

CURVE TABLE						
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"

10' PRIVATE S.S. EASEMENT CURVE TABLE						
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"

10' PRIVATE S.S. EASEMENT LINE TABLE		
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'

VAR. WIDTH PRIVATE CROSS ACCESS EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
A1-A2	N79°30'46"E	48.96'
A2-A3	S48°39'05"E	59.73'
A3-A4	S32°11'46"W	37.52'
A4-A5	N57°49'59"W	50.04'
A5-A1	N40°39'48"W	47.01'

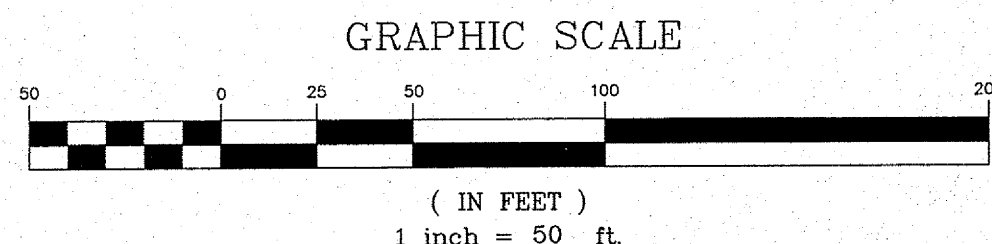
40' x 50' PRIVATE SWM EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
M1-M2	N56°06'08"W	34.85'
M2-M3	S33°53'52"W	40.00'
M3-M4	N33°53'52"E	40.00'
M4-M5	S56°06'08"E	50.00'

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

VAR. WIDTH PUBLIC DRAINAGE EASEMENT LINE TABLE			
LINE	BEARING	LENGTH	TIE LINE
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'	

VAR. WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLE		
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-D15	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'

LEGEND	
○	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



PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION
OWNED BY RUSSLER FARMS DEVELOPMENT, LLC
TO BE KNOWN AS

WOODS HILL

SECTION 2

CREATING HEREON
LOTS 30 THROUGH 62 & TRACT C1
SITUATED ON RUSSLER DRIVE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED JULY 12, 2011
JOB #R0500271.01

SHEET 3 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



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