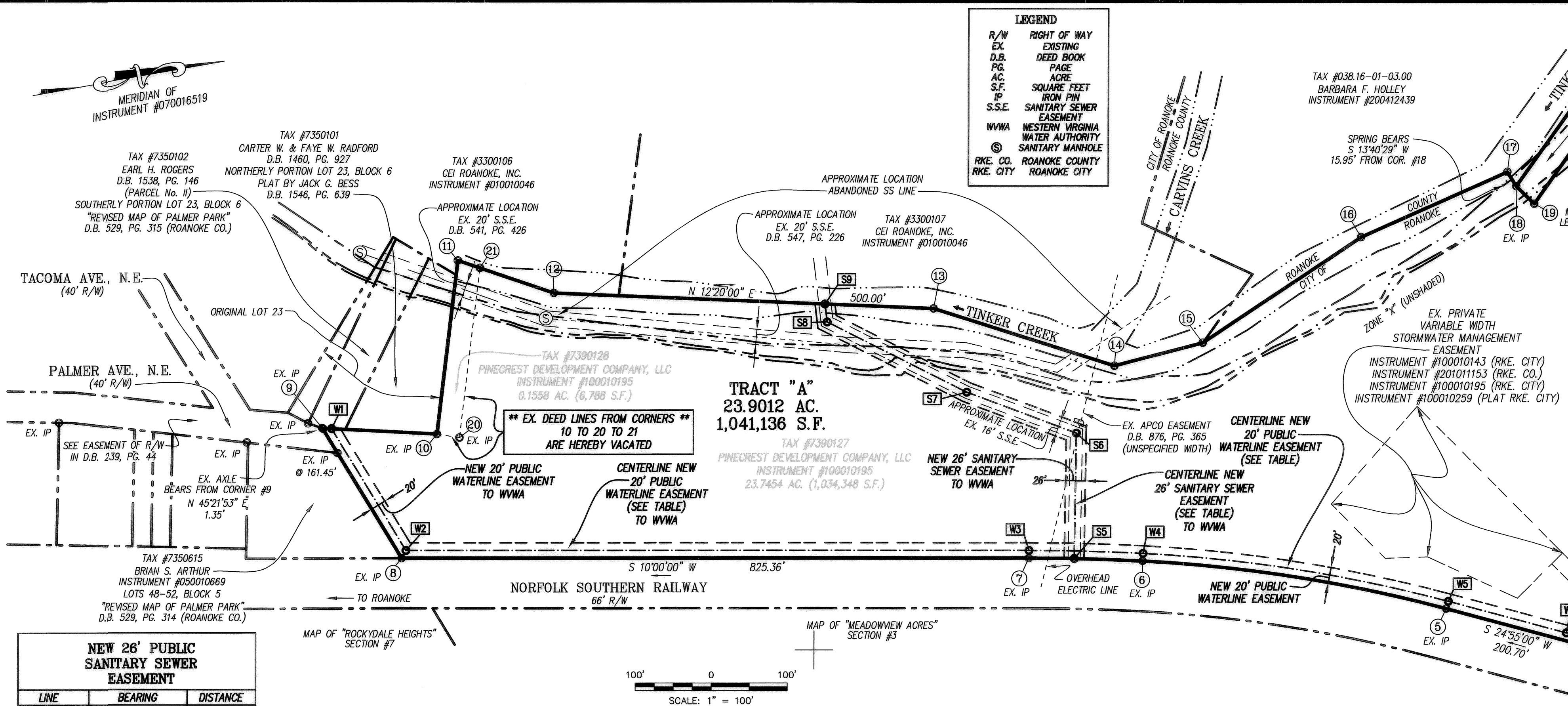




NEW 26' PUBLIC SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
*6-S5 (TIE)	S 12°04'34" W	90.09'
S5-S6	N 79°03'39" W	163.98'
S6-S7	S 30°19'21" W	154.17'
S7-S8	S 36°38'21" W	205.49'
S8-S9	N 86°49'39" W	23.69'
S9-13 (TIE)	N 12°20'00" E	142.94'

