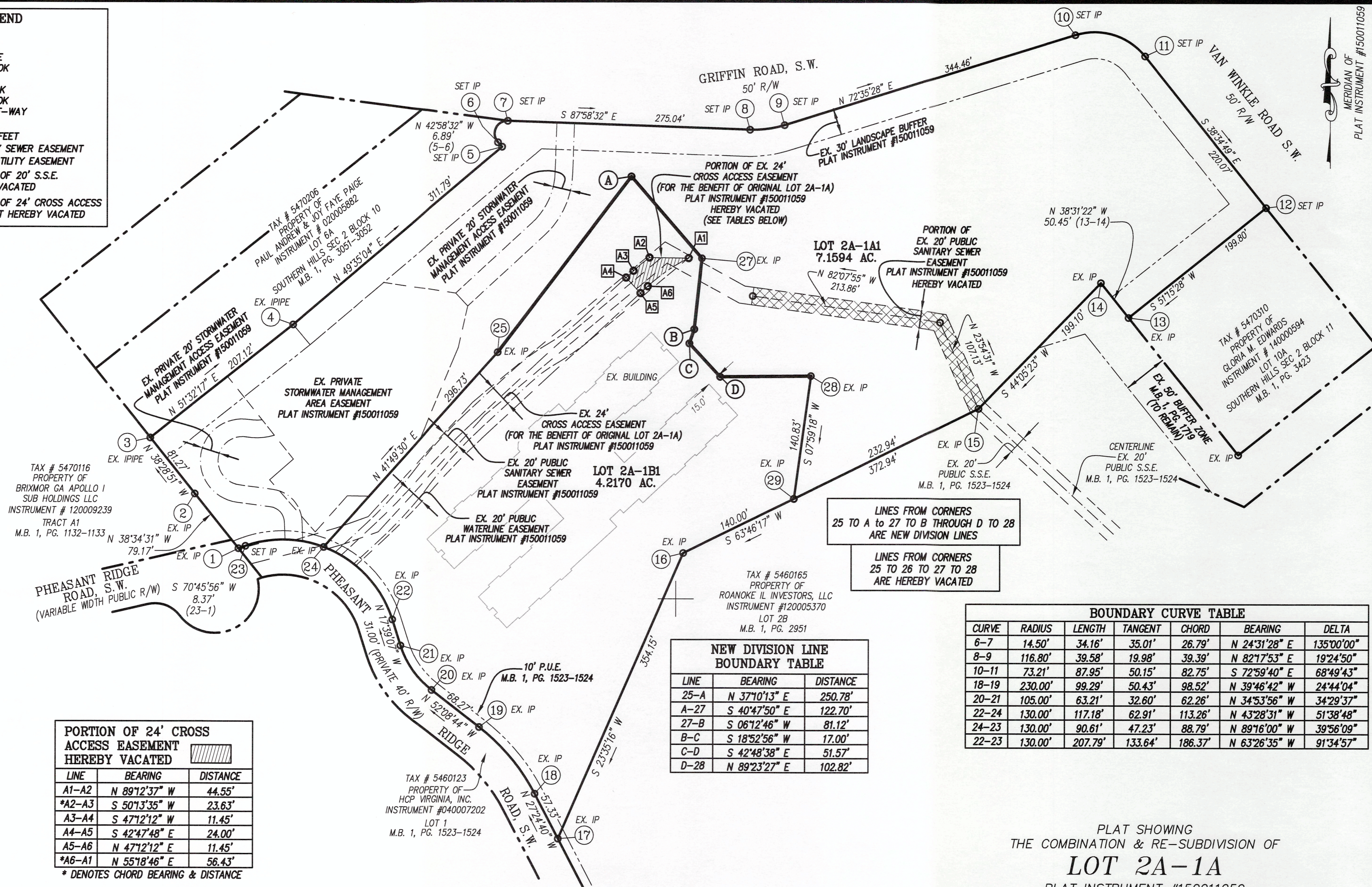


LEGEND

- EX. EXISTING
IP. IRON PIN
IPIPE IRON PIPE
D.B. DEED BOOK
PG. PAGE
M.B. MAP BOOK
P.B. PLAT BOOK
R/W RIGHT-OF-WAY
AC. ACRES
S.F. SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
PORTION OF 20' S.S.E. HEREBY VACATED
PORTION OF 24' CROSS ACCESS EASEMENT HEREBY VACATED



PORTION OF 24' CROSS ACCESS EASEMENT HEREBY VACATED

LINE	BEARING	DISTANCE
A1-A2	N 89°12'37" W	44.55'
*A2-A3	S 50°13'35" W	23.63'
A3-A4	S 47°12'12" W	11.45'
A4-A5	S 42°47'48" E	24.00'
A5-A6	N 47°12'12" E	11.45'
*A6-A1	N 55°18'46" E	56.43'

* DENOTES CHORD BEARING & DISTANCE

PORTION OF 24' CROSS ACCESS EASEMENT HEREBY VACATED

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A2-A3	224.00'	23.64'	11.83'	23.63'	S 50°13'35" W	6°02'46"
A6-A1	200.00'	56.62'	28.50'	56.43'	N 55°18'46" E	16°13'08"

NEW DIVISION LINE BOUNDARY TABLE

LINE	BEARING	DISTANCE
25-A	N 37°10'13" E	250.78'
A-27	S 40°47'50" E	122.70'
27-B	S 06°12'46" W	81.12'
B-C	S 18°52'56" W	17.00'
C-D	S 42°48'38" E	51.57'
D-28	N 89°23'27" E	102.82'

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
6-7	14.50'	34.16'	35.01'	26.79'	N 24°31'28" E	135°00'00"
8-9	116.80'	39.58'	19.98'	39.39'	N 82°17'53" E	19°24'50"
10-11	73.21'	87.95'	50.15'	82.75'	S 72°59'40" E	68°49'43"
18-19	230.00'	99.29'	50.43'	98.52'	N 39°46'42" W	24°44'04"
20-21	105.00'	63.21'	32.60'	62.26'	N 34°53'56" W	34°29'37"
22-24	130.00'	117.18'	62.91'	113.26'	N 43°28'31" W	51°38'48"
24-23	130.00'	90.61'	47.23'	88.79'	N 89°16'00" W	39°56'09"
22-23	130.00'	207.79'	133.64'	186.37'	N 63°26'35" W	91°34'57"

PLAT SHOWING
THE COMBINATION & RE-SUBDIVISION OF

LOT 2A-1A

PLAT INSTRUMENT #150011059

PROPERTY OF

PR HOMES, LLC

CREATING HEREON

LOT 2A-1A1 (7.1594 AC.)

AND

LOT 2A-1B1

PLAT INSTRUMENT #150011059

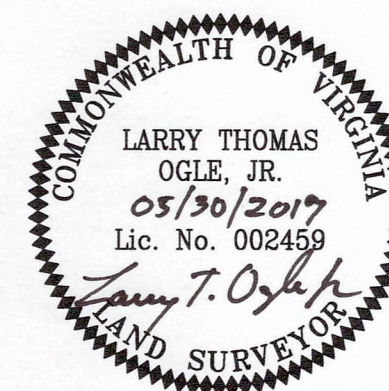
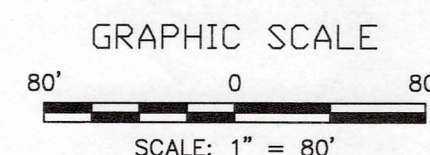
PROPERTY OF

PRMC, LLC

CREATING HEREON

LOT 2A-1B1 (4.2170 AC.)

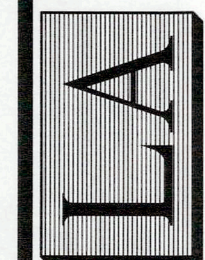
SITUATED ALONG PHEASANT RIDGE RD., SW,
GRIFFIN RD., SW & VAN WINKLE RD., SW
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ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: May 30, 2017
COMM. NO.: 2016-218
SCALE: 1" = 80'
SHEET 3 OF 4