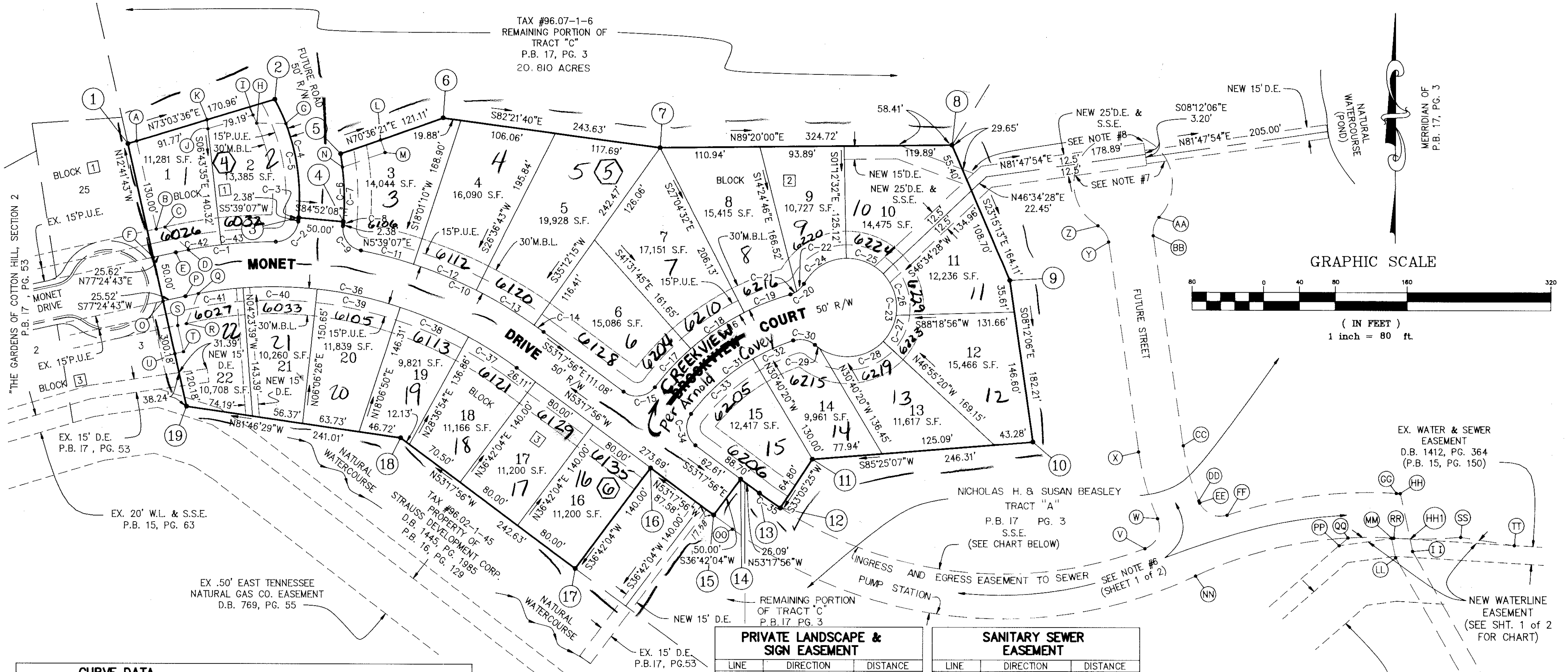




CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	502.46'	112.26'	56.36'	112.02'	N83°48'44"E
C-2	25.00'	36.90'	22.73'	33.64'	N47°55'56"E
C-3	235.44'	2.14'	1.07'	2.14'	N05°23'30"E
C-4	235.44'	136.55'	70.25'	134.64'	S11°29'00"E
C-5	235.44'	138.69'	71.42'	136.69'	S11°13'23"E
C-6	285.44'	76.13'	38.29'	75.91'	N02°30'36"W
C-7	285.44'	78.73'	39.62'	78.48'	N02°14'59"W
C-8	285.44'	2.60'	1.30'	2.59'	S05°23'30"W
C-9	25.00'	36.90'	22.73'	33.64'	S36°37'42"E
C-10	502.46'	224.59'	114.20'	222.72'	S66°06'14"E
C-11	502.46'	60.76'	30.42'	60.72'	N75°26'40"W
C-12	502.46'	75.35'	37.75'	75.28'	N67°41'03"W
C-13	502.46'	75.35'	37.75'	75.28'	N59°05'31"W
C-14	502.46'	13.13'	6.56'	13.13'	N54°02'51"W
C-15	25.00'	39.27'	25.00'	35.36'	N81°42'04"E
C-16	285.44'	186.11'	96.50'	182.84'	N55°22'49"E
C-17	285.44'	58.64'	29.42'	58.53'	S42°35'09"W
C-18	285.44'	72.01'	36.20'	71.82'	S55°41'52"W
C-19	285.44'	55.46'	27.82'	55.39'	S68°29'31"W
C-20	25.00'	19.76'	10.43'	19.25'	N51°24'52"E
C-21	25.00'	7.77'	3.92'	7.74'	S65°09'22"W
C-22	25.00'	11.99'	6.11'	11.88'	S42°30'39"W
C-23	55.00'	270.66'	44.57'	69.25'	S10°15'01"E
C-24	55.00'	57.62'	31.77'	55.02'	S58°46'48"W
C-25	55.00'	45.87'	24.36'	44.55'	N67°19'02"W
