

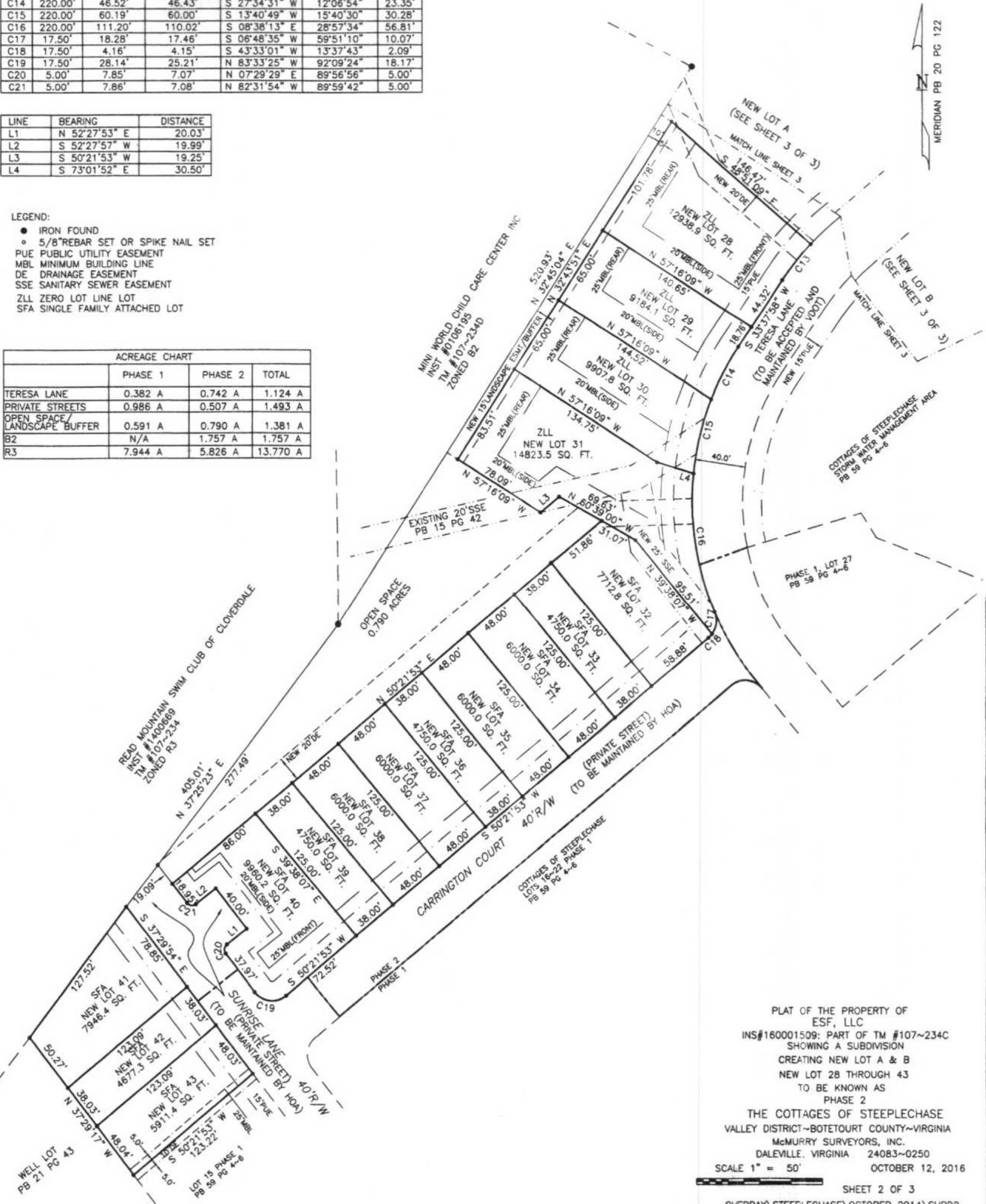
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C13	220.00'	36.24'	36.20'	S 38°21'07" W	09°26'18"	18.16'
C14	220.00'	46.52'	46.43'	S 27°34'31" W	12°06'54"	23.35'
C15	220.00'	60.19'	60.00'	S 13°40'49" E	15°40'30"	30.28'
C16	220.00'	111.20'	110.02'	S 08°38'13" E	28°57'34"	56.81'
C17	17.50'	18.28'	17.46'	S 06°48'35" W	59°51'10"	10.07'
C18	17.50'	4.16'	4.15'	S 43°33'01" W	13°37'43"	2.09'
C19	17.50'	28.14'	25.21'	N 83°33'25" W	92°09'24"	18.17'
C20	5.00'	7.85'	7.07'	N 07°29'29" E	89°56'56"	5.00'
C21	5.00'	7.86'	7.08'	N 82°31'54" W	89°59'42"	5.00'

LINE	BEARING	DISTANCE
L1	N 52°27'53" E	20.03'
L2	S 52°27'57" W	19.99'
L3	S 50°21'53" W	19.25'
L4	S 73°01'52" E	30.50'

LEGEND:

- IRON FOUND
- 5/8" REBAR SET OR SPIKE NAIL SET
- PUE PUBLIC UTILITY EASEMENT
- MBL MINIMUM BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- ZLL ZERO LOT LINE LOT
- SFA SINGLE FAMILY ATTACHED LOT

ACREAGE CHART			
	PHASE 1	PHASE 2	TOTAL
TERESA LANE	0.382 A	0.742 A	1.124 A
PRIVATE STREETS	0.986 A	0.507 A	1.493 A
OPEN SPACE/ LANDSCAPE BUFFER	0.591 A	0.790 A	1.381 A
B2	N/A	1.757 A	1.757 A
R3	7.944 A	5.826 A	13.770 A



PLAT OF THE PROPERTY OF
ESF, LLC
INS#160001509: PART OF TM #107~234C
SHOWING A SUBDIVISION
CREATING NEW LOT A & B
NEW LOT 28 THROUGH 43
TO BE KNOWN AS
PHASE 2
THE COTTAGES OF STEEPLECHASE
VALLEY DISTRICT~BOTETOURT COUNTY~VIRGINIA
McMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 50' OCTOBER 12, 2016
SHEET 2 OF 3
OVERBAY\STEEPLECHASE\OCTOBER 2014\SUBD2