

EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
CE12	25.00'	36.01'	N20°58'08"W	32.98'	82°32'01"
CE13	9211.57'	9.51'	N62°59'01"W	9.51'	0°03'33"
CE14	25.74'	25.28'	S79°43'05"W	24.28'	56°17'29"
CE15	379.77'	48.46'	S66°24'35"E	48.43'	7°18'42"
CE16	473.91'	37.26'	S68°14'53"E	37.25'	4°30'18"
CE17	28.00'	8.20'	S74°13'33"E	8.17'	16°46'20"
CE18	330.01'	62.81'	N54°19'19"W	62.71'	10°54'16"
CE19	318.42'	100.81'	S29°22'02"W	100.39'	18°08'21"
CE20	515.00'	46.68'	S41°02'01"W	46.67'	5°11'36"
CE21	224.67'	86.02'	S32°39'41"W	85.50'	21°56'17"
CE22	35.00'	49.39'	S18°43'52"E	45.39'	80°50'48"
CE23	80.00'	39.96'	N73°27'54"W	39.55'	28°37'16"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1603.50'	273.19'	N21°43'45"E	272.86'	9°45'42"
C2	23.09'	10.37'	N53°35'21"W	10.28'	25°43'06"
C3	440.16'	34.06'	N68°39'53"W	34.05'	4°25'59"
C4	25.00'	38.76'	S64°42'30"W	34.99'	88°49'16"
C5	288.42'	91.31'	S29°22'02"W	90.93'	18°08'21"
C6	485.00'	43.96'	S41°02'01"W	43.95'	5°11'36"
C7	254.67'	97.51'	S32°39'41"W	96.92'	21°56'17"
C8	35.00'	43.09'	S56°57'30"W	40.42'	70°31'56"
C9	415.00'	118.58'	N31°09'36"E	118.18'	16°22'18"
C10	330.01'	13.04'	N47°44'16"W	13.04'	2°15'50"
C11	160.00'	53.98'	N56°16'13"W	53.72'	19°19'44"
C12	12.00'	15.43'	S13°51'10"E	14.39'	73°39'14"

LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N27°05'26"E	26.90'	LE34	N63°06'31"W	86.26'
L2	N26°53'28"E	74.93'	LE35	N27°31'47"E	15.00'
L3	N70°52'52"W	39.78'	LE36	S63°06'31"E	80.01'
L4	S20°17'52"W	69.54'	LE37	N35°12'28"E	130.13'
L5	N62°46'01"W	30.22'	LE38	N20°34'51"E	49.67'
L6	S20°17'52"W	34.19'	LE39	N20°17'52"E	70.71'
L7	S38°26'13"W	26.94'	LE40	N62°46'03"W	147.45'
L8	N87°46'32"W	10.41'	LE41	S62°46'03"E	169.67'
L9	N63°13'20"W	7.46'	LE42	S70°52'26"E	38.29'
L10	S89°51'56"W	30.33'	LE43	S70°52'26"E	29.68'
L11	N26°28'59"E	64.18'	LE44	S27°26'00"W	9.19'
L12	N30°40'02"E	82.39'	LE45	S27°20'39"W	30.44'
L13	N43°10'15"E	61.14'	LE46	N64°07'08"E	14.14'
L14	N26°53'29"E	40.00'	LE47	S70°52'26"E	19.71'
L15	N27°14'21"E	50.00'	LE48	S68°14'56"E	46.69'
L16	S27°13'58"W	50.18'	LE49	N54°26'14"W	60.06'
L17	N62°44'22"W	76.52'	LE50	N35°33'46"E	13.00'
L18	N39°25'45"W	6.47'	LE51	S54°26'14"E	140.31'
L19	S50°34'15"W	46.43'	LE52	N27°13'58"E	7.51'
L20	N86°08'24"W	37.89'	LE53	S20°17'52"W	30.54'
L21	N16°50'54"E	42.81'	LE54	S38°26'13"W	26.94'
L22	N73°09'06"W	50.00'	LE55	S21°41'32"W	73.79'
L23	S63°20'12"E	87.64'	LE56	N59°09'16"W	18.57'
L24	S63°20'12"E	98.76'	LE57	N87°46'32"W	26.57'
L25	S63°20'12"E	98.38'			
L26	S63°20'12"E	105.94'			
L27	S63°20'12"E	102.84'			
L28	S63°20'12"E	107.59'			
L29	S63°20'12"E	108.73'			
L30	S62°46'01"E	103.43'			
L31	N63°06'31"W	101.29'			
L32	N63°06'31"W	98.33'			
L33	S27°13'58"W	94.06'			
L34	N27°42'33"E	27.24'			
L35	S50°40'46"E	78.87'			
L36	S22°58'27"W	4.69'			

CAREFREE LANE
50' PRIVATE ROAD & INGRESS/EGRESS ESMT
INST. #200608136

VILLAGE GREEN DRIVE
EXISTING 30' PRIVATE R/W &
PUBLIC WATER & SEWER ESMT

LITTLE WALK ROAD
EXISTING 30' PRIVATE ROAD,
P.S.S.E. & P.U.E.

