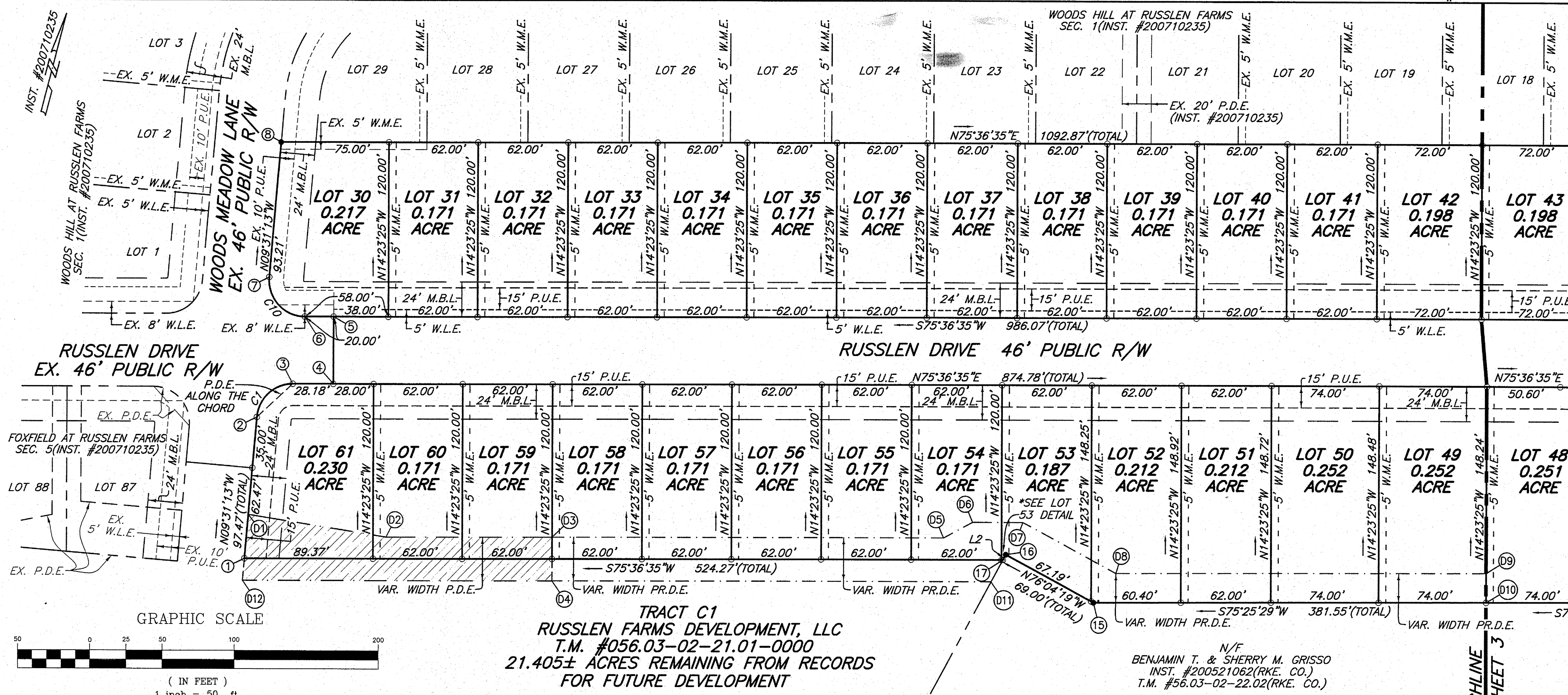




**TRACT C1**  
**RUSSELEN FARMS DEVELOPMENT, LLC**  
**T.M. #056.03-02-21.01-0000**  
**21.405± ACRES REMAINING FROM RECORDS**  
**FOR FUTURE DEVELOPMENT**

