

LEGEND

- PUBLIC SANITARY SEWER ESMT
 PUBLIC WATERLINE ESMT
 PUBLIC WATER AND SEWER ESMT
 PUBLIC DRAINAGE ESMT
 PRIVATE DRAINAGE ESMT

VARIABLE WIDTH TEMPORARY GRADING AND CONSTRUCTION EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
T4-T5	120.74'	145.60'	64.08'	S16°54'13"W	117.31'	47°30'43"

20' PUBLIC WATER LINE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
B1-B2	S56°29'30"E	20.02'
B2-B3	S31°09'01"W	101.59'
B3-B4	N56°29'30"W	20.02'
B4-B1	N31°09'01"E	101.59'
B5-B6	N56°29'30"W	259.26'
B6-B7	N33°59'30"W	101.24'
B7-B8	N76°10'46"W	21.83'
B8-B9	N11°29'30"W	105.60'
B9-B10	N11°57'07"E	50.89'
B10-B11	N64°09'54"E	57.02'
B11-B12	N25°50'06"W	5.00'
B12-B13	N64°09'54"E	12.00'
B13-B14	S25°50'06"E	5.00'
B14-B15	N64°09'54"E	48.52'

20' PRIVATE DRAINAGE AND STORMWATER MANAGEMENT EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
E1-E2	173.89'	185.00'	93.97'	S06°18'05"W	167.56'	53°51'16"
E5-E6	155.09'	165.00'	83.81'	N06°18'05"E	149.44'	53°51'16"

