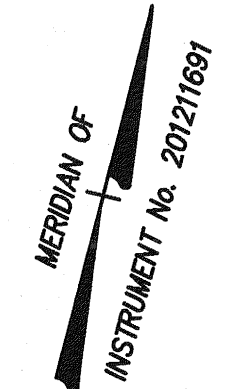
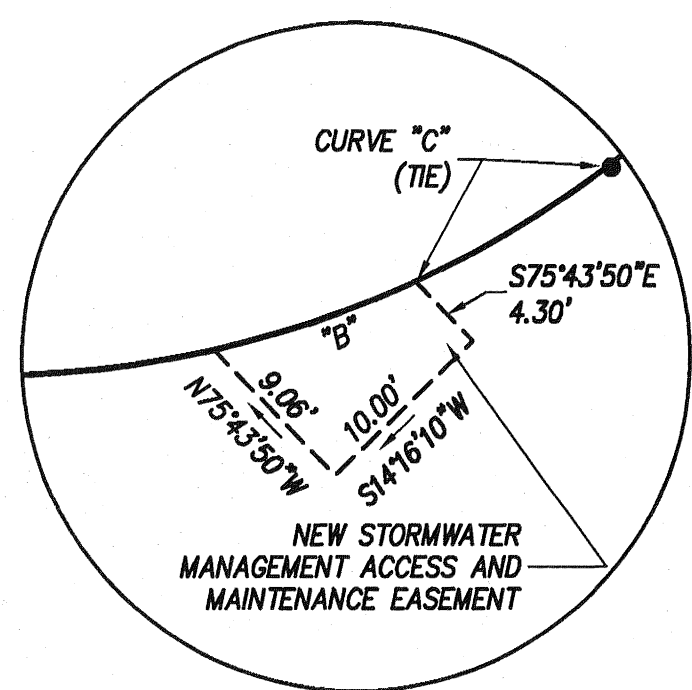
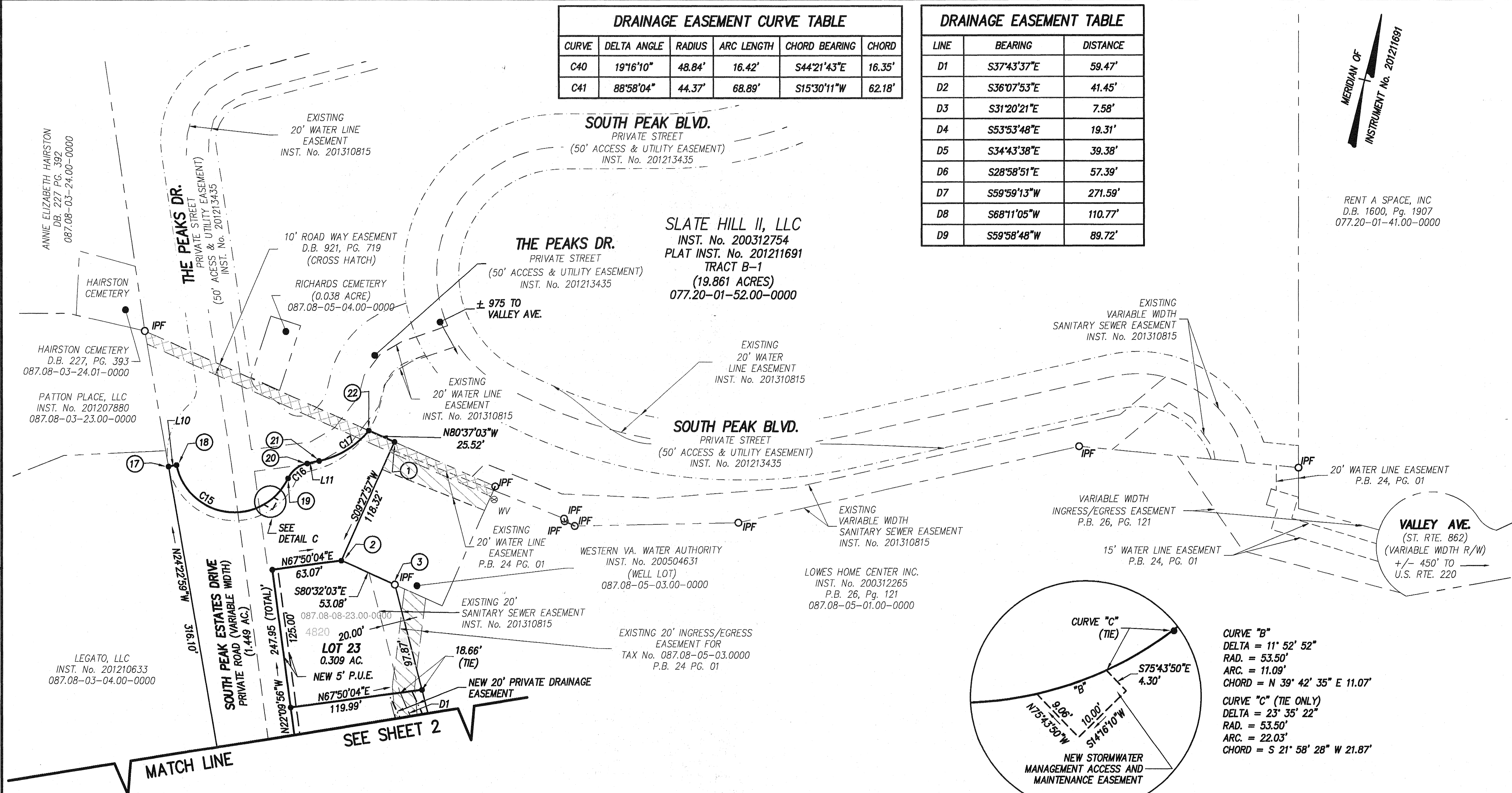


