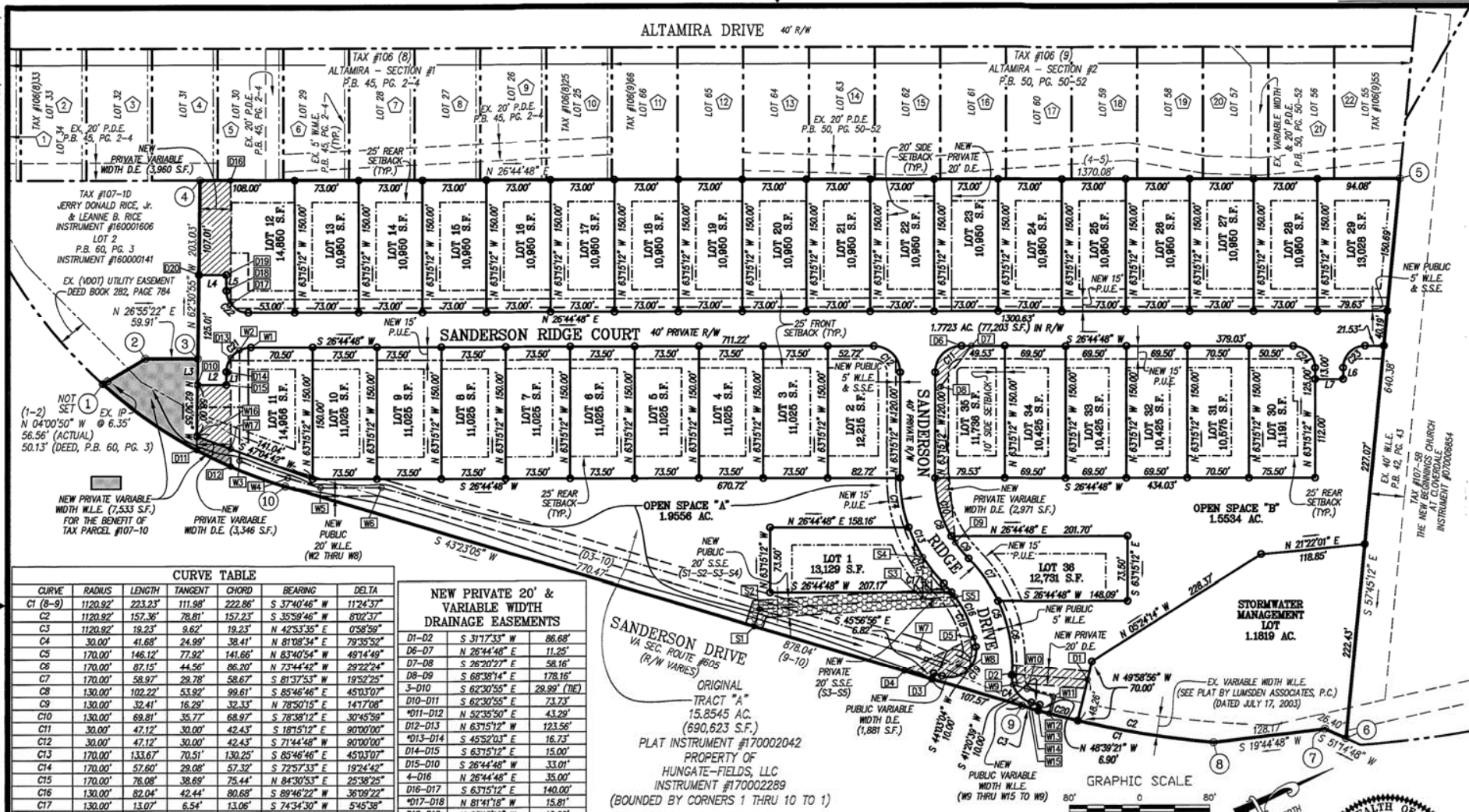

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ROANOKE, VIRGINIA

COMMONWEALTH OF VIRGINIA
LARRY THOMAS OGLE, JR.
11/16/2017
Lic. No. 002459
LAND SURVEYOR

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1 (8-9)	1120.92'	223.23'	111.98'	222.86'	S 37°40'46" W	11°24'37"
C2	1120.92'	157.36'	78.81'	157.23'	S 35°59'46" W	8°02'37"
C3	1120.92'	19.23'	9.62'	19.23'	N 42°53'35" E	0°58'59"
C4	30.00'	41.68'	24.99'	38.41'	N 81°08'34" E	79°35'52"
C5	170.00'	146.12'	77.92'	141.66'	N 83°40'54" W	49°14'49"
C6	170.00'	87.15'	44.56'	86.20'	N 73°44'42" W	29°22'24"
C7	170.00'	58.97'	29.78'	58.67'	S 81°37'53" W	19°52'25"
C8	130.00'	102.22'	53.92'	99.61'	S 85°46'46" E	45°03'07"
C9	130.00'	32.41'	16.29'	32.33'	N 78°50'15" E	14°17'08"
C10	130.00'	69.81'	35.77'	68.97'	S 78°38'12" E	30°45'59"
C11	30.00'	47.12'	30.00'	42.43'	S 18°15'12" E	90°00'00"
C12	30.00'	47.12'	30.00'	42.43'	S 71°44'48" W	90°00'00"
C13	170.00'	133.67'	70.51'	130.25'	S 85°46'46" E	45°03'07"
C14	170.00'	57.60'	29.08'	57.32'	S 72°57'33" E	19°24'42"
C15	170.00'	76.08'	38.69'	75.44'	N 84°30'53" E	25°38'25"
C16	130.00'	82.04'	42.44'	80.68'	S 89°46'22" W	36°09'22"
C17	130.00'	13.07'	6.54'	13.06'	S 74°34'30" W	5°45'38"
C18	130.00'	68.97'	35.31'	68.16'	N 87°20'49" W	30°23'44"
C19	30.00'	60.84'	48.20'	50.94'	N 14°02'57" W	116°12'01"
C20	1120.92'	46.63'	23.32'	46.63'	S 41°12'35" W	2°23'01"
C21	28.00'	43.98'	28.00'	39.60'	S 18°15'12" E	90°00'00"
C22	25.00'	39.27'	25.00'	35.36'	N 71°44'48" E	90°00'00"
C23	25.00'	39.27'	25.00'	35.36'	S 18°15'12" E	90°00'00"
