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 May 17, 1993, 1993, AT 13:34 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Suzanne C. Gregory
DEPUTY CLERK



PLAT SHOWING
SUBDIVISION OF A PORTION OF
PARCEL "1-A", SECOND REVISED PLAT OF
CAVE SPRING OFFICE PARK (P.B. 10, PG. 32)

PROPERTY OF
CAVE SPRING OFFICE PARK
A VIRGINIA GENERAL PARTNERSHIP
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: 14 MAY 1993

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA
RC-3282A

COMM. # 93-156