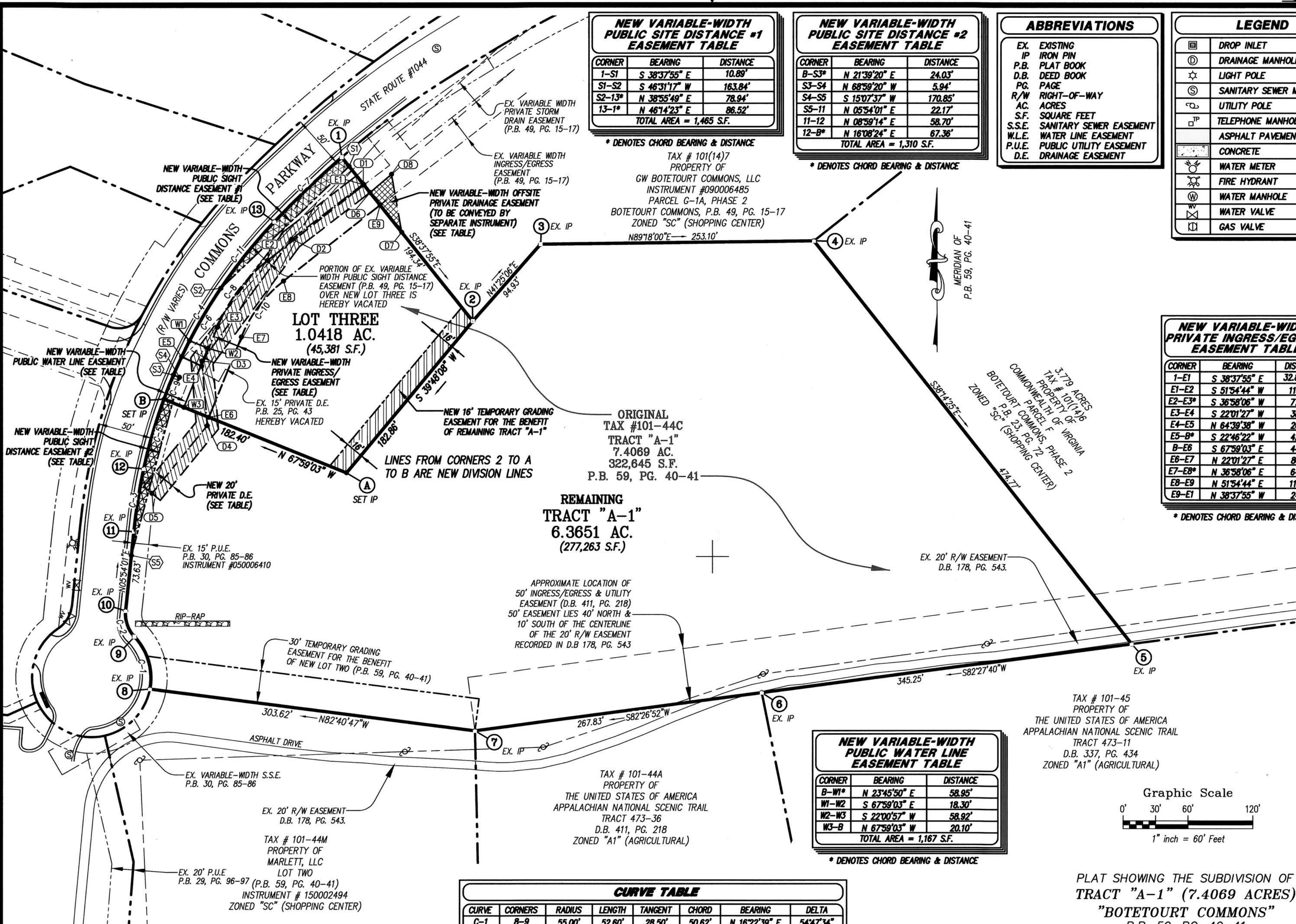


17078r01-rpo2.plt

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CENTERLINE OF NEW 20' PRIVATE DRAINAGE EASEMENT TABLE

CORNER	BEARING	DISTANCE
1-D1	S 38°37'55" E	31.91' (TIE)
D1-D2	S 52°30'53" W	83.71'
D2-D3	S 36°22'24" W	140.13'
D3-D4	S 04°43'24" E	59.99'
D4-D5	S 39°13'32" W	81.01'
D5-11	S 25°26'50" W	39.16' (TIE)

