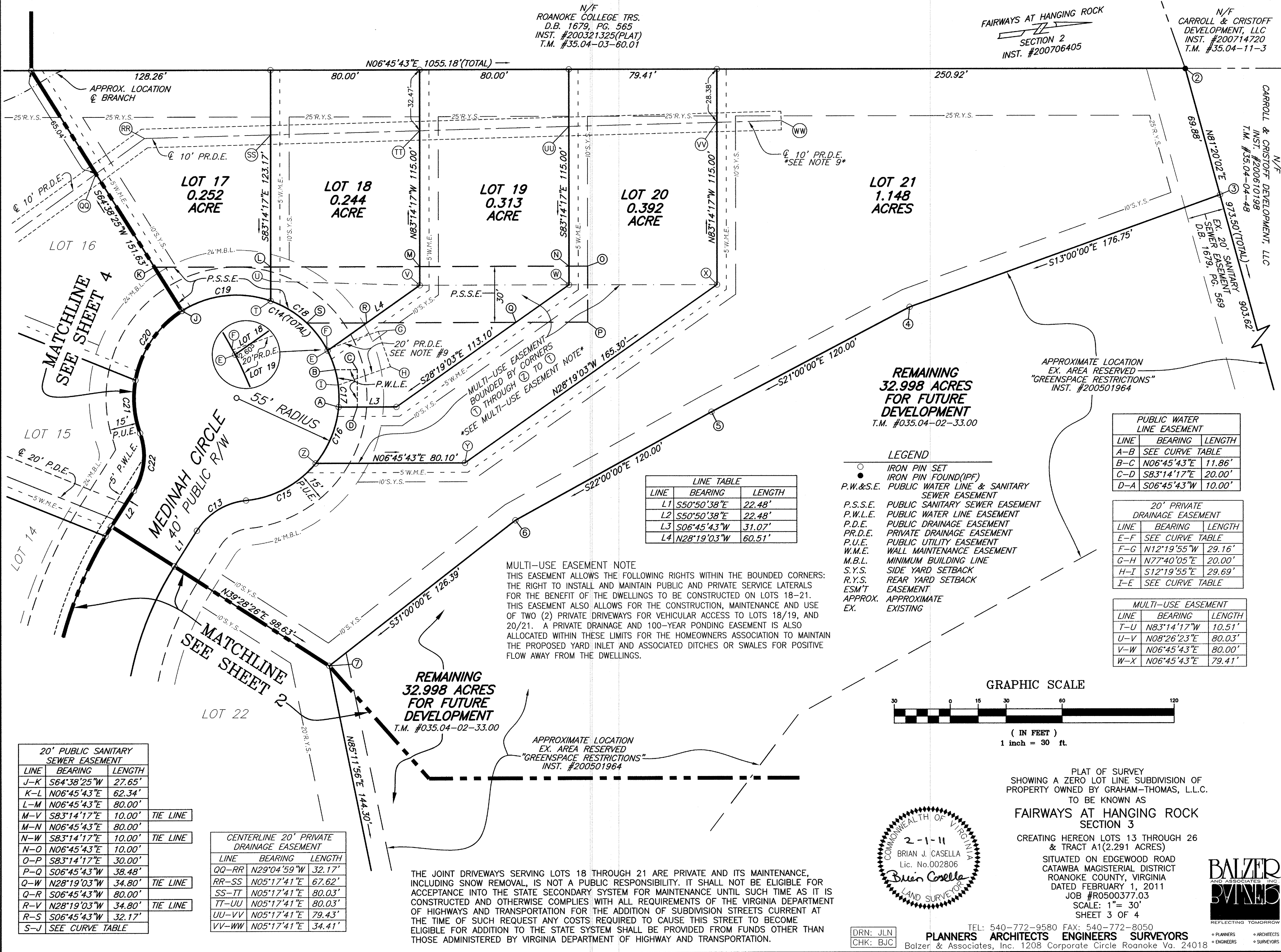


N/F
ROANOKE COLLEGE TRS.
D.B. 1679, PG. 565
INST. #200321325 (PLAT)
T.M. #35.04-03-60.01

FAIRWAYS AT HANGING ROCK
SECTION 2
INST. #200706405

N/F
CARROLL & CRISTOFF
DEVELOPMENT, LLC
INST. #200714720
T.M. #35.04-11-3

N/F
CARROLL & CRISTOFF DEVELOPMENT, LLC
INST. #200610198
T.M. #35.04-04-48



LINE	BEARING	LENGTH
J-K	S64°38'25"W	27.65'
K-L	N06°45'43"E	62.34'
L-M	N06°45'43"E	80.00'
M-V	S83°14'17"E	10.00'
M-N	N06°45'43"E	80.00'
N-W	S83°14'17"E	10.00'
N-O	N06°45'43"E	10.00'
O-P	S83°14'17"E	30.00'
P-Q	S06°45'43"W	38.48'
Q-W	N28°19'03"W	34.80'
Q-R	S06°45'43"W	80.00'
R-V	N28°19'03"W	34.80'
R-S	S06°45'43"W	32.17'
S-J	SEE CURVE TABLE	

LINE	BEARING	LENGTH
QQ-RR	N29°04'59"W	32.17'
RR-SS	N05°17'41"E	67.62'
SS-TT	N05°17'41"E	80.03'
TT-UU	N05°17'41"E	80.03'
UU-VV	N05°17'41"E	79.43'
VV-WW	N05°17'41"E	34.41'

LINE	BEARING	LENGTH
A-B	SEE CURVE TABLE	
B-C	N06°45'43"E	11.86'
C-D	S83°14'17"E	20.00'
D-A	S06°45'43"W	10.00'

LINE	BEARING	LENGTH
E-F	SEE CURVE TABLE	
F-G	N12°19'55"W	29.16'
G-H	N77°40'05"E	20.00'
H-I	S12°19'55"E	29.69'
I-E	SEE CURVE TABLE	

LINE	BEARING	LENGTH
T-U	N83°14'17"W	10.51'
U-V	N08°26'23"E	80.03'
V-W	N06°45'43"E	80.00'
W-X	N06°45'43"E	79.41'

MULTI-USE EASEMENT NOTE
THIS EASEMENT ALLOWS THE FOLLOWING RIGHTS WITHIN THE BOUNDED CORNERS:
THE RIGHT TO INSTALL AND MAINTAIN PUBLIC AND PRIVATE SERVICE LATERALS
FOR THE BENEFIT OF THE DWELLINGS TO BE CONSTRUCTED ON LOTS 18-21.
