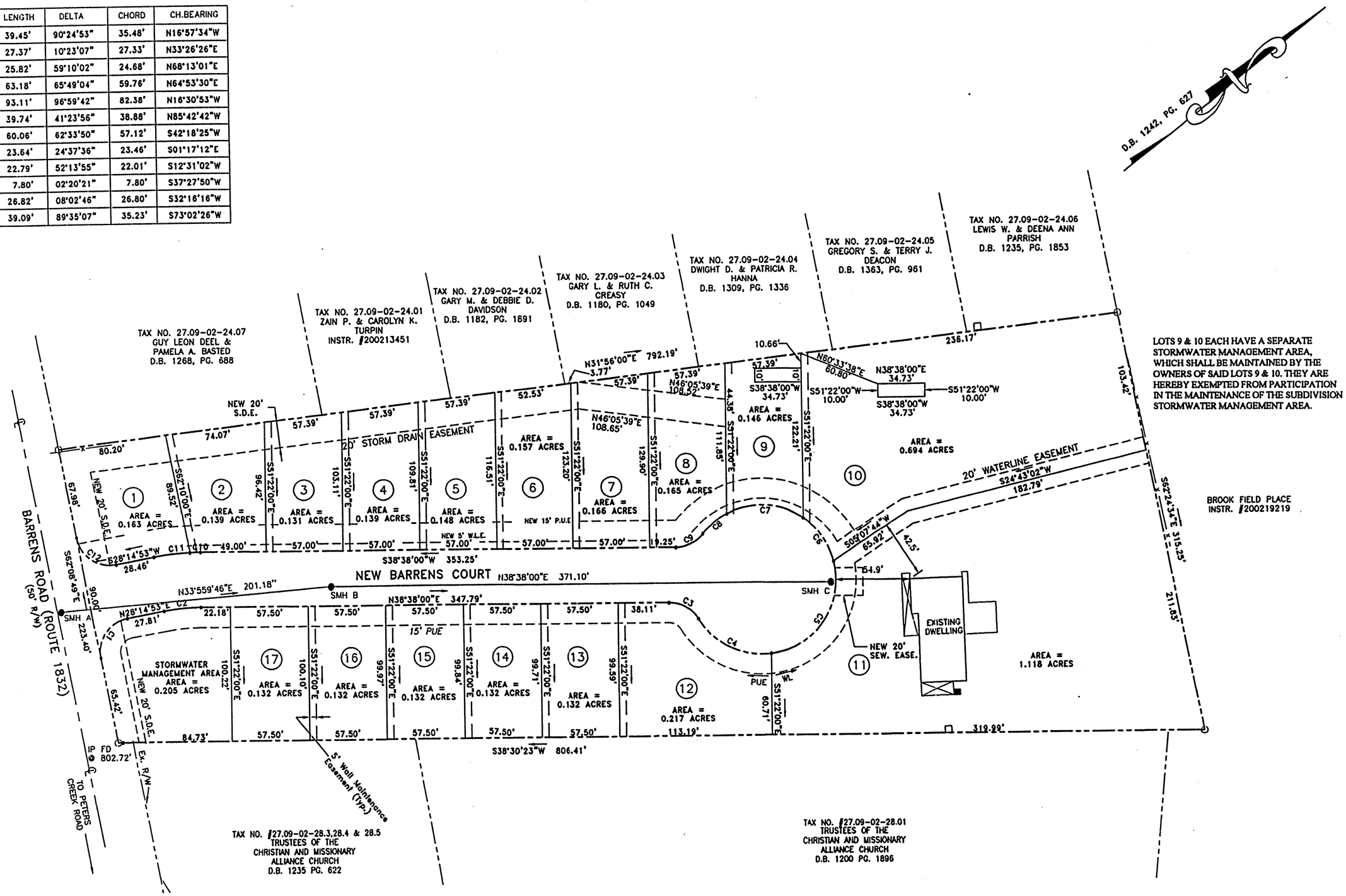
P.B. 27 PG. 90

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	25.00'	25.18'	39.45'	90°24'53"	35.48'	N16°57'34"W
C-2	151.00'	13.72'	27.37'	10°23'07"	27.33'	N33°26'26"E
C-3	25.00'	14.19'	25.82'	59°10'02"	24.68'	N68°13'01"E
C-4	55.00'	35.59'	63.18'	65°49'04"	59.76'	N64°53'30"E
C-5	55.00'	62.16'	93.11'	96°59'42"	82.38'	N16°30'53"W
C-6	55.00'	20.78'	39.74'	41°23'56"	38.88'	N85°42'42"W
C-7	55.00'	33.42'	60.06'	62°33'50"	57.12'	S42°18'25"W
C-8	55.00'	12.00'	23.64'	24°37'36"	23.46'	S01°17'12"E
C-9	25.00'	12.26'	22.79'	52°13'55"	22.01'	S12°31'02"W
C-10	191.00'	3.90'	7.80'	02°20'21"	7.80'	S37°27'50"W
C-11	191.00'	13.43'	26.82'	08°02'46"	26.80'	S32°16'16"W
C-12	25.00'	24.82'	39.09'	89°35'07"	35.23'	S73°02'26"W



LOTS 9 & 10 EACH HAVE A SEPARATE STORMWATER MANAGEMENT AREA, WHICH SHALL BE MAINTAINED BY THE OWNERS OF SAID LOTS 9 & 10. THEY ARE HEREBY EXEMPTED FROM PARTICIPATION IN THE MAINTENANCE OF THE SUBDIVISION STORMWATER MANAGEMENT AREA.

BROOK FIELD PLACE INSTR. #200219219

NOTES:

THIS PLAT SHOWS A ZERO LOT LINE SUBDIVISION.

A NEW 5' WALL MAINTENANCE EASEMENT TO BE CREATED ALONG EACH PROPERTY LINE.

MAXIMUM BUILDING HEIGHT 45 HEIGHT
MAXIMUM BUILDING COVERAGE 40%
MAXIMUM LOT COVERAGE 50%

COMMONWEALTH OF VIRGINIA
1-26-04
RODERICK F. PIERSON
NO. 1969
LAND SURVEYOR

RODERICK F. PIERSON, LLS, 1969

LEGEND:
- • IP SET
- o IP FOUND

PLAT OF SUBDIVISION FOR
PARSELL & ZEIGLER DEVELOPMENT CORPORATION
SHOWING
"NEW BARRENS COURT"
SITUATED ALONG BARRENS ROAD
AND SITUATED IN THE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: OCTOBER 1, 2003
SHEET 2 OF 2

COMM. NO. R200350 DISK FILE R200350.CRD BARRENS ROAD/PLAT.DWG