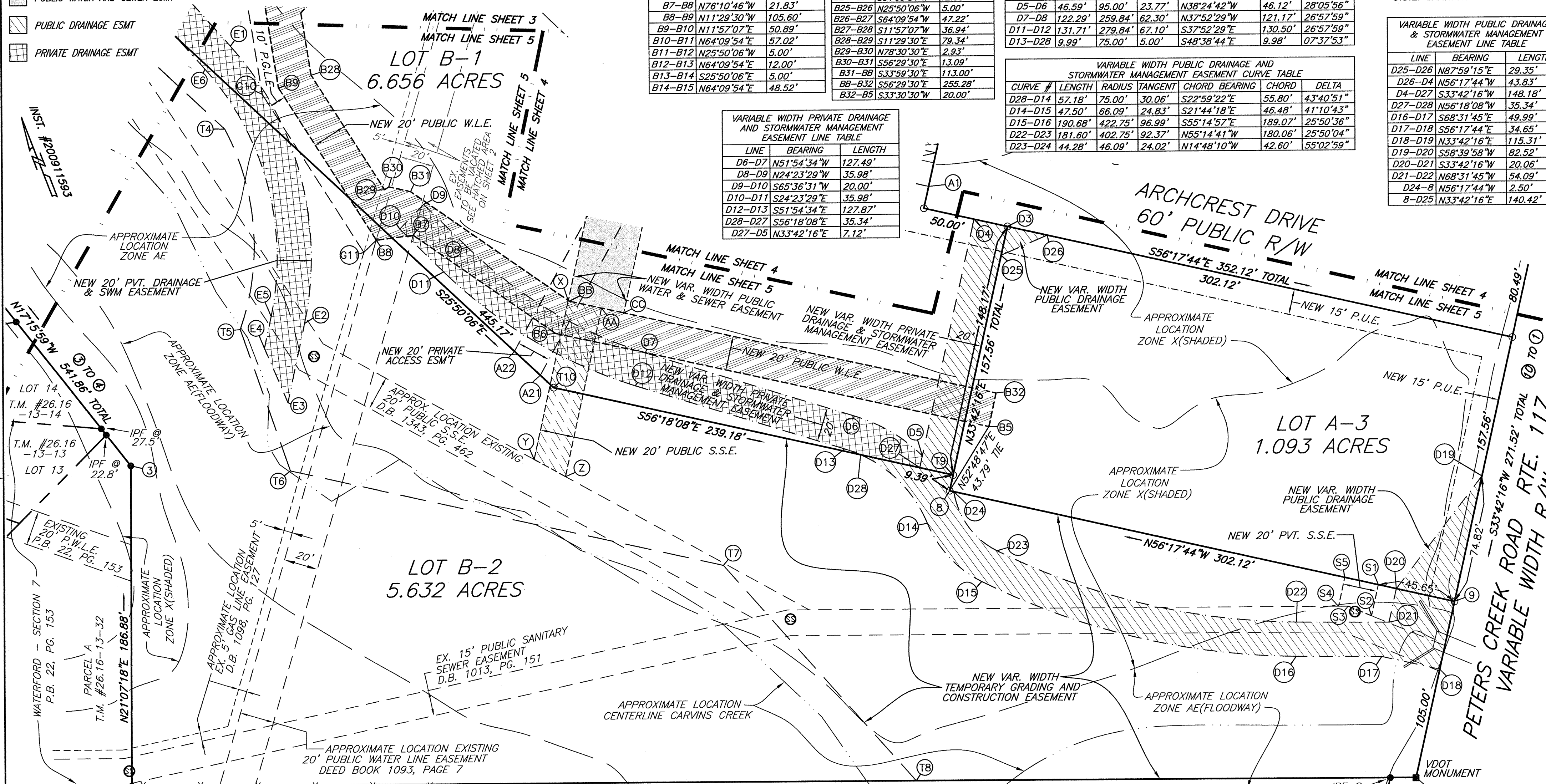
LEGEND

- IRON PIN FOUND (IPF)
 ○ IRON PIN SET
 ⊙ SANITARY SEWER MANHOLE
 P.U.E. PUBLIC UTILITY EASEMENT
 P.W.&S.E. PUBLIC WATER & SEWER EASEMENT
 W.L.E. WATERLINE EASEMENT
 S.S.E. SANITARY SEWER ESM'T

VARIABLE WIDTH PUBLIC DRAINAGE & STORMWATER MANAGEMENT EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
D25-D26	N87°59'15"E	29.35'
D26-D4	N56°17'44"W	43.83'
D4-D27	S33°42'16"W	148.18'
D27-D28	N56°18'08"W	35.34'
D16-D17	S68°31'45"E	49.99'
D17-D18	S56°17'44"E	34.65'
D18-D19	N33°42'16"E	115.31'
D19-D20	S58°39'58"W	82.52'
D20-D21	S33°42'16"W	20.06'
D21-D22	N68°31'45"W	54.09'
D24-8	N56°17'44"W	2.50'
8-D25	N33°42'16"E	140.42'

VARIABLE WIDTH PRIVATE DRAINAGE AND STORMWATER MANAGEMENT EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
D6-D7	N51°54'34"W	127.49'
D8-D9	N24°23'29"W	35.98'
D9-D10	S65°36'31"W	20.00'
D10-D11	S24°23'29"E	35.98'
D12-D13	S51°54'34"E	127.87'
D28-D27	S56°18'08"E	35.34'
D27-D5	N33°42'16"E	7.12'

VARIABLE WIDTH PUBLIC DRAINAGE AND STORMWATER MANAGEMENT EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
D5-D6	46.59'	95.00'	23.77'	N38°24'42"W	46.12'	28°05'56"
D7-D8	122.29'	259.84'	62.30'	N37°52'29"W	121.17'	26°57'59"
D11-D12	131.71'	279.84'	67.10'	S37°52'29"E	130.50'	26°57'59"
D13-D28	9.99'	75.00'	5.00'	S48°38'44"E	9.98'	07°37'53"



10' PUBLIC GAS LINE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
G1-G2	S78°31'43"W	11.05'
G2-G3	S31°09'01"W	102.81'
G3-G4	S67°32'20"W	79.85'
G4-G5	S64°09'54"W	33.70'
G8-G9	S60°32'21"W	60.72'
G9-G10	S11°57'07"W	57.48'
G10-G11	S11°29'30"W	109.76'
G11-B8	N66°43'51"E	10.22'
B8-B9	N11°29'30"W	105.60'
B9-B10	N11°57'07"E	50.89'
B10-G12	N60°32'21"E	56.18'
G15-B19	N64°09'54"E	33.41'
B19-G16	N67°32'20"W	82.84'
G16-G17	N31°09'01"E	101.71'
G17-G18	N78°31'43"E	16.67'
G18-G1	N56°29'30"W	14.15'

