

15079rp01-5foot-rw-ded-sheet 2.plt
w:\drawings\2015\15079rp01-5foot-rw-ded.dwg

NEW VARIABLE WIDTH P.S.W.M.E. #1. LINE TABLE

LINE	BEARING	DISTANCE
2A-D1	N 49°37'00" W	189.45' (TIE)
D1-D2	N 31°20'42" E	48.54'
*D2-D3	N 79°47'31" E	111.34'
D3-D4	S 45°46'49" E	56.20'
D4-A10	S 44°13'11" W	110.92'
*A10-A11	S 54°35'03" W	12.59'
*A11-D1	N 53°28'33" W	108.87'
TOTAL AREA = 11,204 S.F.		

* DENOTES CHORD BEARING & DISTANCE

NEW VARIABLE WIDTH P.S.W.M.E. #2. LINE TABLE

LINE	BEARING	DISTANCE
A5-D5	S 29°31'58" W	20.00' (TIE)
D5-D6	N 60°53'19" W	154.12'
D6-D7	S 29°06'41" W	78.28'
*D7-D8	S 16°35'43" E	150.65'
D8-D9	S 60°28'02" E	44.94'
D9-D5	N 29°31'58" E	183.82'
TOTAL AREA = 19,518 S.F.		

* DENOTES CHORD BEARING & DISTANCE

NEW VARIABLE WIDTH P.S.W.M.A. LINE TABLE

LINE	BEARING	DISTANCE
*2A-A1	N 41°51'29" W	26.94'
A1-A2	N 44°13'11" E	42.59'
*A2-A3	N 36°52'34" E	38.35'
A3-A4	N 29°31'58" E	561.10'
A4-A5	N 60°53'19" W	31.39'
A5-D9	S 29°31'58" W	203.82'
D9-D8	N 60°28'02" W	44.94'
D8-A6	S 29°31'58" W	20.00'
A6-A7	S 60°28'02" E	48.32'
A7-A8	S 29°31'58" W	245.23'
*A8-A9	S 36°52'34" W	25.56'
A9-A10	S 44°13'11" W	124.54'
*A10-A11	S 54°35'03" W	12.59'
*A11-A1	S 45°43'01" E	54.27'
AREA = 22,013 S.F.		

* DENOTES CHORD BEARING & DISTANCE

NEW 20' PUBLIC S.S.E. LINE TABLE

CENTERLINE	BEARING	DISTANCE
17-S1	N 57°16'12" W	54.45' (TIE)
S1-S2	N 71°42'11" E	114.88'
S2-S3	N 64°04'53" E	126.17'
AREA = 4,826 S.F.		

NEW 20' PUBLIC W.L.E. LINE TABLE

CENTERLINE	BEARING	DISTANCE
2A-W3	N 41°10'42" W	12.64' (TIE)
3A-W1	S 79°17'29" E	80.47' (TIE)
W1-W2	N 14°02'45" E	42.78'
W3-W4	N 46°34'27" E	16.13'
*W4-W5	N 38°03'12" E	76.75'
W5-W6	N 29°31'58" E	158.15'
W6-W7	N 29°31'58" E	148.21'
W7-W8	N 29°31'58" E	46.00'
W6-W9	N 60°28'02" W	94.42'
W7-W10	N 60°28'02" W	81.50'
TOTAL AREA = 12,885 S.F.		