**BENJAMIN T. & SHERRY M. GRISSO**  
**INST. #200521062(RKE. CO.)**  
**T.M. #56.03-02-22.02(RKE. CO.)**

| CURVE # | LENGTH  | RADIUS  | TANGENT | CHORD BEARING | CHORD  | DELTA      |
|---------|---------|---------|---------|---------------|--------|------------|
| C1      | 37.14'  | 25.00'  | 22.96'  | N33°02'41"E   | 33.82' | 85°07'48"  |
| C2      | 48.01'  | 215.85' | 24.10'  | N81°59'53"E   | 47.91' | 12°44'37"  |
| C3      | 23.44'  | 215.85' | 11.73'  | N78°44'15"E   | 23.43' | 6°13'21"   |
| C4      | 24.57'  | 215.85' | 12.30'  | N85°06'34"E   | 24.55' | 6°31'16"   |
| C5      | 27.15'  | 25.00'  | 15.09'  | S60°30'47"E   | 25.84' | 62°14'02"  |
| C6      | 244.67' | 55.00'  | 71.82'  | N23°09'36"E   | 87.33' | 254°53'14" |
| C7      | 53.69'  | 55.00'  | 29.20'  | S57°21'35"E   | 51.58' | 55°55'38"  |
| C8      | 101.95' | 55.00'  | 73.26'  | N41°34'31"E   | 87.97' | 106°12'09" |
| C9      | 89.04'  | 55.00'  | 57.71'  | N57°54'17"W   | 79.63' | 92°45'27"  |
| C10     | 41.39'  | 25.00'  | 27.22'  | N56°57'19"W   | 36.83' | 94°52'12"  |

| CURVE # | LENGTH | RADIUS | TANGENT | CHORD BEARING | CHORD  | DELTA     |
|---------|--------|--------|---------|---------------|--------|-----------|
| S1-S2   | 10.31' | 55.00' | 5.17'   | N89°18'27"E   | 10.29' | 10°44'17" |

| LINE  | BEARING     | LENGTH  |
|-------|-------------|---------|
| S2-S3 | S14°23'25"E | 131.69' |
| S3-S4 | S58°02'42"E | 49.12'  |
| S4-S5 | S75°36'35"W | 13.82'  |
| S5-S6 | N58°02'42"W | 43.58'  |
| S6-S1 | N14°23'25"W | 138.13' |

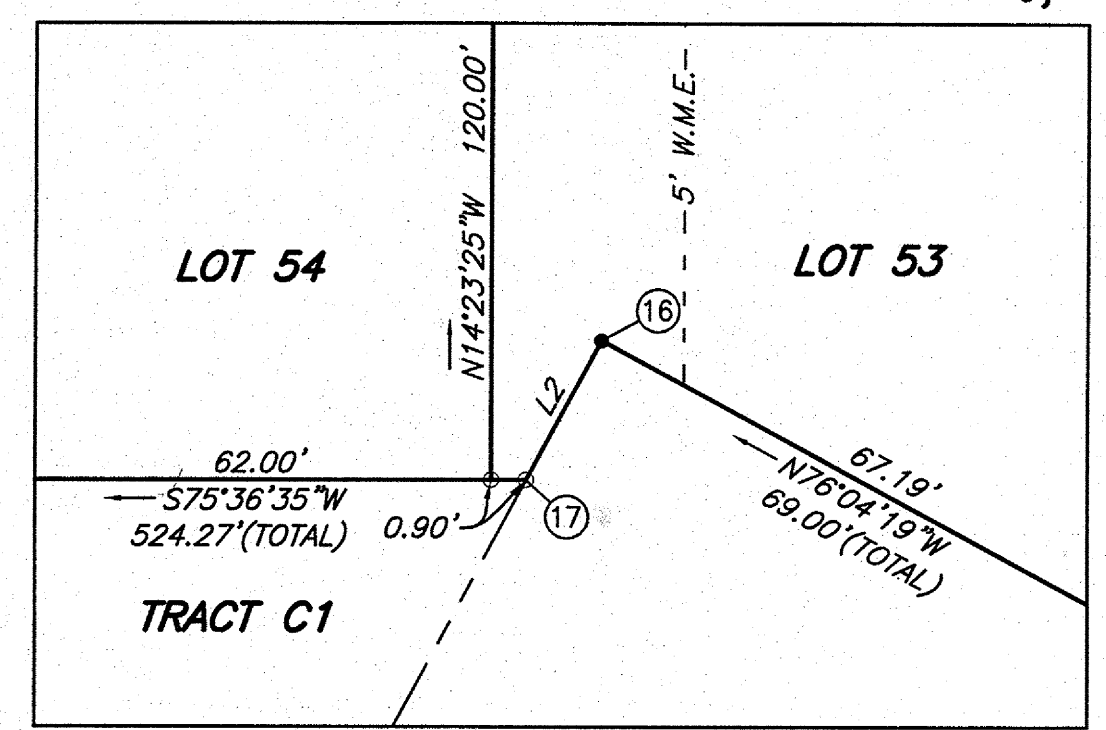
| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S78°28'26"W | 20.48' |
| L2   | S13°55'41"W | 4.11'  |

