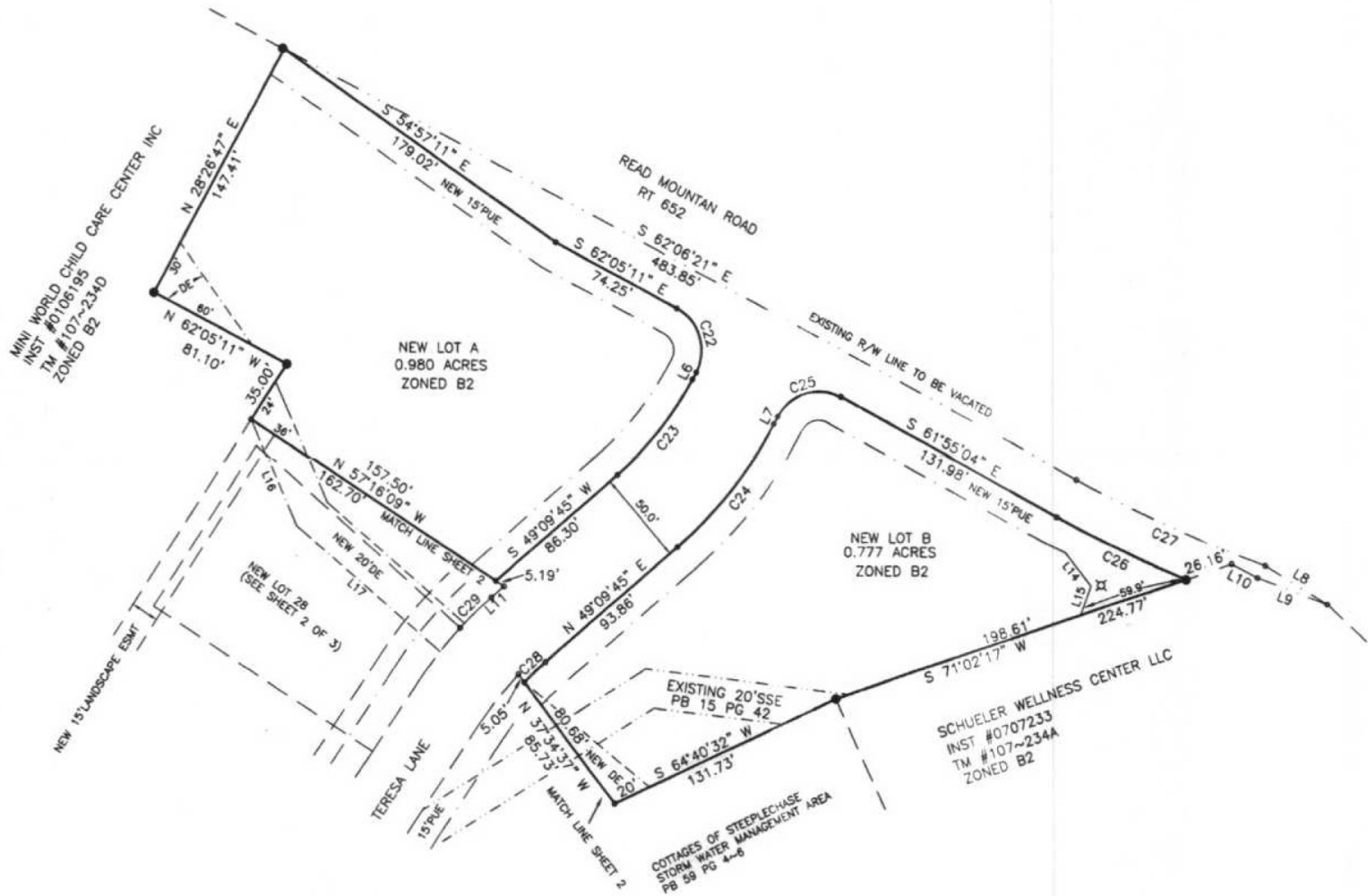


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C22	25.00'	39.27'	35.36'	S 17°05'11" E	90°00'00"	25.00'
C23	175.00'	64.90'	64.53'	S 38°32'17" W	21°14'56"	32.83'
C24	225.00'	83.44'	82.97'	N 38°32'17" E	21°14'56"	42.21'
C25	25.00'	39.25'	35.34'	N 72°55'56" E	89°57'46"	24.98'
C26	763.60'	76.84'	76.81'	S 64°58'10" E	05°45'57"	38.45'
C27	741.20'	111.39'	111.28'	S 66°23'29" E	08°36'37"	55.80'
C28	175.00'	15.56'	15.56'	N 46°37'42" E	05°05'43"	7.79'
C29	220.00'	23.44'	23.43'	S 46°07'24" W	06°06'18"	11.73'

LINE	BEARING	DISTANCE
L6	S 28°09'41" W	4.42'
L7	N 27°57'03" E	4.43'
L8	S 58°15'59" E	39.40'
L9	N 69°19'30" W	40.22'
L10	N 62°27'21" W	15.79'
L11	S 49°10'33" W	9.01'
L14	S 38°06'46" E	22.56'
L15	S 19°47'48" W	16.47'
L16	S 23°28'04" E	61.45'
L17	S 49°32'11" E	102.21'

- LEGEND:
- IRON FOUND
 - 5/8" REBAR OR SPIKE NAIL SET
 - PUE PUBLIC UTILITY EASEMENT
 - MBL MINIMUM BUILDING LINE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - ⊠ UTILITY POLE



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 STEEPLCHASE
VALLEY DISTRICT~BOTETOURT COUNTY~VIRGINIA
McMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 50' OCTOBER 12, 2016
SHEET 3 OF 3
OVERBAY\STEEPLCHASE\OCTOBER 2014\SUBD23