C-26	55.00'	50.12'	26.95'	48.41'	N17°19'02"W
C-27	55.00'	32.91'	16.97'	32.42'	N25°56'04"E
C-28	55.00'	77.45'	46.71'	71.21'	N83°25'13"E
C-29	55.00'	6.69'	3.35'	6.68'	S52°45'13"E
C-30	25.00'	25.91'	14.26'	24.77'	N78°57'55"W
C-31	235.44'	142.33'	73.42'	140.18'	S54°01'12"W
C-32	235.44'	49.36'	24.77'	49.27'	N65°20'00"E
C-33	235.44'	92.97'	47.10'	92.38'	N48°00'52"E
C-34	25.00'	39.27'	25.00'	35.36'	S08°17'56"E
C-35	452.46'	389.23'	207.58'	377.34'	N55°06'16"W
C-36	452.46'	63.85'	31.98'	63.80'	S57°20'31"E
C-37	452.46'	82.93'	41.58'	82.81'	S66°38'08"E
C-38	452.46'	94.82'	47.58'	94.64'	S77°53'22"E
C-39	452.46'	82.93'	41.58'	82.81'	S89°08'36"E
C-40	452.46'	64.70'	32.41'	64.65'	N81°30'32"E
C-41	502.46'	51.41'	25.73'	51.38'	S80°20'34"W
C-42	502.46'	60.85'	30.46'	60.81'	S86°44'35"W
C-43	502.46'	60.85'	30.46'	60.81'	S86°44'35"W

PRIVATE LANDSCAPE & SIGN EASEMENT		
LINE	DIRECTION	DISTANCE
1-A	N73°03'36"E	10.03'
A-B	S12°41'43"E	100.76'
B-C	N77°24'43"E	10.00'
C-D	S46°10'10"E	36.26'
D-E	S78°13'55"W	14.38' CH.
E-F	S77°24'43"W	25.62'
F-1	N12°41'43"W	130.00'
TOTAL AREA = 1,903 S.F.		

PRIVATE LANDSCAPE & SIGN EASEMENT		
LINE	DIRECTION	DISTANCE
5-L	N70°36'21"E	47.15'
L-M	S19°23'39"E	15.00'
M-N	S70°36'21"W	50.00'
N-5	N08°37'07"W	15.27' CH.
TOTAL AREA = 728 S.F.		

