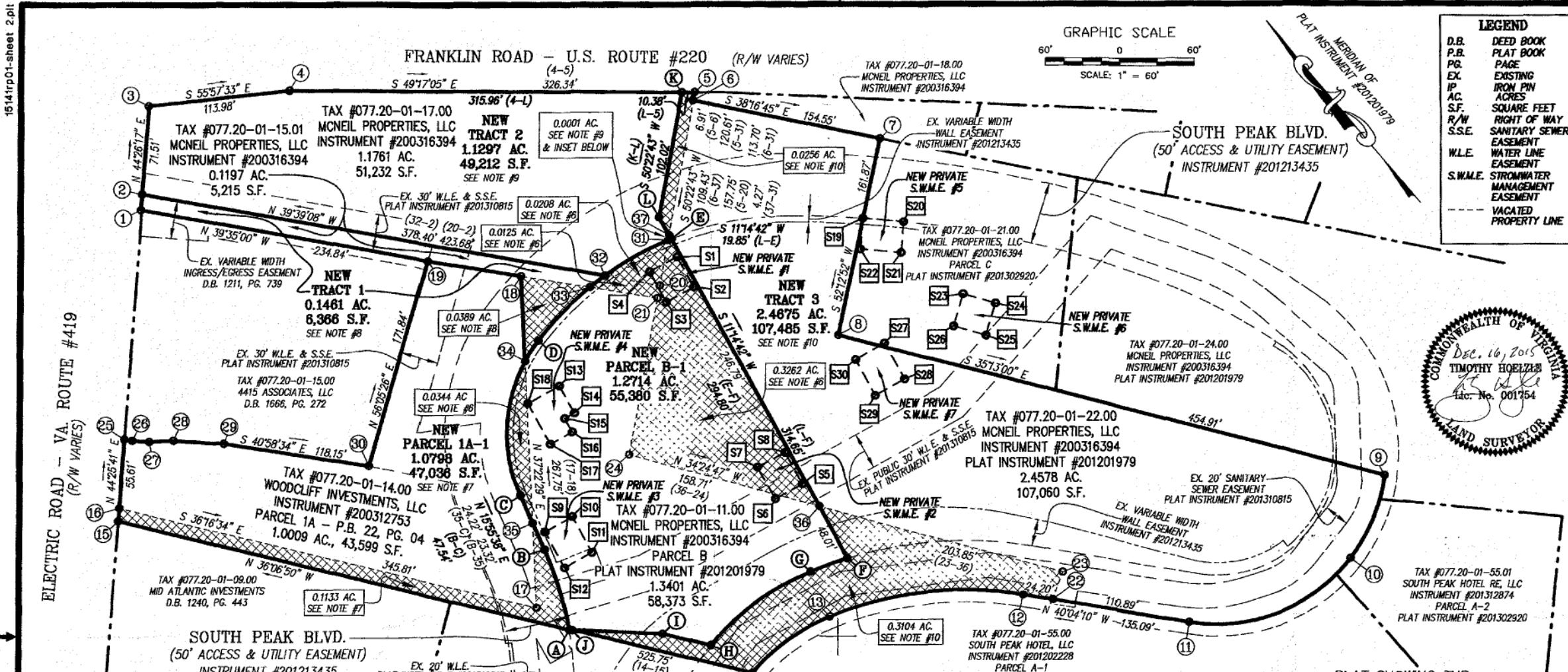
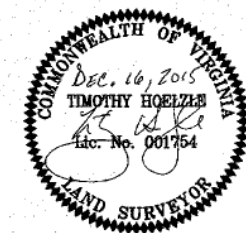


15141rp01-sheet 2.plt



LEGEND

D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
EX.	EXISTING
IP.	IRON PIN
AC.	ACRES
S.F.	SQUARE FEET
R/W	RIGHT OF WAY
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
---	VACATED PROPERTY LINE