MIDDLE PARK LANE
EXISTING 30' PRIVATE R/W

DENT ROAD
EXISTING VARIABLE WIDTH R/W

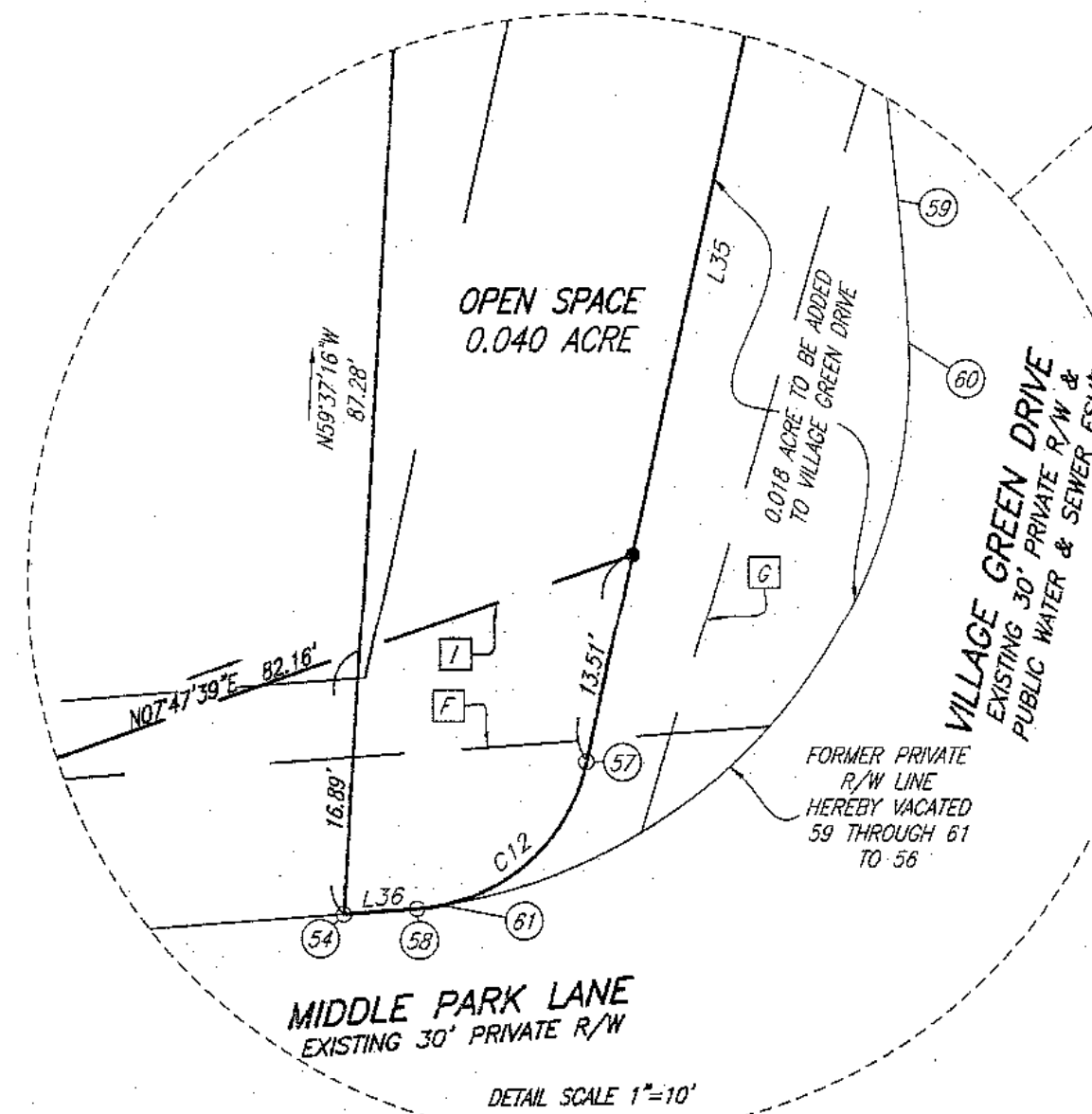
NEW 27' PRIVATE ACCESS EASEMENT,
P.S.S.E., W.L.E. & P.U.E.

NEW PRIVATE 24' ACCESS EASEMENT,
P.S.S.E., W.L.E. & P.U.E.

EASEMENT TIE LINE TABLE		
LINE	BEARING	DISTANCE
LE52	N38°16'37"W	71.79'
LE53	N54°27'52"E	34.86'

LEGEND

P.S.S.E. - PUBLIC SANITARY SEWER EASEMENT
P.W.L.E. - PUBLIC WATERLINE EASEMENT
D.E. - DRAINAGE EASEMENT
M.B.L. - MINIMUM BUILD LINE
O - IRON PIN SET
P.U.E. - PUBLIC UTILITY EASEMENT
PR.D.E. - PRIVATE DRAINAGE EASEMENT
PR.U.E. - PRIVATE UTILITY EASEMENT



PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF LOTS 66 THROUGH 99, 96 THROUGH 99,
AND OPEN SPACE - PHASE 3, VILLAGE GREEN, INSTRUMENT #201808485
AND SHOWING THE SUBDIVISION OF A PORTION OF TRACT A-2, PHASE 4,
VILLAGE GREEN, INSTRUMENT #201906039
AND SHOWING THE COMBINATION OF THE REMAINING PORTION OF TRACT A-2,
PHASE 4, VILLAGE GREEN WITH TAX MAP #027.17-04-13.03-0000
TO BE KNOWN AS
VILLAGE GREEN
PHASE 5
CREATING HEREON LOTS 111 THROUGH 117
AND TRACT B-1 (9.501 ACRES)
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED JULY 9, 2019
JOB #04170034.00
SCALE: 1"=60'
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DRN: DSH
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

