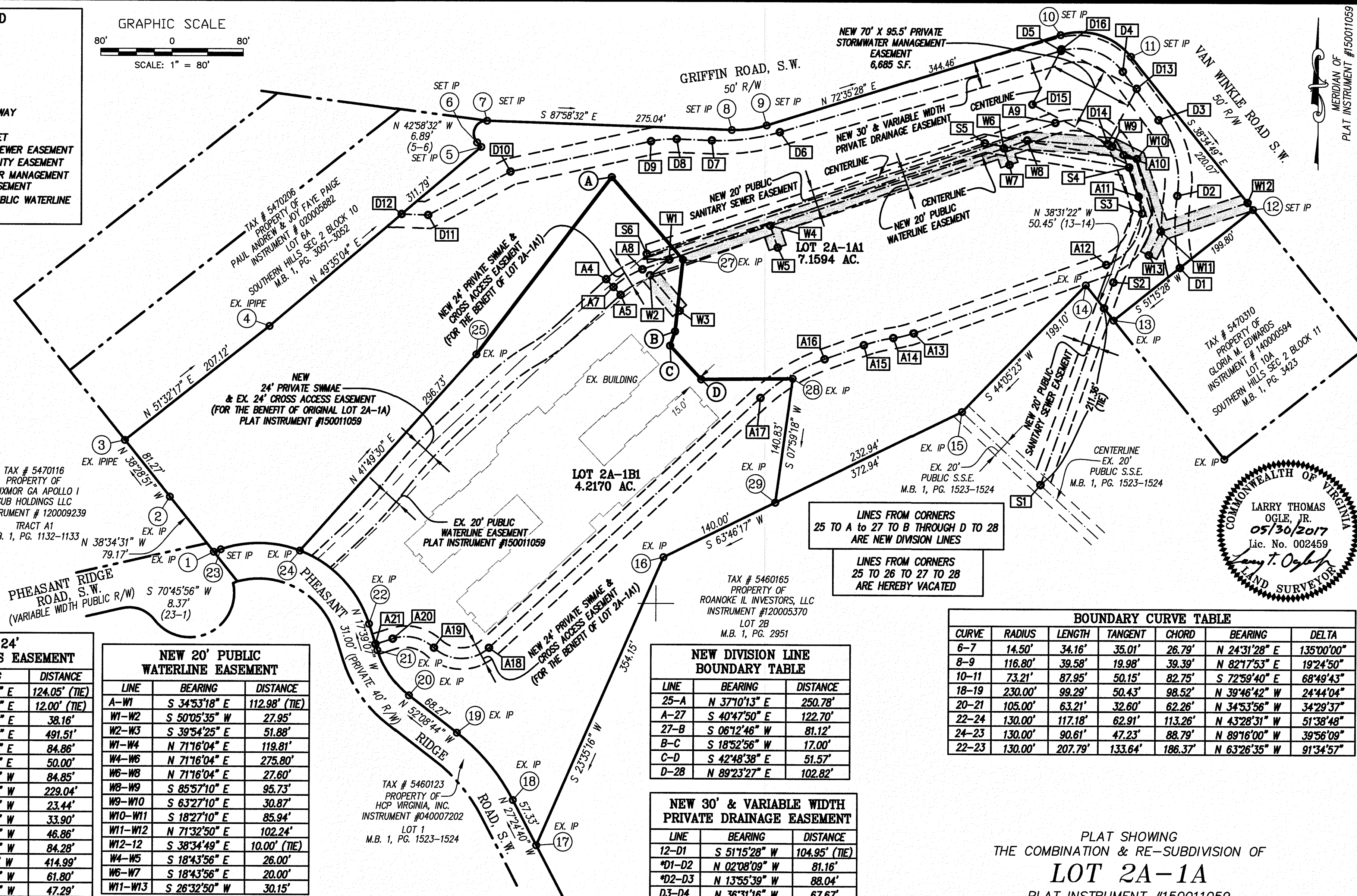
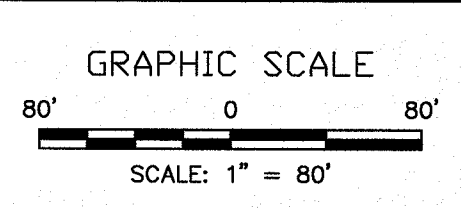


16218rp01-sheet 4.plt
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LEGEND

EX. EXISTING
IP. IRON PIN
IPIPE. IRON PIPE
D.B. DEED BOOK
P.G. 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-W5	N 71°16'04" E	275.80'
W5-W6	N 71°16'04" E	27.60'
W6-W7	S 85°57'10" E	95.73'
W7-W8	S 63°27'10" E	30.87'
W8-W9	S 18°27'10" E	85.94'
W9-W10	N 71°32'50" E	102.24'
W10-W11	S 38°34'49" E	10.00' (TIE)
W11-W12	S 18°43'56" E	26.00'
W12-W13	S 18°43'56" E	20.00'
W13-W14	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

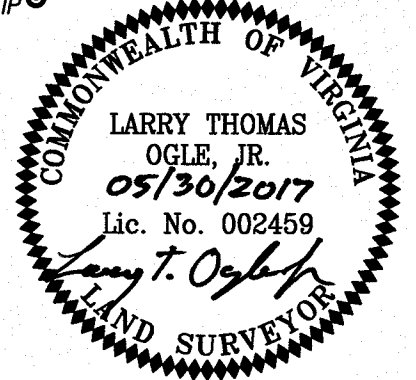
NEW 70' X 95.5' PRIVATE STORMWATER MANAGEMENT EASEMENT 6,685 S.F.

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
SHEET 4 OF 4

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