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ROANOKE, VIRGINIA



DATE: December 16, 2015
COMM. NO.: 2015-141
SCALE: 1" = 60'
SHEET 2 OF 2

BOUNDARY LINE TABLE

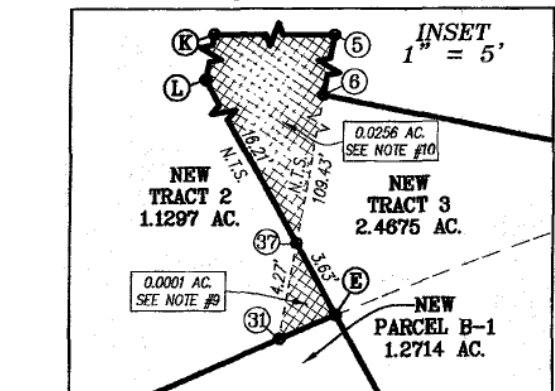
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1-2	N 44°26'17" E	12.75'	24-6	N 50°22'43" E	288.27'
2-3	N 44°26'17" E	71.51'	16-25	N 44°25'41" E	55.61'
3-4	S 55°57'33" E	113.98'	25-26	S 40°13'34" E	6.42'
4-5	S 49°17'05" E	326.34'	26-27	S 46°11'34" E	13.62'
5-6	S 50°22'43" W	6.91'	27-28	S 52°33'34" E	18.55'
6-7	S 38°16'45" E	154.55'	28-29	S 40°58'34" E	40.87'
7-8	S 52°12'52" W	161.87'	29-30	S 40°58'34" E	118.15'
8-9	S 35°13'00" E	454.91'	30-19	N 56°05'26" E	171.84'
9-10	S 62°40'36" W	72.16'	11-22	N 40°04'10" W	110.89'
10-11	N 71°23'21" W	140.36'	22-12	N 40°04'10" W	24.20'
11-12	N 40°04'10" W	135.09'	E-36	S 11°14'42" W	246.79'
12-13	N 56°05'17" W	157.45'	36-F	S 11°14'42" W	48.01'
13-14	N 66°00'48" W	76.74'	14-J	N 36°08'30" W	149.08'
14-15	N 36°06'50" W	525.72'	A-15	N 36°06'30" W	373.93'
15-16	N 44°30'49" E	10.38'	*31-E	S 72°01'05" E	2.72'
16-17	S 36°16'34" E	345.81'	*32-31	S 78°58'33" E	58.80'
17-18	N 37°22'29" E	267.75'	*32-33	N 87°20'20" W	15.12'
18-19	N 40°25'34" W	75.90'	*0-33	N 84°11'46" E	58.49'
19-1	N 39°35'00" W	234.84'	*34-D	N 72°49'16" E	18.83'
2-20	S 39°39'08" E	423.68'	*C-34	N 42°03'46" E	108.36'
21-19	N 40°25'34" W	187.54'	34-18	N 37°22'29" E	68.72'

NEW PARCEL B-1

LINE	BEARING	DISTANCE
A-B	N 23°02'34" E	68.13'
B-C	N 15°56'38" E	47.54'
C-D	N 46°11'08" E	125.81'
D-E	S 87°07'59" E	134.56'
E-F	S 11°14'42" W	284.80'
F-G	N 69°19'27" W	31.83'
G-H	N 66°37'20" W	100.04'
H-I	N 36°05'30" W	39.95'
I-J	N 47°05'41" W	72.75'
J-A	N 36°06'30" W	2.70'

VACATED PROPERTY LINES

LINE	BEARING	DISTANCE
6-24	S 50°22'43" W	288.27'
16-17	S 36°16'34" E	345.81'
18-21	S 40°25'34" E	111.64'
20-21	S 50°22'43" W	10.43'
20-32	N 36°08'30" W	45.31'
31-20	S 50°22'43" W	37.13'
22-23	N 58°30'12" E	23.72'
23-24	N 34°24'47" W	362.56'
24-21	N 50°22'43" E	128.00'
23-36	N 34°24'47" W	203.85'
36-24	N 34°24'47" W	158.71'
17-35	N 37°22'29" E	68.48'
35-34	N 37°22'29" E	130.54'
18-33	S 40°25'34" E	56.15'
33-21	S 40°25'34" E	55.49'



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
9-10	143.00'	72.84'	37.28'	72.16'	S 62°40'39" W	2913.39"
10-11	135.00'	147.60'	82.15'	140.35'	N 71°23'21" W	8238.31"
12-13	285.00'	159.53'	81.91'	157.45'	N 56°08'17" W	3204.16"
13-14	180.00'	77.49'	39.52'	76.74'	N 66°00'48" W	2744.57"
A-B	275.00'	68.30'	34.33'	68.13'	N 23°02'34" E	1413.51"
C-D	123.00'	132.06'	73.20'	125.81'	N 46°11'08" E	6131.00"
D-E	253.00'	136.20'	69.80'	134.56'	S 87°07'59" E	3050.43"
F-G	325.00'	31.95'	15.98'	31.83'	N 69°19'27" W	537.55"
G-H	200.00'	101.11'	51.66'	100.04'	N 66°37'20" W	2858.02"
E-I	253.00'	2.72'	1.36'	2.72'	N 72°01'05" W	036.55"
31-32	253.00'	58.73'	29.50'	58.60'	N 78°58'33" W	1378.01"
32-33	253.00'	15.13'	7.57'	15.12'	N 87°20'20" W	325.35"
33-D	253.00'	58.63'	29.95'	58.49'	S 84°11'46" W	1330.14"
D-34	123.00'	18.85'	9.95'	18.83'	S 72°49'16" W	914.44"
34-C	123.00'	112.21'	60.35'	108.36'	S 42°03'46" E	5216.16"
S19-S20	992.79'	33.03'	16.52'	33.03'	S 44°33'30" E	154.23"

