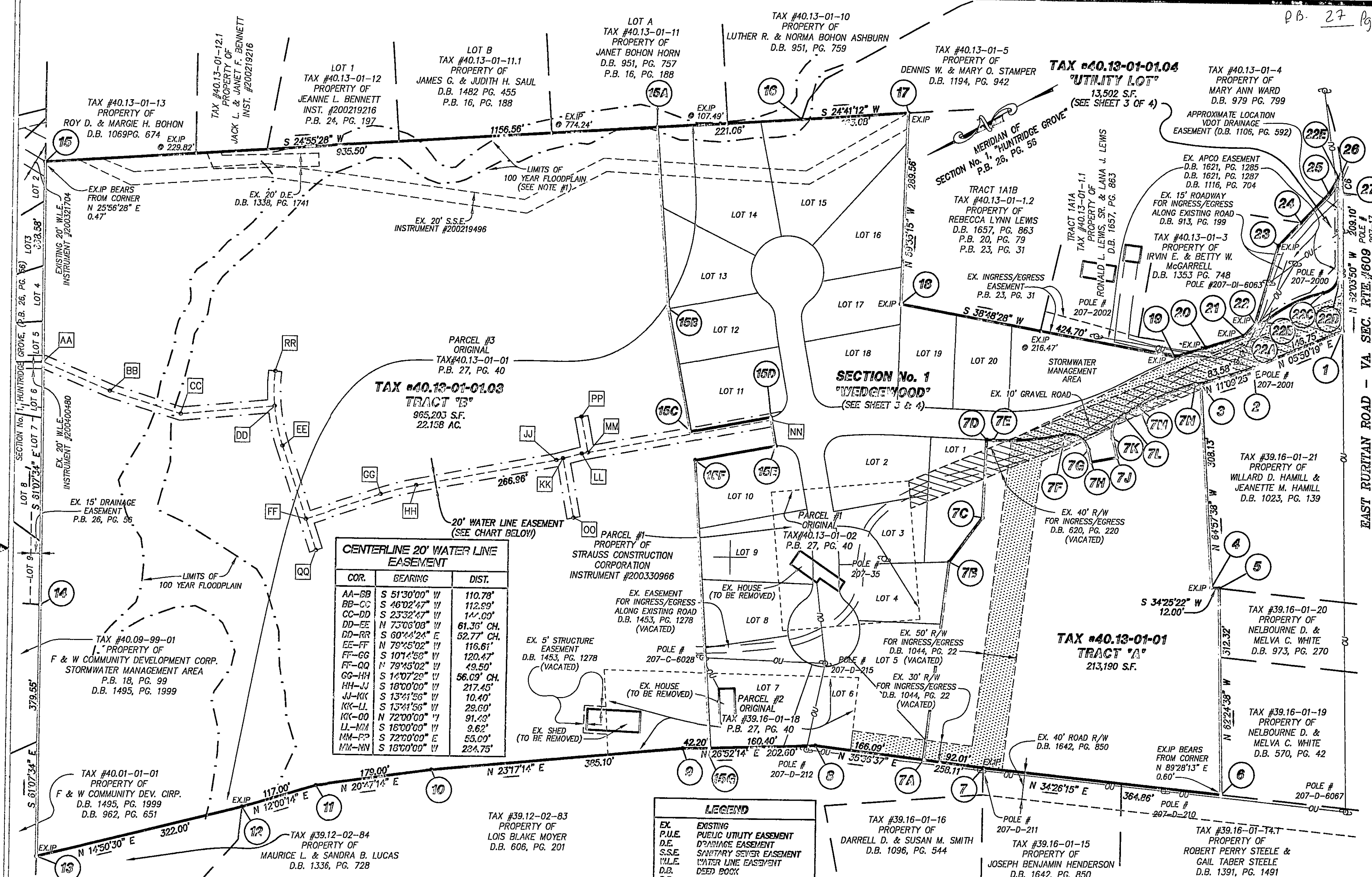




CENTERLINE 20' WATER LINE EASEMENT

COR.	BEARING	DIST.
AA-BB	S 51°30'00" W	110.78'
BB-CC	S 46°02'47" W	112.99'
CC-DD	S 23°32'47" W	144.00'
DD-EE	N 73°06'08" E	61.36' CH.
DD-RR	S 60°44'24" E	52.77' CH.
EE-FF	N 79°45'02" W	116.61'
FF-GG	S 10°14'58" W	120.47'
GG-HH	N 79°45'02" W	49.50'
HH-IJ	S 14°07'29" W	56.09' CH.
IJ-KK	S 18°00'00" W	217.45'
JJ-KK	S 13°41'56" W	10.40'
KK-LL	S 13°41'56" W	29.60'
LL-MM	N 72°00'00" W	91.43'
MM-NN	S 18°00'00" W	9.62'
NN-PP	S 72°00'00" E	55.00'
PP-QQ	S 18°00'00" W	234.75'

LEGEND

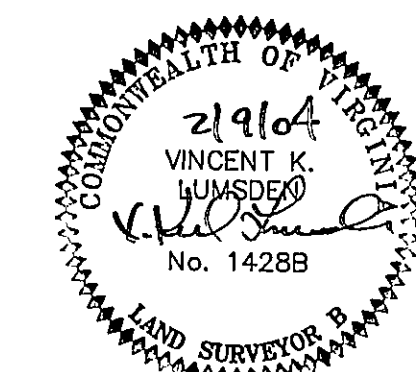
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
M.M.E.	MINIMUM MAINTENANCE EASEMENT
CH.	CHANGING

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
19-20	S 11°33'32" W	49.54'
20-21	S 11°09'23" W	60.17'
21-22	S 17°32'35" E	25.00'
22-23	S 45°03'35" E	123.80'
23-24	S 17°46'35" E	48.89'
24-25	S 17°46'35" E	61.15'
25-26	S 30°28'35" E	38.06'

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 PARCELS 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.
11. SEE SHEETS 3 & 4 FOR BEARINGS AND DISTANCES OF LOTS AND TRACTS FOR WEDGWOOD.



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

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 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

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

DATE: 09 FEBRUARY 2004
 SCALE: 1" = 100'
 COMM. NO.: 02-389
 CADD FILE: FA\2002\02389\SUR\02389SP02

SHEET 2 OF 4