DRAINAGE EASEMENT CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C40	19°16'10"	48.84'	16.42'	S44°21'43"E	16.35'
C41	88°58'04"	44.37'	68.89'	S15°30'11"W	62.18'

DRAINAGE EASEMENT TABLE		
LINE	BEARING	DISTANCE
D1	S37°43'37"E	59.47'
D2	S36°07'53"E	41.45'
D3	S31°20'21"E	7.58'
D4	S53°53'48"E	19.31'
D5	S34°43'38"E	39.38'
D6	S28°58'51"E	57.39'
D7	S59°59'13"W	271.59'
D8	S68°11'05"W	110.77'
D9	S59°58'48"W	89.72'



RENT A SPACE, INC
D.B. 1600, Pg. 1907
077.20-01-41.00-0000



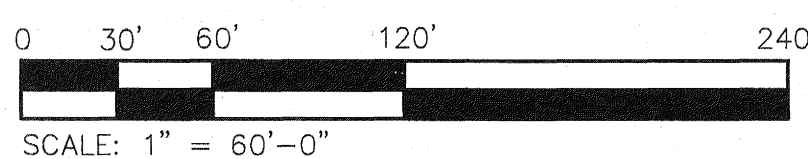
CURVE "B"
DELTA = 11° 52' 52"
RAD. = 53.50'
ARC. = 11.09'
CHORD = N 39° 42' 35" E 11.07'

CURVE "C" (TIE ONLY)
DELTA = 23° 35' 22"
RAD. = 53.50'
ARC. = 22.03'
CHORD = S 21° 58' 28" W 21.87'

DETAIL C
1" = 10'

- NOTES:
- THE ROADS SERVING THESE LOTS ARE PRIVATE AND THERE MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
 - PRIVATE STREETS SHOWN HEREON SHALL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION. THE MAINTENANCE OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

- LEGEND:
- IPF - IRON PIN FOUND
 - - IRON PIN SET
 - WV - WATER VALVE
 - P.U.E. - PUBLIC UTILITY EASEMENT



COMMONWEALTH OF VIRGINIA
TIMOTHY W. CALDWELL
Lic. No. 3105
8/19/2013
LAND SURVEYOR

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
FAX (540) 345-7691

PLAT SHOWING RE-SUBDIVISION OF
TRACT B-2 (11.920 ACRES)
INSTRUMENT No. 201211691
BEING THE PROPERTY OF THE ESTATES AT SOUTH PEAK, LLC
CREATING HEREON
"THE ESTATES AT SOUTH PEAK"
CREATING HEREON LOTS 1 THROUGH 24
SITUATE AT THE CUL-DE-SAC OF THE PEAKS DRIVE
CAVE SPRING MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA
SCALE: 1" = 60' DATE: AUGUST 19, 2013
M&C COMM. No. 3101-C
SHEET 3 OF 3