C24	25.00'	39.27'	25.00'	35.36'	S 71°44'48" W	90°00'00"
10-1	547.96'	240.86'	122.41'	238.93'	S 55°58'38" W	25°11'07"
D11-D12	547.96'	43.30'	21.66'	43.29'	N 52°35'50" E	4°31'38"
D13-D14	28.00'	16.99'	8.77'	16.73'	S 45°52'03" E	34°46'19"
D17-D18	25.00'	16.09'	8.33'	15.81'	N 81°41'18" W	36°52'12"
W1-W2	28.00'	13.52'	6.89'	13.39'	S 12°54'53" W	27°39'50"
W3-W4	537.96'	58.72'	29.39'	58.69'	N 46°30'41" E	6°15'13"
W10-W11	1100.92'	30.84'	15.42'	30.84'	N 42°34'56" E	1°36'17"
W12-W13	1120.92'	12.76'	6.38'	12.76'	N 42°04'31" E	0°39'08"
W15-W9	30.00'	30.50'	16.71'	29.20'	N 70°28'01" E	58°14'45"
D12-1	547.96'	174.41'	87.95'	173.67'	S 59°27'06" W	18°14'10"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 63°15'12" E	15.00'
L2	S 26°44'48" W	33.01'
L3	N 62°30'55" W	29.99'
L4	N 26°44'48" E	31.38'
L5	S 63°15'12" E	18.00'
L6	S 63°15'12" E	13.00'
L7	S 26°44'48" W	32.00'

NEW PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT

D3-D4	S 43°23'05" E	32.95'
D4-D5	N 01°13'40" E	88.20'

NEW PRIVATE 20' SANITARY SEWER EASEMENT

S3-S5	N 23°16'43" E	36.83'

NEW PRIVATE 20' & VARIABLE WIDTH DRAINAGE EASEMENTS

D1-D2	S 31°17'33" W	86.68'
D6-D7	N 26°44'48" E	11.25'
D7-D8	S 26°20'27" E	58.16'
D8-D9	S 68°38'14" E	178.16'
3-D10	S 62°30'55" E	29.99' (TIE)
D10-D11	S 62°30'55" E	73.73'
*D11-D12	N 52°35'50" E	43.29'
D12-D13	N 63°15'12" W	123.56'
*D13-D14	S 45°52'03" E	16.73'
D14-D15	S 63°15'12" E	15.00'
D15-D10	S 26°44'48" W	33.01'
4-D16	N 26°44'48" E	35.00'
D16-D17	S 63°15'12" E	140.00'
*D17-D18	N 81°41'18" W	15.81'
D18-D19	N 63°15'12" W	18.00'
D19-D20	S 26°44'48" W	31.38'
D20-4	N 62°30'55" W	107.01'

