201315950 INSTRUMENT No. DRAINAGE EASEMENT TABLE DRAINAGE EASEMENT CURVE TABLE DELTA ANGLE ARC LENGTH CHORD BEARING CHORD **BEARING** DISTANCE CURVE RADIUS LINE S37°43'37"E C40 16.42' 16.35 D1 59.47' 1946'10" 48.84 S44°21'43"E 88'58'04" 44.37 68.89 S15°30'11"W 62.18' D2 S36°07'53"E 41.45' D3S31°20'21"E 7.58 **EXISTING** SOUTH PEAK BLVD. D4 S53°53'48"E 19.31 20' WATER LINE PRIVATE STREET EASEMENT ACCESS & UTILITY EASEMENT) D5 S34°43'38"E 39.38' INST. No. 201310815 INST. No. 201213435 D6 S28°58'51"E 57.39' 18 T D7 S59°59'13"W 271.59 RENT A SPACE. INC D.B. 1600, Pg. 1907 D8 S6811'05"W 110.77 SLATE HILL II, LLC 077.20-01-41.00-0000 D9 S59°58'48"W 89.72 10' ROAD WAY EASEMENT INST. No. 200312754 THE PEAKS DR. D.B. 921, PG. 719 PLAT INST. No. 201211691 PRIVATE STREET (CROSS HATCH) 吊黑 TRACT B-1 (50' ACCESS & UTILITY EASEMENT) (19.861 ACRES) HAIRSTON RICHARDS CEMETERY INST. No. 201213435 CEMETERY 077.20-01-52.00-0000 (0.038 ACRE) **EXISTING** ± 975 TO 087.08-05-04.00-0000 VALLEY AVE. VARIABLE WIDTH SANITARY SEWER EASEMENT INST. No. 201310815 EXISTING HAIRSTON CEMETERY 20' WATER D.B. 227, PG. 393 -LINE EASEMENT 087.08-03-24.01-0000 INST. No. 201310815 EXISTING 20' WATER LINE PATTON PLACE, LLC EASEMENT INST. No. 201207880 INST. No. 201310815 087.08-03-23.00-0000 -L10 SOUTH PEAK BLVD. N80'37'03"W PRIVATE STREET 25.52' ACCESS & UTILITY EASEMEN (17)-20' WATER LINE EASEMENT P.B. 24, PG. 01 VARIABLE WIDTH EXISTING INGRESS/EGRESS EASEMENT VARIABLE WIDTH P.B. 26, PG. 121 VALLEY AVE. EXISTING IPF SANITARY SEWER EASEMENT DETAIL C (ST. RTE. 862) / 20' WATER LINE INST. No. 201310815 WESTERN VA. WATER AUTHORITY 15' WATER LINE EASEMENT (VARIABLE WIDTH R/W) N67°50'04"E EASEMENT DRIVE WDH) P.B. 24, PG. 01 INST. No. 200504631 +/- 450' TO ___ P.B. 24 PG. 01 63.07 LOWES HOME CENTER INC. (WELL LOT) U.S. RTE. 220 INST. No. 200312265 087.08-05-03.00-0000 S80°32'03"E P.B. 26, Pg. 121 EXISTING 20' *53.08*° 087.08-08-23.00 087.08-05-01.00-0000 SANITARY SEWER EASEMENT CURVE "C" INST. No. 201310815 EXISTING 20' INGRESS/EGRESS CURVE "B" (TIE) EASEMENT FOR DELTA = 11° 52' 52" LOT 23 18.66 TAX No. 087.08-05-03.0000 RAD. = 53.50'LEGATO, LLC 0.309 AC. (TIE) P.B. 24 PG. 01 S75'43'50"E INST. No. 201210633 ARC. = 11.09'SOUTH PRIVATE NEW 5' P.U.E. NEW 20' PRIVATE DRAINAGE 087.08-03-04.00-0000 $CHORD = N 39^{\circ} 42' 35'' E 11.07'$ EASEMENT ZZ 188. 10.00 10.W CURVE "C" (TIE ONLY) 119.99 $DELTA = 23^{\circ} 35' 22''$ SEE SHEET 2 RAD. = 53.50'ARC. = 22.03' $CHORD = S 21^{\circ} 58' 28'' W 21.87'$ MATCH LINE NEW STORMWATER MANAGEMENT ACCESS AND MAINTENANCE EASEMENT NOTES: 5. THE ROADS SERVING THESE LOTS ARE PRIVATE AND THERE MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT <u>DETAIL C</u> 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 PLAT SHOWING RE-SUBDIVISION OF BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. TRACT B-2 (11.920 ACRES) 6. PRIVATE STREETS SHOWN HEREON SHALL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION. THE INSTRUMENT No. 201211691 MAINTENANCE OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. BEING THE PROPERTY OF THE ESTATES AT SOUTH PEAK, LLC CREATING HEREON TIMOTHY W. CALDWELL "THE ESTATES AT SOUTH PEAK" Lic. No. 3105 CREATING HEREON LOTS 1 THROUGH 24 AND SURVE SITUATE AT THE CUL-DE-SAC OF THE PEAKS DRIVE LEGEND: CAVE SPRING MAGISTERIAL DISTRICT O IPF - IRON PIN FOUND THE COUNTY OF ROANOKE, VIRGINIA — IRON PIN SET SCALE: 1" = 60' DATE: AUGUST 19, 2013 30' 60' 120'

240'

SCALE: 1" = 60' - 0"

WV - WATER VALVE

P.U.E. - PUBLIC UTILITY EASEMENT

701 FIRST STREET, S.W. ROANOKE, VIRGINIA 24016 M&C COMM. No. 3101-C (540) 345-9342 FAX (540) 345-7691 SHEET 3 OF 3