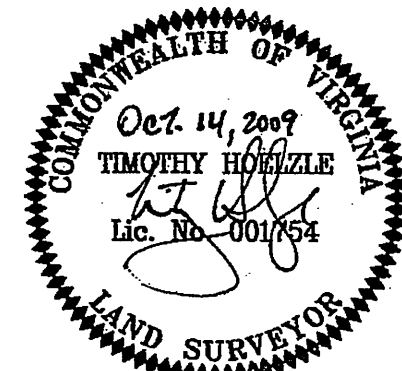


LINE	BEARING	DISTANCE
L13	S 30°38'25" E	40.80'
L14	N 30°38'25" W	40.80'
L15	N 42°11'25" W	59.00'
L16	S 42°11'25" E	59.00'
L17	N 16°22'26" W	32.57'
L18	N 73°37'34" E	55.05'
L19	S 16°22'26" E	27.00'
L20	S 73°37'34" W	20.05'
L21	N 44°13'25" W	79.36'
L22	S 44°13'25" E	79.36'
L23	N 72°09'28" W	17.23'
L27	N 72°09'28" W	16.45'
L58	N 66°37'51" W	40.02'
L59	S 17°50'32" W	36.17'
L60	N 23°22'09" E	28.87'
L61	N 66°37'51" W	37.12'

PARCEL IDENTIFICATION TABLE			
NEW LOT	OLD TAX MAP NUMBER (OMN)	PROPOSED PARCEL ID FULL (PPIDF)	PROPOSED PROPERTY ID (TPID)
6	086.01-01-04.01-0000	086.01-01-04.16-0000	1568698 00054
7	086.01-01-04.01-0000	086.01-01-04.17-0000	1568698 00055

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.GRID NORTH VIRGINIA STATE PLANE
SOUTH ZONE

NOTE:
SEE (P.B. 30, PG. 141 & P.B. 30, PG. 206) FOR ROAD DELINEATION AND (P.B. 30, PG. 141) FOR THE DEDICATION OF EASEMENTS AND STORMWATER MANAGEMENT AREA.

TAX #86.01-01-22.02
BILLY F. RICHARDSON
LOT 1
D.B. 1692, PG. 740
P.B. 11, PG. 128

TAX #86.01-01-22.01
CHAD S. & EMILY A. NOBERRY
LOT 2
INSTRUMENT #200603364
P.B. 11, PG. 128

PLAT SHOWING THE RESUBDIVISION OF
"THE PRESERVE"
AT TWO FORD ROAD
CREATING NEW LOTS 6 & 7
PROPERTY OF
BENCHMARK BUILDERS, INC.
BEING THE SUBDIVISION OF
OMN #086.01-01-04.01-0000
SITUATED ALONG TWO FORD ROAD
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

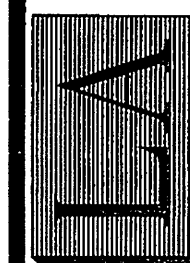
TAX #86.01-01-06
M. DONALD & MARY JO LAMBON
INSTRUMENT #200422471
P.B. 12, PG. 175

TAX #86.01-01-21
M. DONALD & MARY JO LAMBON
D.B. 1328, PG. 1230

NOTE:
THE ROADS SERVING THIS PROJECT ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. ADDITIONALLY PARKING IS ALLOWED ONLY ON ONE SIDE OF THE PRIVATE ROADS AS SHOWN HEREON.

CURVE TABLE - LOTS						
CURVE-LOT	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C34-LOT 14A	690.00'	57.90'	28.97'	57.89'	N 38°39'57" W	4°48'29"
C35-LOT 11	690.00'	75.90'	37.99'	75.86'	N 33°06'38" W	6°18'08"
C36-LOT 21	660.00'	66.04'	33.05'	66.01'	N 38°34'36" W	5°43'59"
C37-LOT 9	125.00'	83.73'	43.50'	82.17'	N 11°07'59" E	38°22'44"
C38-LOT 10	125.00'	44.58'	22.53'	44.35'	N 18°16'27" W	20°26'08"
C39-LOT 10	690.00'	17.67'	8.84'	17.67'	N 29°13'33" W	1°28'04"
C40-LOT 15	690.00'	37.98'	19.00'	37.98'	N 42°38'48" W	3°09'15"
C41-LOT 17	5.00'	1.62'	0.82'	1.61'	N 62°52'16" W	18°34'24"
C42-LOT 23	660.00'	16.64'	8.32'	16.63'	S 29°12'50" E	1°26'39"
C43-LOT 22	660.00'	66.51'	33.28'	66.48'	S 32°49'23" E	5°46'26"
C44-LOT 23	405.00'	11.58'	5.79'	11.58'	N 43°00'33" W	1°38'16"
C45-LOT 3	115.00'	59.63'	30.50'	58.96'	S 83°45'36" E	29°42'32"
C46-LOT 4	115.00'	61.50'	31.50'	60.77'	N 66°03'57" E	30°38'22"
C47-LOT 5	115.00'	39.12'	19.75'	38.93'	N 41°00'03" E	19°29'26"
C48-LOT 5	295.00'	37.85'	18.95'	37.82'	N 34°55'50" E	7°21'02"
C49-LOT 6	295.00'	73.15'	36.77'	72.97'	N 45°42'36" E	14°12'30"
C50-LOT 7	295.00'	17.19'	8.60'	17.19'	N 54°29'01" E	3°20'20"
C51-LOT 7	125.00'	56.35'	28.66'	55.88'	N 43°14'16" E	25°49'49"

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



DATE: October 14, 2009
COMM. NO.: 02-244
SCALE: 1" = 80'
SHEET 3 OF 3

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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