* DENOTES CHORD BEARING & DISTANCE

NEW 20' PUBLIC WATERLINE EASEMENT

LINE	BEARING	DISTANCE
9-W1 (TIE)	N 12°51'46" E	12.13'
W1-W2	N 68°23'46" E	186.97'
W2-W3	N 10°00'00" E	819.77'
W5-W6	N 24°55'00" E	160.62'
W6-W7	N 11°46'44" E	145.78'
W7-W8	N 11°46'44" E	20.27'
W8-W9	N 16°06'00" E	611.14'
W10-W11	N 14°15'27" W	17.23'
W11-W12	N 14°15'27" W	114.77'
W7-W16	N 78°13'16" W	21.00'
W13-W15	N 48°03'53" W	44.33'
W11-2 (TIE)	N 57°19'00" E	155.79'
W14-2 (TIE)	S 44°46'11" E	504.73'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W3-W4	2907.93'	150.57'	75.30'	150.55'	N 11°29'00" E	2°58'00"
W4-W5	1953.08'	407.35'	204.42'	406.61'	N 18°56'30" E	11°57'00"
W9-W10	233.00'	123.45'	63.21'	122.01'	N 00°55'17" E	30°21'27"
W12-W13	683.00'	308.09'	156.71'	305.48'	N 27°10'48" W	25°50'42"
W13-W14	683.00'	82.11'	41.10'	82.06'	N 43°32'47" W	6°53'17"
W12-W14	683.00'	390.20'	200.58'	384.91'	N 30°37'26" W	32°43'59"
6-S5 (TIE)	2897.93'	90.10'	45.05'	90.09'	S 12°04'34" W	1°46'53"
3-4	2831.93'	435.78'	218.32'	435.35'	S 20°30'30" W	8°49'00"
5-6	1943.08'	405.26'	203.37'	404.53'	S 18°56'30" W	11°57'00"
6-7	2897.93'	150.05'	75.04'	150.03'	S 11°29'00" W	2°58'00"

TAX #7390128 0.1558 AC. 6,788 S.F. BOUNDARY TABLE

LINE	BEARING	DISTANCE
10-11	N 73°08'14" W	229.00'
11-21	N 28°36'30" E	30.63'
21-20	S 73°08'14" E	223.74'
20-10	S 18°43'46" W	30.00'

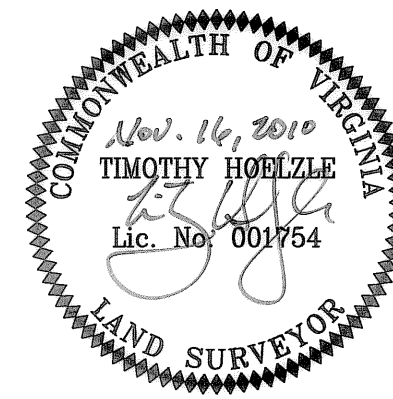
TAX #7390127 23.7454 AC. 1,034,348 S.F. BOUNDARY TABLE

LINE	BEARING	DISTANCE
1-2	N 57°19'00" E	1,308.23'
2-3	S 16°06'00" W	554.40'
*3-4	S 20°30'30" W	435.35'
4-5	S 24°55'00" W	200.70'
*5-6	S 18°56'30" W	404.53'
*6-7	S 11°29'00" W	150.03'
7-8	S 10°00'00" W	825.36'
8-9	S 68°23'46" W	199.43'
9-10	N 12°51'46" E	151.00'
10-20	N 18°43'46" E	30.00'
20-21	N 73°08'14" W	223.74'
21-12	N 28°36'30" E	102.85'
12-13	N 12°20'00" E	500.00'
13-14	N 27°30'00" E	250.00'
14-15	N 04°30'00" W	120.00'
15-16	N 23°38'00" W	250.00'
16-17	N 13°53'00" W	210.34'
17-18	N 68°04'00" E	22.00'
18-19	N 54°07'00" E	33.00'
19-1	N 44°40'00" W	295.89'

* DENOTES CHORD BEARING & DISTANCE

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE FOUND AT PROPERTY CORNERS AS SHOWN HEREON, NO PROPERTY CORNERS (CORNERS 11-18 & 21) WERE FOUND OR SET IN TINKER CREEK.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 17, 2010, REVISED SEPTEMBER 10, 2010 - COMMITMENT #VTS-046 FOR TAX #7390127. TAX #038.16-01-03.01 WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED IN THE FIELD. SEE COMMUNITY PANEL NO. 510130 0158 G, MAP NUMBER 51161C0158G, DATED SEPTEMBER 28, 2007, ZONE "AE", "X" SHADED & "X" UNSHADED.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OR COMBINATION OF ANY PROPERTY IN ROANOKE COUNTY.
- LEGAL REFERENCE: INSTRUMENT #100010195, #100010143 & #201011153 (ROANOKE COUNTY).



PLAT SHOWING THE COMBINATION OF THE
PROPERTY OF
PINECREST DEVELOPMENT COMPANY, LLC
BEING ROANOKE CITY
TAX #7390127 - 23.7454 AC. (1,034,348 S.F.) AND
TAX #7390128 - 0.1558 AC. (6,788 S.F.)
INSTRUMENT #100010195
CREATING HEREON
TRACT "A"
23.9012 AC. (1,041,136 S.F.)
SITUATED AT THE TERMINUS OF
PALMER AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

DATE: November 16, 2010
COMM. NO.: 10-019
SCALE: 1" = 100'