* DENOTES CHORD BEARING & DISTANCE

NEW PUBLIC 20' SANITARY SEWER EASEMENT

10-S1	N 43°23'05" E	558.57' (TIE)
S1-S2	N 45°39'31" W	20.52'
S2-S3	N 23°16'43" E	186.80'
S3-S4	N 63°15'12" W	47.15'

CENTERLINE OF NEW PUBLIC 20' WATERLINE EASEMENTS

*W1-W2	S 12°54'53" W	13.39' (TIE)
W2-W3	S 63°15'12" E	125.80'
*W3-W4	N 46°30'41" E	58.69'
W4-W5	N 43°23'05" E	38.94'
W5-W6	N 26°44'48" E	69.85'
W6-W7	N 43°23'05" E	639.99'
W7-W8	N 50°57'03" E	61.67'
W9-W10	N 43°23'05" E	17.01'
*W10-W11	N 42°34'56" E	30.84'
W11-W12	S 49°56'24" E	20.01'
*W12-W13	S 42°04'31" W	12.76'
W13-W14	N 48°39'21" W	6.90'
W14-W15	S 41°20'39" W	10.00'
*W15-W9	S 70°28'01" W	29.20'
W16-W17	N 47°04'42" E	41.33'
W17-D12	S 63°15'12" E	20.24'

* DENOTES CHORD BEARING & DISTANCE

ADJOINING PROPERTY OWNERS TABLE

PROPERTY	TAX #	OWNER	LEGAL REFERENCE	ZONING
1	106(8)34	WARREN P. & KATHRYN S. STRICKLAND	INST. #160003368	R3
2	106(8)33	JAMES E. & ELAINE D. HINER	INST. #090006133	R3
3	106(8)32	ELIZABETH F. HUNGATE	INST. #100001412	R3
4	106(8)31	RICHARD A. & ANDREA J. HALL	INST. #100000300	R3
5	106(8)30	BLAIR C. STONE Sr. & IRIS F. STONE	INST. #100003365	R3
6	106(8)29	E. GLENN & LINDA C. BOWMAN	INST. #090003790	R3
7	106(8)28	BILLY G. & AUDRY F. STEWART	INST. #10000668	R3
8	106(8)27	RAE J. MAGEE	INST. #100001748	R3
9	106(8)26	THOMAS F. & JANE C. HENSON	INST. #150003679	R3
10	106(8)25	CAROL L. WILLIAMS	INST. #10000698	R3
11	106(9)66	THOMAS M. & PAULA F. LESKO	INST. #120005231	R3
12	106(9)65	FRANK E. & STEPHANIE R. STOTT	INST. #110000486	R3
13	106(9)64	MARY HINMAN	INST. #110002081	R3
14	106(9)63	CONNIE P. RAGLAND	W.B. 16, PG. 149	R3
15	106(9)62	MICHAEL L. HODGE	INST. #110003396	R3
16	106(9)61	LORETTA V. HASKINS	INST. #120005503	R3
17	106(9)60	JAMES D. & HENRIETTA G. MANNING	INST. #140001795	R3
18	106(9)59	RICHARD & BONNIE AGEE	INST. #130004915	R3
19	106(9)58	MYERS PROPERTY MANAGEMENT, LLC	INST. #120000264	R3
20	106(9)57	DONALD W. & POLLY D. DODSON	INST. #130004520	R3
21	106(9)56	JOSEPHINE M. & BEVERLY C. MULLINS	INST. #120005010	R3
22	106(9)55	ROBERT H. TOLLEY Jr. & CONNIE S. TOLLEY	INST. #110004477	R3

PLAT SHOWING THE SUBDIVISION OF
TRACT "A"
15.8545 AC. (690,623 S.F.)
PLAT INSTRUMENT #170002042
PROPERTY OF
HUNGATE-FIELDS, LLC
INSTRUMENT #170002289
CREATING HEREON
"SANDERSON RIDGE"
LOTS 1 THRU 36,
STORMWATER MANAGEMENT LOT
& OPEN SPACES A & B
VALLEY MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

DATE:	November 16, 2017
COMM. NO.:	2016-003
SCALE:	1" = 80'

SHEET 2 OF 2

16003rp02-sheet 2.plt

w:\drawings\2016\16003\sur\16003rp02.dwg