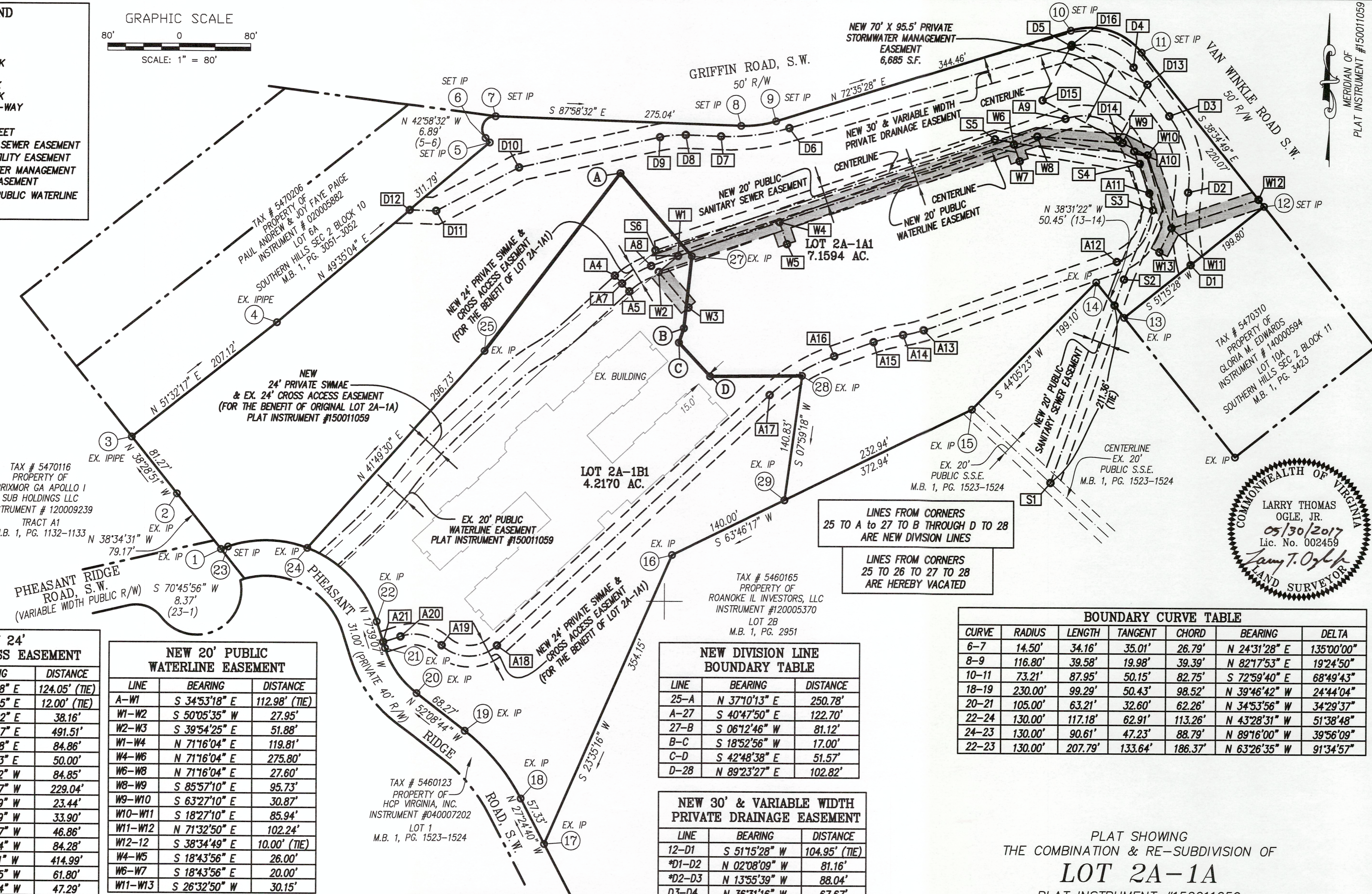
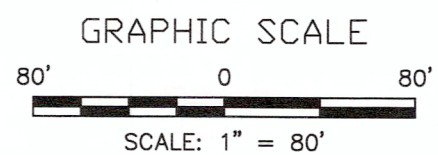


16218rp01-sheet 4.plt
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- LEGEND**
- EX. EXISTING
 - IP IRON PIN
 - IPIPE IRON PIPE
 - D.B. DEED BOOK
 - PG. PAGE
 - M.B. MAP BOOK
 - P.B. PLAT BOOK
 - R/W RIGHT-OF-WAY
 - AC. ACRES
 - S.F. SQUARE FEET
 - S.S.E. SANITARY SEWER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.W.M.A.E. STORMWATER MANAGEMENT ACCESS EASEMENT
 - NEW 20' PUBLIC WATERLINE EASEMENT



NEW 24' CROSS ACCESS EASEMENT

LINE	BEARING	DISTANCE
A-A7	S 00°50'18" E	124.05' (TIE)
A4-A7	S 42°47'45" E	12.00' (TIE)
A7-A8	N 58°40'02" E	38.16'
A8-A9	N 70°07'57" E	491.51'
A9-A10	S 64°51'48" E	84.86'
A10-A11	S 19°51'33" E	50.00'
A11-A12	S 25°08'12" W	84.85'
A12-A13	S 70°07'57" W	229.04'
A13-A14	S 76°08'19" W	23.44'
A14-A15	S 76°08'19" W	33.90'
A15-A16	S 70°07'57" W	46.86'
A16-A17	S 58°40'04" W	84.28'
A17-A18	S 47°12'11" W	414.99'
A18-A19	S 89°58'45" W	61.80'
A19-A20	N 77°26'54" W	47.29'
A20-A21	S 72°20'53" W	20.23'
A21-A22	N 17°39'07" W	23.89'

* DENOTES CHORD BEARING & DISTANCE

NEW 20' PUBLIC WATERLINE EASEMENT

LINE	BEARING	DISTANCE
A-W1	S 34°53'18" E	112.98' (TIE)
W1-W2	S 50°05'35" W	27.95'
W2-W3	S 39°54'25" E	51.88'
W1-W4	N 71°16'04" E	119.81'
W4-W6	N 71°16'04" E	275.80'
W6-W8	N 71°16'04" E	27.60'
W8-W9	S 85°57'10" E	95.73'
W9-W10	S 63°27'10" E	30.87'
W10-W11	S 18°27'10" E	85.94'
W11-W12	N 71°32'50" E	102.24'
W12-12	S 38°34'49" E	10.00' (TIE)
W4-W5	S 18°43'56" E	26.00'
W6-W7	S 18°43'56" E	20.00'
W11-W13	S 26°32'50" W	30.15'

NEW 20' PUBLIC SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
15-S1	S 47°03'00" E	120.13' (TIE)
S1-S2	N 19°40'52" E	242.37'
S2-S3	N 22°29'43" E	84.00'
S3-S4	N 16°05'50" W	54.00'
S4-S5	N 80°31'19" W	164.00'
S5-S6	S 71°32'54" W	399.19'
S6-A	N 24°32'23" W	94.94' (TIE)

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'

NEW 30' & VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
12-D1	S 51°15'28" W	104.95' (TIE)
D1-D2	N 02°08'09" W	81.16'
D2-D3	N 13°55'39" W	88.04'
D3-D4	N 36°31'16" W	67.67'
D4-D5	N 71°29'35" W	73.41'
D5-D6	S 73°32'07" W	327.77'
D6-D7	S 82°49'12" W	76.93'
D7-D8	N 87°53'43" W	39.53'
D8-D9	S 84°50'58" W	28.89'
D9-D10	S 77°35'39" W	161.58'
D10-D11	S 62°00'27" W	104.50'
D11-D12	N 87°59'33" W	29.69'
D12-5	N 49°35'04" E	117.25' (TIE)

* DENOTES CHORD BEARING & DISTANCE

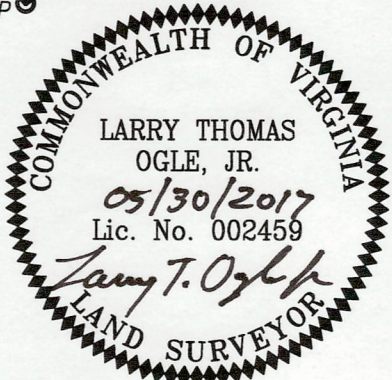
NEW 70' X 95.5' PRIVATE STORMWATER MANAGEMENT EASEMENT 6,685 S.F.

LINE	BEARING	DISTANCE
11-D13	S 10°14'24" E	36.48' (TIE)
D13-D14	S 27°30'12" W	70.00'
D14-D15	N 62°29'48" W	95.50'
D15-D16	N 27°30'12" E	70.00'
D16-D13	S 62°29'48" E	95.50'

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-1B
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
ROANOKE CITY, VIRGINIA



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

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

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