LEGEND	
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L. & S.S.E.	WATERLINE & SANITARY SEWER EASEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
W.B.	WILL BOOK
PG.	PAGE
S.F.	SQUARE FEET
R/W	RIGHT OF WAY
M.B.L.	MINIMUM BUILDING LINE

PRIVATE LANDSCAPE & SIGN EASEMENT		
LINE	DIRECTION	DISTANCE
2-G	S24°26'52"E	29.98' CH.
G-H	N89°22'44"W	32.60'
H-I	N25°30'49"W	10.00' CH.
I-J	S73°03'36"W	52.34'
J-K	N06°43'35"W	10.16'
K-2	N73°03'36"E	79.19'
TOTAL AREA = 1,258 S.F.		

PRIVATE LANDSCAPE & SIGN EASEMENT		
LINE	DIRECTION	DISTANCE
O-P	N77°24'43"E	25.52'
P-Q	N78°19'42"E	14.47' CH.
Q-R	S21°13'47"W	35.83'
R-S	S77°24'43"W	10.00'
S-T	S12°41'43"E	30.00'
T-U	S77°18'17"W	10.00'
U-O	N12°41'43"W	60.02'
TOTAL AREA = 1,201 S.F.		

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
COR.	NORTHING	EASTING
1	3,599,654.48392	11,038,561.90294
2	3,599,704.29686	11,038,725.44730
3	3,599,572.35242	11,038,752.25202
4	3,599,567.88067	11,038,802.05166
5	3,599,643.71682	11,038,798.72725
6	3,599,683.93159	11,038,912.96085
7	3,599,651.54651	11,039,154.42754
8	3,599,655.32429	11,039,479.12610
9	3,599,504.54920	11,039,543.91564
10	3,599,324.20749	11,039,569.90829
11	3,599,304.53378	11,039,324.38696
12	3,599,250.24671	11,039,289.01091
13	3,599,266.55649	11,039,265.62755
14	3,599,282.15107	11,039,244.70657
15	3,599,242.06281	11,039,214.82462
16	3,599,294.40142	11,039,144.60951
17	3,599,182.15427	11,039,060.94005
18	3,599,327.16189	11,038,866.40441
19	3,599,361.64252	11,038,627.87238
TOTAL AREA = 7,859 Ac.		

SANITARY SEWER EASEMENT		
LINE	DIRECTION	DISTANCE
14-13	S53°17'56"E	26.09'
13-V	S81°55'14"E	433.48' CH.
V-W	N22°51'16"E	36.33' CH.
W-X	N15°58'21"W	77.22' CH.
X-Y	N81°2'06"W	236.58'
Y-Z	N33°51'38"W	21.65' CH.
Z-AA	N81°47'54"E	68.75' CH.
AA-BB	S17°27'26"W	21.65' CH.
BB-CC	S81°2'06"E	236.58'
CC-DD	S16°00'28"E	63.96' CH.
DD-EE	S23°48'50"E	2.38'
EE-FF	S66°05'39"E	33.64' CH.
FF-GG	N82°32'24"E	190.28' CH.
GG-HH	S86°48'31"E	4.16' CH.
HH-II	S12°09'31"E	65.83'
II-JJ	S29°15'58"E	208.38'
JJ-KK	S72°13'53"W	20.41'
KK-LL	N29°15'58"W	207.32'
LL-MM	N12°09'31"W	22.48'
MM-NN	S78°53'08"W	222.54' CH.
NN-OO	N84°19'29"W	517.96' CH.
OO-15	N53°17'56"W	26.09'
15-14	N36°42'04"E	50.00'
TOTAL AREA = 71,157 S.F.		

EX. 50' EAST TENNESSEE NATURAL GAS CO. EASEMENT D.B. 772, PG. 457

MAP #5

96.07-4-1&2,
96.07-5-3→15
96.07-6-16→22

PLAT OF SUBDIVISION FOR
PALM LAND COMPANY, L.C.
CREATING HEREON
SECTION No. 1
"THE GROVES"
BEING A SUBDIVISION OF TRACT "C" (P.B. 17, PG. 3)
OUT OF AND TAX #96.07-1-6
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 80' DATE: 10 NOVEMBER 1994
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
SHEET 2 of 2
COMM. 94-085