NEW PRIVATE S.W.M.E. #1
700 S.F.

LINE	BEARING	DISTANCE
E-S1	S 22°38'50" W	15.12' (1E)
S1-S2	S 11°40'36" W	28.00'
S2-S3	S 78°18'26" W	25.00'
S3-S4	N 11°40'36" E	28.00'
S4-S1	S 78°18'26" E	25.00'

NEW PRIVATE S.W.M.E. #2
729 S.F.

LINE	BEARING	DISTANCE
F-S5	N 08°58'43" E	70.77' (1E)
S5-S6	N 78°45'12" W	25.00'
S6-S7	N 11°15'47" E	28.27'
S7-S8	S 78°12'58" E	24.98'
S8-S5	S 11°14'42" W	29.04'

NEW PRIVATE S.W.M.E. #3
825 S.F.

LINE	BEARING	DISTANCE
B-S9	N 41°15'26" E	14.11' (1E)
S9-S10	S 78°45'13" E	25.00'
S10-S11	S 11°14'45" W	33.00'
S11-S12	N 78°45'15" W	25.00'
S12-S9	N 11°14'48" E	33.00'

NEW PRIVATE S.W.M.E. #4
976 S.F.

LINE	BEARING	DISTANCE
D-S13	S 15°32'31" W	40.37'
S13-S14	S 11°16'42" W	25.00'
S14-S15	N 78°45'18" W	8.83'
S15-S16	S 11°14'42" W	12.74'
S16-S17	N 78°45'18" W	20.00'
S17-S18	N 11°16'48" E	37.76'
S18-S13	S 78°45'12" E	28.82'

NEW PRIVATE S.W.M.E. #5
829 S.F.

LINE	BEARING	DISTANCE
7-S19	S 52°18'52" W	65.54' (1E)
S19-S20	S 44°33'30" E	33.03'
S20-S21	S 45°28'26" W	25.00'
S21-S22	N 44°33'34" W	33.03'
S22-S19	N 45°28'26" E	25.00'

NEW PRIVATE S.W.M.E. #6
729 S.F.

LINE	BEARING	DISTANCE
B-S23	S 67°38'44" E	105.95' (1E)
S23-S24	S 33°33'13" E	27.00'
S24-S25	S 56°28'47" W	27.00'
S25-S26	N 33°33'13" W	27.00'
S26-S23	N 56°28'47" E	27.00'

NEW PRIVATE S.W.M.E. #7
801 S.F.

LINE	BEARING	DISTANCE
B-S27	S 39°47'07" E	37.79' (1E)
S27-S28	S 11°14'48" W	33.00'
S28-S29	N 78°45'08" W	27.00'
S29-S30	N 11°14'48" E	33.00'
S30-S27	N 78°45'12" E	27.00'

NOTE:
1. THE ROADS SERVING THIS PROJECT ARE PRIVATE AND THEIR MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. THEY 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.

PLAT SHOWING THE COMBINATION AND SUBDIVISION OF
TAX #077.20-01-14.00
PROPERTY OF
WOODCLIFF INVESTMENTS, LLC
INSTRUMENT #200312753
CREATING HEREON NEW
PARCEL 1A-1
1.0798 AC. (47,036 S.F.)
AND
TAX #077.20-01-11.00 (PARCEL B),
TAX #077.20-01-15.01,
TAX #077.20-01-17.00 AND
TAX #077.20-01-22.00
PROPERTY OF
MCNEIL PROPERTIES, LLC
INSTRUMENT #200316394
CREATING HEREON NEW
PARCEL B-1
1.2714 AC. (55,380 S.F.),
TRACT 1
0.1461 AC. (6,366 S.F.),
TRACT 2
1.1297 AC. (49,212 S.F.)
& **TRACT 3**
2.4675 AC. (107,485 S.F.)
SITUATED ALONG ELECTRIC RD., FRANKLIN ROAD
& SOUTH PEAK BLVD.
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA