

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STRAUSS DEVELOPMENT CORPORATION AND STRAUSS CONSTRUCTION CORPORATION ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 27 TO 1, INCLUSIVE, BEING PARCEL #1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO STRAUSS CONSTRUCTION CORPORATION BY DEED DATED DECEMBER 3, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200330266 AND BEING PARCELS 2 & 3, WHICH COMPRISE ALL OF THE LAND CONVEYED TO STRAUSS DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 13, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200328266 & #200328267, 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 #200328268.

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, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS WITHIN THE BOUNDARY FOR PUBLIC USE.

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 WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 5<sup>TH</sup> DAY OF MARCH, 2004.

STRAUSS CONSTRUCTION CORPORATION

STRAUSS DEVELOPMENT CORPORATION

BY: Steven S. Strauss  
PRESIDENT

BY: Steven S. Strauss  
VICE PRESIDENT

BENEFICIARY: VALLEY BANK

TRUSTEE

BY: Ellis L. Gutshall  
PRESIDENT

BY: Ellis L. Gutshall  
TRUSTEE

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT STEVEN S. STRAUSS, FOR STRAUSS DEVELOPMENT CORPORATION, OWNER AND STEVEN S. STRAUSS, PRESIDENT, FOR STRAUSS CONSTRUCTION CORPORATION, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 4, 2004.

MY COMMISSION EXPIRES ON MARCH 31, 2008

Arlene M. Skellington

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY 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 COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MARCH 5, 2004.

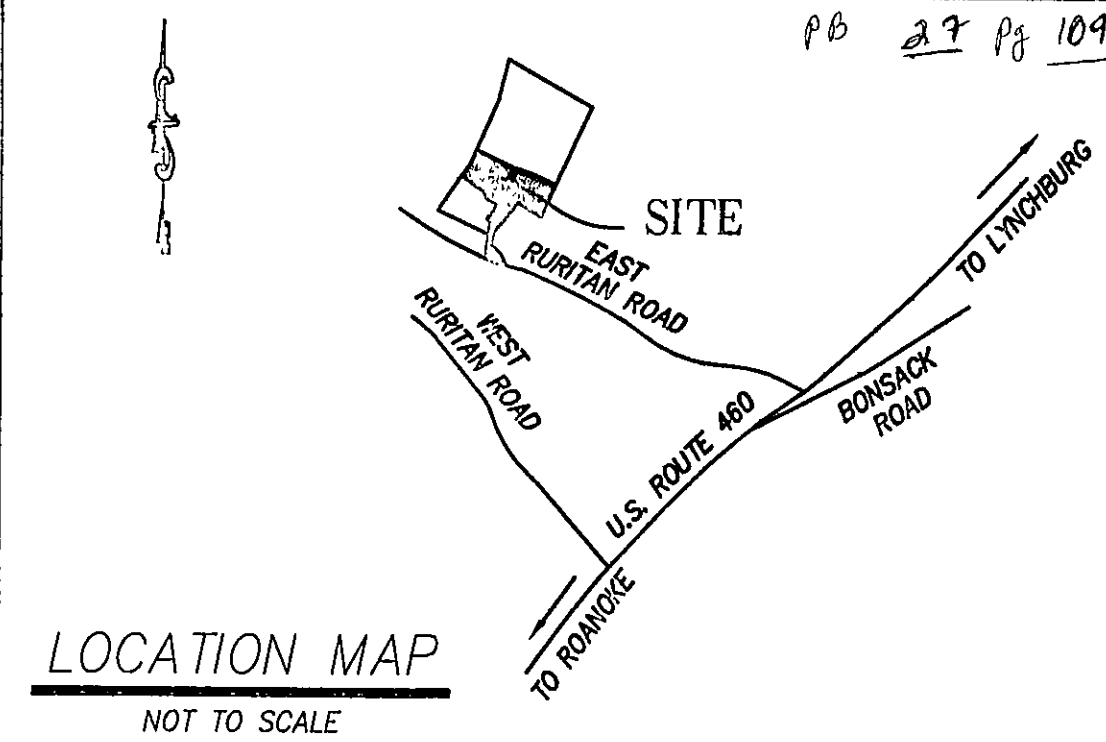
MY COMMISSION EXPIRES ON MARCH 31, 2008

Arlene M. Skellington  
NOTARY PUBLIC

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 #51161C0028 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 4 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 SHALL 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 SHEETS 3 & 4 FOR BEARINGS AND DISTANCES OF LOTS AND TRACTS FOR WEDGWOOD.
11. SEE SHEET 2 OF 4 FOR OVERALL LAYOUT AND EASEMENTS OUTSIDE BOUNDARY OF SECTION #1.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	6878.34681	5073.45262
2	7024.33612	5088.38086
3	7106.33655	5104.55323
4	7236.74973	4825.38214
5	7226.85102	4818.58859
6	7371.48552	4541.79399
7	7672.41185	4748.12602
8	7882.25107	4398.41282
9	8062.87640	4989.88309
10	8416.70419	5142.22851
11	8584.05220	5205.75521
12	8688.49304	5230.08855
13	9009.75113	5312.56822
14	8826.47393	5644.93109
15	5603.62456	6230.40018
16	7454.77639	5742.99919
17	7306.58764	5674.88607
18	7453.17889	5425.16837
19	7122.22879	5159.00529
20	7073.69194	5149.07855
21	7014.66134	5137.43592
22	6990.82408	5144.97151
23	6903.45219	5232.67894
24	6856.89510	5247.60570
25	6798.66472	5266.27506
26	6767.57728	5284.54543
27	6780.38669	5258.18451
1	6878.34681	5073.45262
TOTAL AREA = 37,160 ACRES		
1,618,701 S.F.		



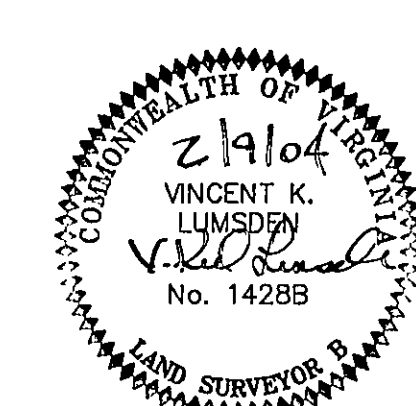
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	478.00'	94.54'	47.42'	94.38'	N 05°29'27" E	11°19'55"
C2	422.00'	25.91'	12.96'	25.91'	S 01°35'02" W	3°31'04"
C3	30.00'	41.89'	25.17'	38.57'	N 36°39'31" W	80°00'10"
C4	30.00'	46.32'	29.21'	41.86'	N 60°18'57" E	88°28'23"
C5	422.00'	109.90'	55.26'	109.59'	S 23°32'22" W	14°55'15"
C6	415.74'	29.31'	14.66'	29.31'	S 64°03'02" E	4°02'24"
C7	578.00'	76.47'	38.29'	76.41'	N 27°12'36" E	7°34'48"
C8	30.00'	49.88'	32.87'	44.32'	N 24°11'51" W	95°14'06"
C9	520.00'	108.88'	54.64'	108.69'	S 65°48'59" E	11°59'51"
C10	520.00'	77.26'	38.70'	77.19'	S 67°33'31" E	8°30'47"
C11	520.00'	31.62'	15.82'	31.62'	S 61°33'35" E	3°29'02"
C12	30.00'	28.01'	15.12'	27.01'	N 66°34'05" W	53°30'03"
C13	55.00'	276.40'	40.01'	64.71'	S 30°38'52" W	287°55'58"
C14	55.00'	34.36'	17.76'	33.80'	N 84°34'37" E	35°47'29"
C15	55.00'	60.00'	33.38'	57.07'	S 46°16'27" E	62°30'22"
C16	55.00'	59.83'	33.33'	57.01'	S 16°11'35" W	62°25'43"
C17	55.00'	59.93'	33.33'	57.01'	S 78°37'17" W	62°25'43"
C18	55.00'	62.18'	34.89'	58.92'	N 37°46'30" W	64°46'43"
C19	30.00'	28.55'	15.46'	27.49'	S 32°39'12" E	54°32'07"
C20	480.00'	99.64'	50.00'	99.46'	S 65°02'05" E	11°53'38"
C21	30.00'	47.22'	30.10'	42.49'	N 63°05'33" E	90°11'06"
C22	30.00'	47.03'	29.90'	42.36'	S 26°54'27" E	89°48'54"
C23	520.00'	49.81'	24.92'	49.79'	N 69°04'15" W	5°29'18"
C24	520.00'	4.29'	2.14'	4.29'	N 71°34'44" W	0°28'20"
C25	520.00'	45.52'	22.78'	45.51'	N 68°50'05" W	5°00'58"
C26	30.00'	26.34'	14.08'	25.50'	N 88°31'24" E	50°17'59"
C27	55.00'	276.21'	40.15'	64.86'	N 27°14'33" E	287°44'17"
C28	55.00'	18.98'	9.59'	18.89'	S 73°15'35" W	19°46'21"
C29	55.00'	59.48'	33.02'	56.63'	N 65°52'18" W	61°57'53"
C30	55.00'	50.77'	27.36'	48.99'	N 08°26'41" W	52°53'22"
C31	55.00'	50.98'	27.49'	49.17'	N 44°33'13" E	53°06'26"
C32	55.00'	59.27'	32.88'	56.45'	S 78°01'10" E	61°44'48"
C33	55.00'	36.73'	19.08'	36.05'	S 28°01'02" E	38°15'27"
C34	30.00'	30.49'	16.71'	29.20'	N 38°00'17" W	58°13'58"
C35	480.00'	39.32'	19.67'	39.31'	N 69°28'05" W	4°41'38"
C36	480.00'	34.90'	17.46'	34.90'	N 69°12'16" W	4°10'00"
C37	480.00'	4.42'	2.21'	4.42'	N 71°33'05" W	0°31'38"
C38	30.00'	44.82'	27.78'	40.77'	S 65°23'02" W	85°36'07"
C39	622.00'	91.37'	45.77'	91.29'	N 26°47'30" E	6°25'01"
C40	378.00'	205.67'	105.45'	203.14'	S 15°24'45" W	31°10'30"
C41	378.00'	20.76'	10.38'	20.76'	S 29°25'35" W	3°08'50"
C42	378.00'	184.91'	94.34'	183.07'	S 13°50'20" W	28°01'40"
C43	522.00'	84.64'	42.41'	84.55'	N 04°28'12" E	9°17'24"
C44	158.00'	13.06'	6.53'	13.06'	S 10°10'26" E	4°44'10"
C45	202.00'	101.06'	51.61'	100.01'	N 01°47'24" E	28°39'50"
C46	30.00'	40.94'	24.37'	37.83'	S 22°58'15" E	78°11'09"
C47	370.00'	30.26'	15.14'	30.25'	N 74°19'02" W	4°41'07"
C48	330.00'	20.00'	10.00'	20.00'	S 73°42'40" E	3°28'23"

APPROVED: John J. Murphy 2-9-04  
ROANOKE COUNTY PLANNING COMMISSION DATE

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 15:27 O'CLOCK ON THIS 9 DAY OF March, 2004.

TESTEE: STEVEN A. McGRAV, CLERK  
Rebecca Fox Mahone  
DEPUTY CLERK

LEGEND	
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SEWITARY 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



PLAT SHOWING  
SECTION No. 1  
"WEDGWOOD"  
PROPERTY OF  
STRAUSS DEVELOPMENT CORPORATION &  
STRAUSS CONSTRUCTION CORPORATION  
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: 09 FEBRUARY 2004  
SCALE: AS SHOWN  
COMM. NO.: 02-389  
CADD FILE: FA\2002\02389\SUR\02389RP01  
SHEET 1 OF 4