

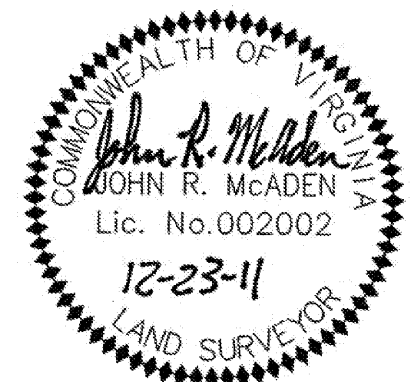
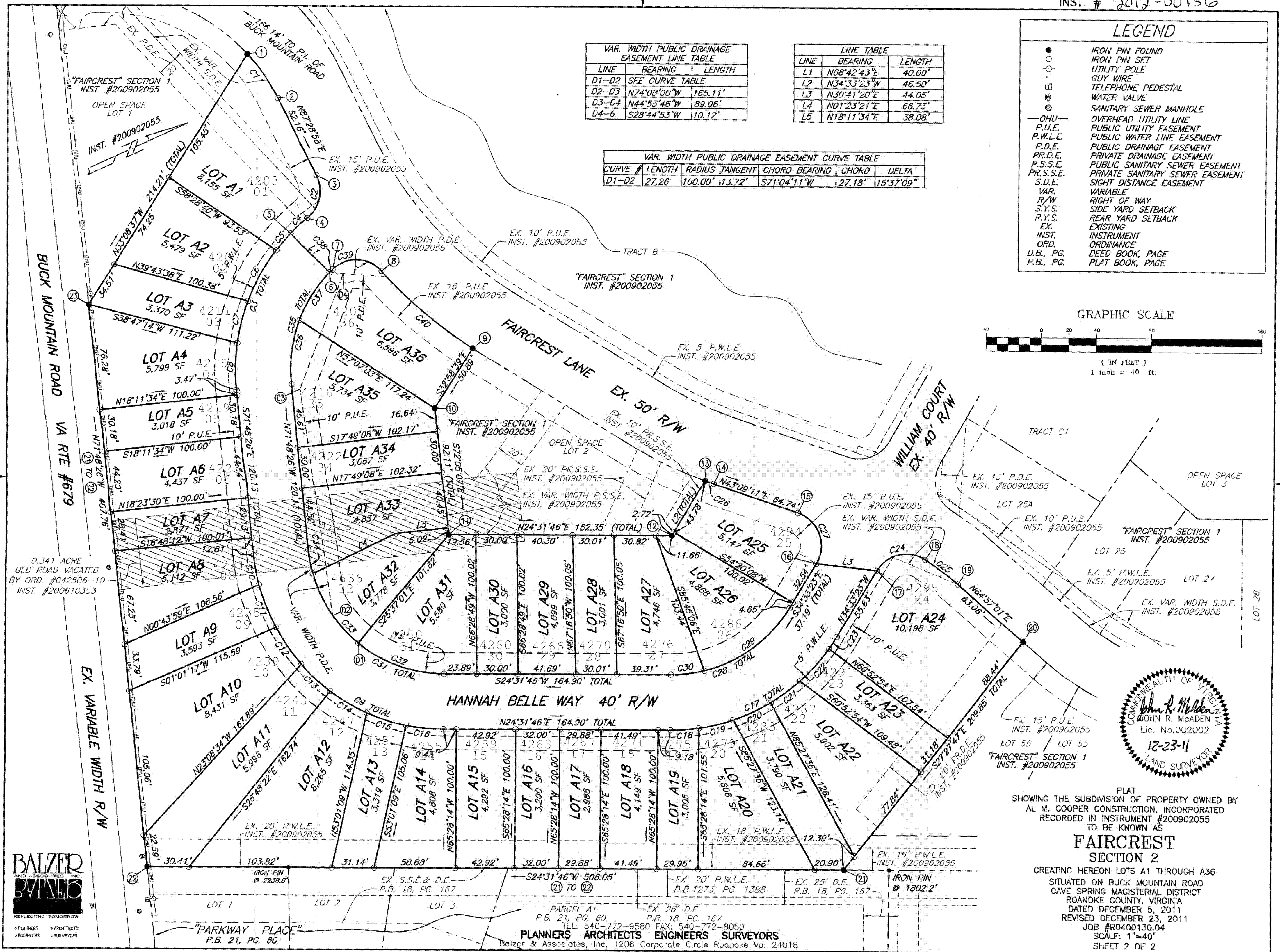
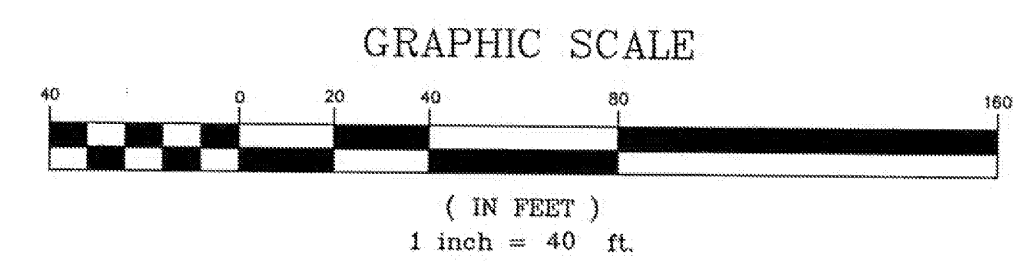
VAR. WIDTH PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
D1-D2	SEE CURVE TABLE	
D2-D3	N74°08'00"W	165.11'
D3-D4	N44°55'46"W	89.06'
D4-6	S28°44'53"W	10.12'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°42'43"E	40.00'
L2	N34°33'23"W	46.50'
L3	N30°41'20"E	44.05'
L4	N01°23'21"E	66.73'
L5	N18°11'34"E	38.08'

VAR. WIDTH PUBLIC DRAINAGE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
D1-D2	27.26'	100.00'	13.72'	S71°04'11"W	27.18'	15°37'09"

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- ⊕ WATER VALVE
- SANITARY SEWER MANHOLE
- OHU— OVERHEAD UTILITY LINE
- P.U.E.— PUBLIC UTILITY EASEMENT
- P.W.L.E.— PUBLIC WATER LINE EASEMENT
- P.D.E.— PUBLIC DRAINAGE EASEMENT
- PR.D.E.— PRIVATE DRAINAGE EASEMENT
- P.S.S.E.— PUBLIC SANITARY SEWER EASEMENT
- PR.S.S.E.— PRIVATE SANITARY SEWER EASEMENT
- S.D.E.— SIGHT DISTANCE EASEMENT
- VAR.— VARIABLE
- R/W— RIGHT OF WAY
- S.Y.S.— SIDE YARD SETBACK
- R.Y.S.— REAR YARD SETBACK
- EX.— EXISTING
- INST.— INSTRUMENT
- ORD.— ORDINANCE
- D.B., PG.— DEED BOOK, PAGE
- P.B., PG.— PLAT BOOK, PAGE



PLAT
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
AL M. COOPER CONSTRUCTION, INCORPORATED
RECORDED IN INSTRUMENT #200902055
TO BE KNOWN AS
FAIRCREST SECTION 2
CREATING HEREON LOTS A1 THROUGH A36
SITUATED ON BUCK MOUNTAIN ROAD
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED DECEMBER 5, 2011
REVISED DECEMBER 23, 2011
JOB #R0400130.04
SCALE: 1"=40'
SHEET 2 OF 2

BALZER & ASSOCIATES, INC.
REFLECTING TOMORROW

- PLANNERS
- ARCHITECTS
- ENGINEERS
- SURVEYORS