VARIABLE WIDTH TEMPORARY GRADING AND CONSTRUCTION EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
T1-T2	S32°21'36"E	126.43'
T2-T3	S15°30'58"E	144.41'
T3-T4	S25°50'06"E	203.00'
T5-T6	S01°41'25"W	87.46'
T6-T7	S56°18'08"E	259.31'
T7-T8	S20°35'11"E	168.84'
T8-1	S68°59'00"E	292.19'
1-9	N33°42'16"E	105.00'
9-8	N56°17'44"W	302.12'
8-19	N33°42'16"E	9.38'
T9-T10	N56°18'08"W	239.18'
T10-T11	N25°50'06"W	445.17'
T11-T12	N15°30'58"W	145.57'
T12-T13	N32°21'36"W	132.00'
T13-T1	S50°12'25"W	20.17'

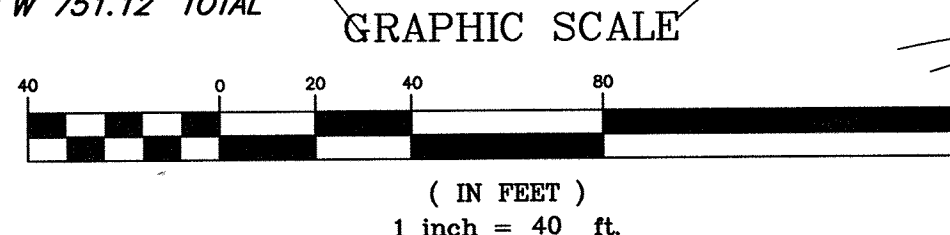
20' PRIVATE DRAINAGE AND STORMWATER MANAGEMENT EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
A3-A4	N56°29'30"W	523.70' TIE
A4-A5	S33°30'30"W	63.17'
A5-A6	S07°06'41"W	59.24'
A6-E1	S20°35'04"E	166.71'
E2-E3	S33°13'43"W	47.14'
E3-E4	N02°10'55"W	34.52'
E4-E5	N33°13'43"E	19.01'
E6-A7	N20°37'33"W	171.42'
A7-A8	N07°06'41"E	69.13'
A8-A17	N33°30'30"E	67.86'
A17-A4	S56°29'30"E	20.00'

20' PRIVATE ACCESS EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
A1-A18	N56°17'44"W	34.21' TIE
A18-A19	N67°44'56"W	59.02'
A19-A20	N48°17'18"W	62.64'
A20-A21	S49°50'47"W	159.15'
A21-A22	N25°50'06"W	20.64'
A22-A23	N49°50'47"E	171.39'
A23-A24	S48°17'18"E	76.55'
A24-A25	S67°44'56"E	38.91'
A25-A2	S33°30'30"W	16.29'
A2-A18	S56°17'44"E	20.27'

20' PUBLIC SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
X-Y	S33°30'30"W	94.63'
Y-Z	S40°00'06"E	20.86'
Z-AA	N33°30'30"E	100.26'
AA-BB	N56°29'30"W	19.30'
BB-X	N33°59'30"W	0.75'

20' PRIVATE SEWER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
S1-S2	S33°30'30"W	18.56'
S2-S3	N46°31'25"W	14.79'
S3-S4	N68°59'00"W	5.57'
S4-S5	N33°30'30"E	17.27'
S5-S1	S56°17'44"E	20.00'

TRACT A
VILLAS OF THE VALLEY
INST. #200712392
T.M. #26.20-10-61



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF
LOT A AND LOT B
AS SHOWN ON RESUBDIVISION PLAT FOR
JESSE N. JONES, JR.
ELIZABETH J. WHITESCAVER
& FRANK C. JONES
RECORDED IN PLAT INSTRUMENT #200911593
TO BE KNOWN AS

SUNCREST

CREATING HEREON LOT A-1, LOT A-2,
LOT A-3, LOT B-1 AND LOT B-2
SITUATED ON PETERS CREEK ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED AUGUST 16, 2010
JOB #R0900020.00
SCALE: 1"=40'
SHEET 5 OF 6