| <b>LEGEND</b> |                                 |
|---------------|---------------------------------|
| ○             | IRON PIN SET                    |
| ●             | IRON PIN FOUND                  |
| M.B.L.        | MINIMUM BUILDING LINE           |
| P.U.E.        | PUBLIC UTILITY EASEMENT         |
| P.D.E.        | PUBLIC DRAINAGE EASEMENT        |
| PR.D.E.       | PRIVATE DRAINAGE EASEMENT       |
| W.L.E.        | WATER LINE EASEMENT(WWWA)       |
| S.S.E.        | SANITARY SEWER EASEMENT(WWWA)   |
| PR.S.S.E.     | PRIVATE SANITARY SEWER EASEMENT |
| WWA           | WESTERN VIRGINIA WATER          |
| AUTHORITY     | AUTHORITY                       |
| DIST.         | DISTANCE                        |
| ESM'T         | EASEMENT                        |
| D.E.          | DRAINAGE EASEMENT               |
| EX.           | EXISTING                        |

| LINE   | BEARING     | LENGTH  |
|--------|-------------|---------|
| D3-D5  | N75°36'35"E | 270.00' |
| D5-D6  | N47°27'27"E | 22.71'  |
| D6-D7  | N75°36'35"E | 34.53'  |
| D7-D8  | S76°04'19"E | 73.31'  |
| D8-D9  | N75°25'29"E | 254.91' |
| D9-D10 | S14°23'25"E | 20.00'  |
| D10-15 | S75°25'29"W | 270.41' |
| 15-16  | N76°04'19"W | 69.00'  |
| 16-D11 | S13°55'41"W | 21.15'  |
| D11-D4 | S75°36'35"W | 302.82' |
| D4-D3  | N14°23'25"W | 30.00'  |

| LINE   | BEARING     | LENGTH  |
|--------|-------------|---------|
| 1-D1   | N09°31'13"W | 30.29'  |
| D1-D2  | N84°36'49"E | 96.99'  |
| D2-D3  | N75°36'35"E | 115.00' |
| D3-D4  | S14°23'25"E | 30.00'  |
| D4-D12 | S75°36'35"W | 214.64' |
| D12-D1 | N09°31'13"W | 45.34'  |

| LINE  | BEARING     | LENGTH |
|-------|-------------|--------|
| A1-A2 | N79°30'46"E | 48.96' |
| A2-A3 | S48°39'05"E | 59.73' |
| A3-12 | S32°11'46"W | 37.52' |
| 12-13 | N57°49'59"W | 50.04' |
| 13-A1 | N40°39'48"W | 47.01' |



PLAT OF SURVEY  
SHOWING A ZERO LOT LINE SUBDIVISION  
OWNED BY RUSSELEN FARMS DEVELOPMENT, LLC  
TO BE KNOWN AS  
**WOODS HILL**  
**SECTION 2**  
CREATING HEREON  
LOTS 30 THROUGH 62 & TRACT C1  
SITUATED ON RUSSELEN DRIVE  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
DATED JULY 12, 2011  
JOB #R0500271.01  
SHEET 2 OF 3 SCALE: 1" = 50'  
TEL: 540-772-9580 FAX: 540-772-8050  
**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

