

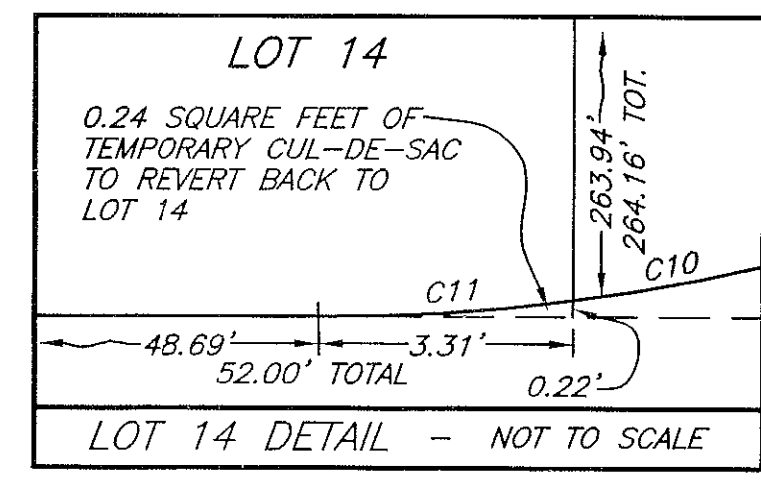
N/F
SPENCER J. FRANTZ
D.B. 1033, PG. 808
TM# 35.00-1-28

PIPE FND.
294.8'

N29°02'08"W 300.00'

N30°26'08"W 228.26'

N18°16'44"E 151.34'



REMAINING 21.531 ACRES
FOR FUTURE DEVELOPMENT
T.M. #35.00-1-27

PROPERTY WITHIN THE TEMPORARY
CUL-DE-SAC WILL REVERT TO THE
ADJOINING PROPERTY OWNERS
AFTER THE ROADWAY IS EXTENDED
AND TAKEN INTO THE SYSTEM BY VDOT.

*SEE LOT
14 DETAIL

CONNORS RUN 50' R/W

STORMWATER
MANAGEMENT AREA
1.919 ACRES

PRIVATE
INGRESS/EGRESS
EASEMENT

N/F
ISABELL ANN BRYANT
D.B. 1416, PG. 1560
TM# 35.04-3-14.01

N/F
CARROLL SUE WIMMER
THURMAN WIMMER
D.B. 892, PG. 217
TM# 35.04-3-9

N/F
NANCY E. FRANCISCO
W.B. 44, PG. 393
TM# 35.04-3-5

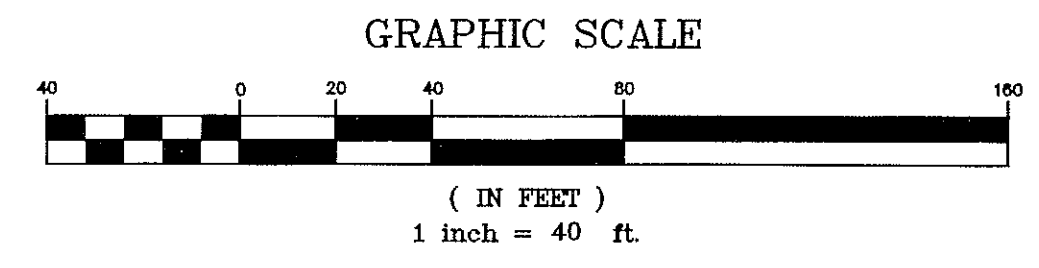
N/F
VAN T. DAVIS, Jr.
ANNA SUE DAVIS
D.B. 700, PG. 428
TM# 35.04-3-4

N/F
VAN T. DAVIS, Jr.
ANNA SUE DAVIS
D.B. 700, PG. 432
TM# 35.04-3-3

N/F
M & L ASSOCIATES
OF ROANOKE INC.
D.B. 1570, PG. 1595
TM# 35.04-2-1

DRAINAGE EASEMENT TABLE		
LINE	BEARING	LENGTH
M-N	N50°35'15"E	38.96
N-O	N39°24'45"W	15.00
O-P	S50°35'15"W	37.94
Q-R	S30°24'47"E	109.23
R-S	N59°35'13"E	15.00
S-T	N30°24'47"W	164.73

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
P.O.E.	PUBLIC UTILITY EASEMENT
M.B.L.	MINIMUM BUILDING LINE
D.E.	DRAINAGE EASEMENT(PUBLIC)
CMP	CORRUGATED METAL PIPE
W.L.E.	WATER LINE EASEMENT(PUBLIC) FOR THE WESTERN VIRGINIA WATER AUTHORITY



P.B. 18, PG. 1



PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF THE PROPERTY
OWNED BY FRALIN R. DEVELOPMENT CORPORATION
RECORDED IN INSTRUMENT #200406675
TO BE KNOWN AS
HANGING ROCK TERRACE
SECTION 1
BEING A PORTION OF TAX MAP #35.00-1-27
CREATING HEREON LOTS 1 THRU 14, LOT 1A,
A STORMWATER MANAGEMENT LOT &
A UTILITY LOT FOR THE COUNTY OF ROANOKE
SITUATED ON RED LANE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED OCTOBER 15, 2004
JOB #R0200117.00
SCALE: 1"= 40'
SHEET 3 OF 5

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