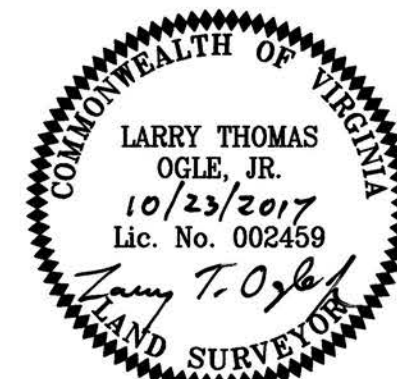
NEW VARIABLE-WIDTH OFFSITE PRIVATE DRAINAGE EASEMENT TABLE

TO BE CONVEYED BY SEPARATE INSTRUMENT

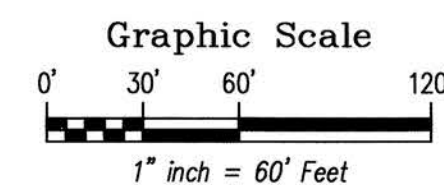
CORNER	BEARING	DISTANCE
1-D6	S 38°37'55" E	41.93' (TIE)
D6-D7	S 38°37'55" E	47.04'
D7-D8	N 09°57'34" W	54.55'
D8-D6	S 49°35'01" W	26.18'
TOTAL AREA = 616 S.F.		

CURVE TABLE

CURVE	CORNERS	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	8-9	55.00'	52.60'	28.50'	50.62'	N 16°22'39" E	54°47'34"
C-2	9-10	30.00'	26.01'	13.89'	25.20'	N 18°56'13" W	49°40'28"
C-3	11-12	545.00'	58.72'	29.39'	58.70'	N 08°59'14" E	61°0'25"
C-4	12-13	475.00'	262.16'	134.51'	258.85'	N 22°53'07" E	31°37'22"
C-5	12-B	475.00'	67.42'	33.77'	67.36'	N 16°08'24" E	80°7'56"
C-6	B-13	475.00'	194.74'	98.76'	193.38'	N 31°57'05" E	23°29'25"
C-7	13-1	975.00'	86.55'	43.30'	86.52'	N 46°14'23" E	50°5'10"
C-8	E2-E3	150.00'	78.25'	40.04'	77.36'	S 36°58'06" W	29°53'18"
C-9	E5-B	475.00'	42.56'	21.29'	42.54'	S 22°46'22" W	50°8'00"
C-10	E7-E8	126.00'	65.73'	33.63'	64.98'	N 36°58'06" E	29°53'18"
C-11	S2-13	475.00'	79.03'	39.61'	78.94'	N 38°55'49" E	9°31'58"
	B-S3	475.00'	24.03'	12.02'	24.03'	N 21°39'20" E	2°53'55"
	12-B	475.00'	67.42'	33.77'	67.36'	N 16°08'24" E	80°7'56"
	B-W1	475.00'	58.99'	29.53'	58.95'	N 23°45'50" E	70°6'55"



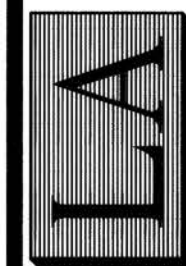
PLAT SHOWING THE SUBDIVISION OF
TRACT "A-1" (7.4069 ACRES)
"BOTETOURT COMMONS"
P.B. 59, PG. 40-41
PROPERTY OF
TIMBERBROOK ASSOCIATES, L.C.
CREATING NEW
LOT THREE (1.0418 ACRES)
AND REMAINING
TRACT "A-1" (6.3651 ACRES)
SITUATED ALONG COMMONS PARKWAY
AMSTERDAM MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA



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ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: October 23, 2017
COMM. NO.: 17-078
SCALE: 1" = 60'