THIS EASEMENT ALSO ALLOWS FOR THE CONSTRUCTION, MAINTENANCE AND USE
OF TWO (2) PRIVATE DRIVEWAYS FOR VEHICULAR ACCESS TO LOTS 18/19, AND
20/21. A PRIVATE DRAINAGE AND 100-YEAR PONDING EASEMENT IS ALSO
ALLOCATED WITHIN THESE LIMITS FOR THE HOMEOWNERS ASSOCIATION TO MAINTAIN
THE PROPOSED YARD INLET AND ASSOCIATED DITCHES OR SWALES FOR POSITIVE
FLOW AWAY FROM THE DWELLINGS.

**REMAINING
32.998 ACRES
FOR FUTURE
DEVELOPMENT**
T.M. #035.04-02-33.00

APPROXIMATE LOCATION
EX. AREA RESERVED
"GREENSPACE RESTRICTIONS"
INST. #200501964

LEGEND

- IRON PIN SET
- IRON PIN FOUND (IPF)
- P.W.&S.E. PUBLIC WATER LINE & SANITARY SEWER EASEMENT
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- P.W.L.E. PUBLIC WATER LINE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.R.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT
- M.B.L. MINIMUM BUILDING LINE
- S.Y.S. SIDE YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- ESM'T EASEMENT
- APPROX. APPROXIMATE
- EX. EXISTING

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION OF
PROPERTY OWNED BY GRAHAM-THOMAS, L.L.C.
TO BE KNOWN AS

**FAIRWAYS AT HANGING ROCK
SECTION 3**

CREATING HEREON LOTS 13 THROUGH 26
& TRACT A1 (2.291 ACRES)

SITUATED ON EDGEWOOD ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED FEBRUARY 1, 2011
JOB #R0500377.03

SCALE: 1" = 30'
SHEET 3 OF 4



DRN: JLN
CHK: BJC

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLANNERS ARCHITECTS ENGINEERS SURVEYORS