

MIKE MORGAN ENGINEERING, LLC.
14350 SOMMERVILLE COURT
MIDLOTHIAN, VA 23113
Office: 804.419.2559
Fax: 804.419.2558

**PLAT SHOWING
PHASE 1 SUBDIVISION FOR
THE TOWNES AT HIDDEN VALLEY, LLC
WINDSOR HILLS MAGISTERIAL DISTRICT, ROANOKE COUNTY, VIRGINIA**

DATE
DECEMBER 11, 2007

MME PROJECT NUMBER
2006-125

DRAWN BY: **KCW** CHECK BY: **KCW**

REVISION

SHEET NO.
2 OF 5

2008-01051

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	319.27'	380.00'	48°08'20"	N84°13'25"E	309.96
C2	16.70'	380.00'	2°31'07"	S70°26'51"E	16.70
C3	31.23'	19.00'	94°09'48"	S13°32'48"E	27.83
C4	111.17'	470.00'	13°33'07"	S40°18'40"W	110.91
C5	29.05'	19.00'	87°36'46"	N89°08'24"W	26.30
C6	40.50'	620.00'	3°44'35"	S47°10'18"E	40.50
C7	48.00'	620.00'	4°26'09"	S51°15'40"E	47.99
C8	48.01'	620.00'	4°26'14"	S55°41'52"E	48.00
C9	26.34'	620.00'	2°26'05"	S59°08'01"E	26.34
C10	33.51'	214.00'	8°58'22"	S64°50'14"E	33.48
C11	213.67'	214.00'	57°15'36"	N82°02'47"E	205.08
C12	254.38'	56.00'	280°15'56"	N76°42'58"W	85.63
C13	33.37'	19.00'	100°37'22"	S23°27'45"W	29.24
C14	139.32'	174.00'	45°52'31"	S83°17'18"E	135.63
C15	29.85'	19.00'	90°00'00"	N15°21'03"W	26.87
C16	29.93'	19.00'	90°15'21"	S74°46'38"W	26.93
C17	103.27'	580.00'	10°12'06"	N54°59'39"W	103.13
C18	8.35'	579.00'	0°49'57"	N36°57'56"W	8.35
C19	27.68'	19.00'	83°28'15"	S05°11'10"W	25.30
C20	134.09'	530.00'	14°29'44"	S39°40'25"W	133.73
C21	26.32'	18.00'	83°47'17"	S74°19'12"W	24.04
C22	161.94'	550.00'	16°52'11"	N51°32'45"W	161.35
C23	246.64'	1445.00'	9°46'46"	N38°13'17"W	246.34
C24	54.59'	2415.00'	1°17'42"	N32°35'38"W	54.59

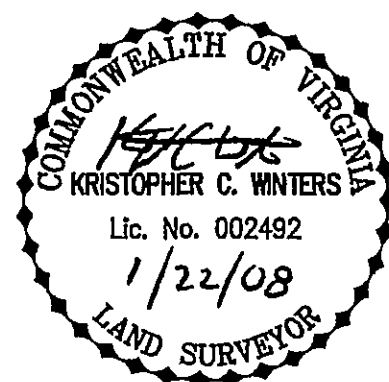
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S30°30'41"E

TAX PARCEL
067.17-01-02.00-0000
NELSON B. GREENE &
BRENDA Z. GREENE
D.B. 1384 PG. 778;
PLAT IN D.B. 1383 PG. 782

TAX PARCEL
067.14-02-04.00-0000
EDWARD B. VA
W.B. 48 PG. 1100;
D.B. 1230 PG. 1235

TAX PARCEL
067.18-02-03.00-0000
WG INDIAN TRAIL L.L.C.
& WAREHOUSES INC.
INST. NO. 2005012489

TAX PARCEL
067.18-02-04.00-0000
WG INDIAN TRAIL L.L.C.
& WAREHOUSES INC.
INST. NO. 2005012489



2.581 ACRES (TM 067.17-01-01.01-0000)
19.779 ACRES (TM 067.17-01-01.00-0000)
0.888 ACRES (TM 067.18-02-07.00-0000)
±1.007 ACRES (TM 067.18-02-06.00-0000)
24.255 ACRES TOTAL COMBINED ACREAGE (NEW TM 067.17-01-01.00-0000)

24.255 ACRES TOTAL COMBINED ACREAGE
-0.387 ACRES DEDICATED TO ROANOKE COUNTY FOR KEAGY ROAD RIGHT-OF-WAY (AREA "A")
-1.077 ACRES DEDICATED TO ROANOKE COUNTY FOR NEW STREET (TOWNE DRIVE SOUTH & LARYN LANE) RIGHT-OF-WAY (AREA "B")
22.791 ACRES INCLUSIVE OF LOT SUBDIVISION

22.791 ACRES INCLUSIVE OF LOT SUBDIVISION
-1.234 ACRES IN LOTS 1-8 SUBDIVISION
21.557 ACRES RESIDUE FOR FUTURE DEVELOPMENT



LEGEND
● IPF IRON PIN FOUND
○ IRON PIN SET
(00.00') EASEMENT CALLS

© 2008 MME, LLC.