* DENOTES CHORD BEARING & DISTANCE

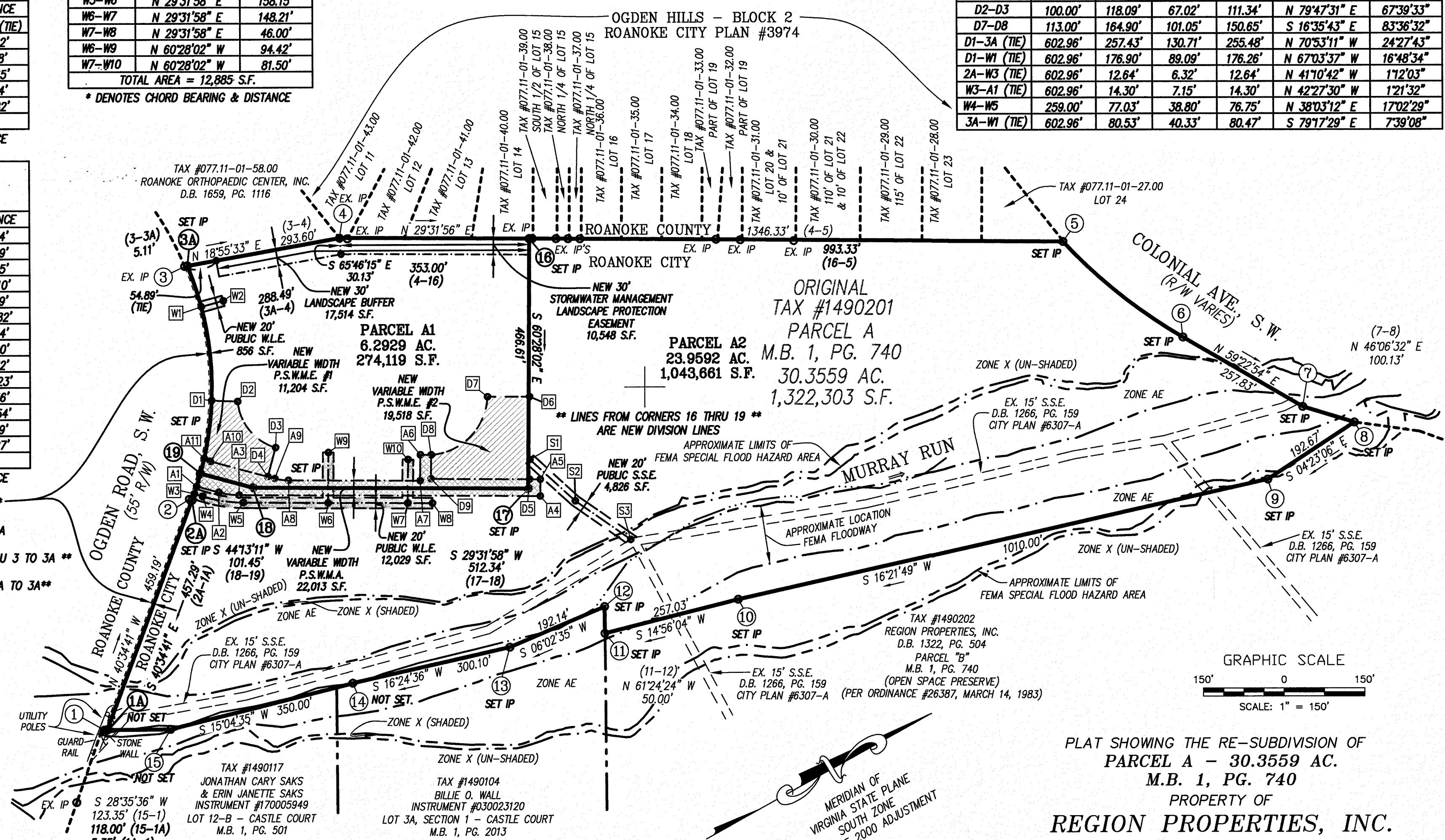
ABBREVIATIONS / LEGEND

IP IRON PIN
EX. EXISTING
M.B. MAP BOOK
D.B. DEED BOOK
PG. PAGE
R/W RIGHT-OF-WAY
AC. ACRES
S.F. SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
W.L.E. PRIVATE WATERLINE EASEMENT
P.S.W.M.E. PRIVATE STORMWATER MANAGEMENT EASEMENT
P.S.W.M.A. PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT
20' PUBLIC WATERLINE EASEMENT
W1 TO W2, W3 THRU W6, W6 TO W9 & W7 TO W10 (CENTERLINE)
VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT EASEMENT, D1 THRU D4, A10, A11 TO D1 & D5 THRU D9 TO D5
PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT A1 THRU A11 TO A1

--- 5' R/W DEDICATION ---
--- 5' R/W DEDICATION ---
--- 5' R/W DEDICATION ---

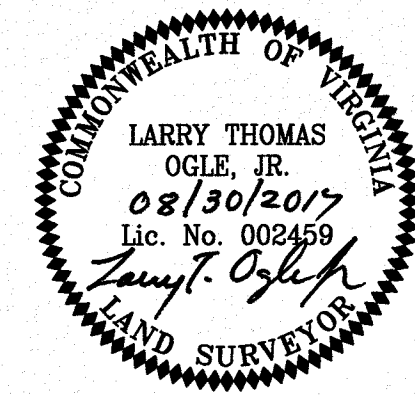
BOUNDARY & EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	597.96'	445.02'	233.38'	434.82'	N 61°53'56" W	42°38'30"
2A-3A	602.96'	447.67'	234.72'	437.46'	N 61°50'52" W	42°32'22"
2A-19	602.96'	51.95'	25.99'	51.93'	N 43°02'46" W	4°56'11"
19-3A	602.96'	395.72'	205.28'	388.66'	N 64°18'57" W	37°36'11"
5-6	979.93'	286.39'	144.23'	285.35'	N 67°54'04" E	16°44'43"
2A-A1 (TIE)	602.96'	26.94'	13.47'	26.94'	N 41°51'29" W	2°33'35"
A2-A3	150.00'	38.45'	19.33'	38.35'	N 36°52'34" E	14°41'13"
A8-A9	100.00'	25.63'	12.89'	25.56'	S 36°52'34" W	14°41'13"
A10-A11	35.00'	12.66'	6.40'	12.59'	S 54°35'03" W	20°43'43"
A11-A1	602.96'	54.28'	27.16'	54.27'	S 45°43'01" E	5°09'30"
A11-19 (TIE)	602.96'	29.27'	14.64'	29.27'	S 46°54'19" E	2°46'54"
19-A1 (TIE)	602.96'	25.01'	12.51'	25.01'	S 44°19'34" E	2°22'36"
2A-A11 (TIE)	602.96'	81.22'	40.67'	81.16'	N 44°26'13" W	7°43'05"
2A-D1 (TIE)	602.96'	190.24'	95.92'	189.45'	N 49°37'00" W	18°04'39"
A11-D1	602.96'	109.02'	54.66'	108.87'	N 53°28'33" W	10°21'34"
D2-D3	100.00'	118.09'	67.02'	111.34'	N 79°47'31" E	67°39'33"
D7-D8	113.00'	164.90'	101.05'	150.65'	S 16°35'43" E	83°36'32"
D1-3A (TIE)	602.96'	257.43'	130.71'	255.48'	N 70°53'11" W	24°27'43"
D1-W1 (TIE)	602.96'	176.90'	89.09'	176.26'	N 67°03'37" W	16°48'34"
2A-W3 (TIE)	602.96'	12.64'	6.32'	12.64'	N 41°10'42" W	1°21'03"
W3-A1 (TIE)	602.96'	14.30'	7.15'	14.30'	N 42°27'30" W	1°21'32"
W4-W5	259.00'	77.03'	38.80'	76.75'	N 38°03'12" E	17°02'29"
3A-W1 (TIE)	602.96'	80.53'	40.33'	80.47'	S 79°17'29" E	7°39'08"



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH EFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP #51161C0251G DATED: SEPTEMBER 28, 2007. ZONE "AE", ZONE "X" (SHADED) AND "X" (UN-SHADED).
4. CURRENT OWNER: REGION PROPERTIES, INC., D.B. 1322, PG. 504, PARCEL "A", M.B. 1, PG. 740.
5. THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCEL #1490201.
6. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
7. THE LINES BETWEEN CORNERS 1A TO 2A TO 3A & 16 THRU 19 ARE NEW DIVISION LINES. LINES BETWEEN CORNERS 1A TO 1 TO 2 TO 3 TO 3A ARE HEREBY VACATED.
8. 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 RE-SUBDIVISION.



PLAT SHOWING THE RE-SUBDIVISION OF
PARCEL A - 30.3559 AC.
M.B. 1, PG. 740
PROPERTY OF
REGION PROPERTIES, INC.
D.B. 1322, PG. 504
CREATING HEREON
PARCEL A1 (6.2929 AC.),
PARCEL A2 (23.9592 AC.)
AND
THE DEDICATION OF 0.1038 AC.
FOR PUBLIC STREET PURPOSES
SITUATED ALONG OGDEN RD., SW & COLONIAL AVE., SW
ROANOKE CITY, VIRGINIA

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

DATE: August 30, 2017
COMM. NO.: 2015-079
SCALE: 1" = 150'

SHEET 2 OF 2