

EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH DELTA ANGLE
CE12	25.00'	36.01'	N20°58'08"W	32.98'
CE13	9211.57'	9.51'	N62°59'01"W	9.51'
CE14	25.74'	25.28'	S79°43'05"W	24.28'
CE15	379.77'	48.46'	S66°24'35"E	48.43'
CE16	473.91'	37.26'	S68°14'53"E	37.25'
CE17	28.00'	8.20'	S74°13'33"E	8.17'
CE18	330.01'	62.81'	N54°19'19"W	62.71'
CE19	318.42'	100.81'	S29°22'02"W	100.39'
CE20	515.00'	46.68'	S41°02'01"W	46.67'
CE21	224.67'	86.02'	S32°39'41"W	85.50'
CE22	35.00'	49.39'	S18°43'52"E	45.39'
CE23	80.00'	39.96'	N73°27'54"W	39.55'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH DELTA ANGLE
C1	1803.50'	273.19'	N21°43'45"E	272.86'
C2	23.09'	10.37'	N53°35'21"W	10.28'
C3	440.16'	34.06'	N68°39'53"W	34.03'
C4	26.00'	38.76'	S64°43'00"W	34.99'
C5	288.42'	91.31'	S29°22'02"W	90.93'
C6	485.00'	43.96'	S41°02'01"W	43.95'
C7	254.67'	97.51'	S32°39'41"W	96.92'
C8	35.00'	43.09'	S56°57'30"W	40.42'
C9	415.00'	118.58'	N31°09'36"E	118.18'
C10	330.01'	13.04'	N47°44'16"W	13.04'
C11	160.00'	53.98'	N56°16'13"W	53.72'
C12	12.00'	15.43'	S13°51'10"E	14.39'

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	26.79'
L23	S63°20'12"E	67.64'	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°42'53"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

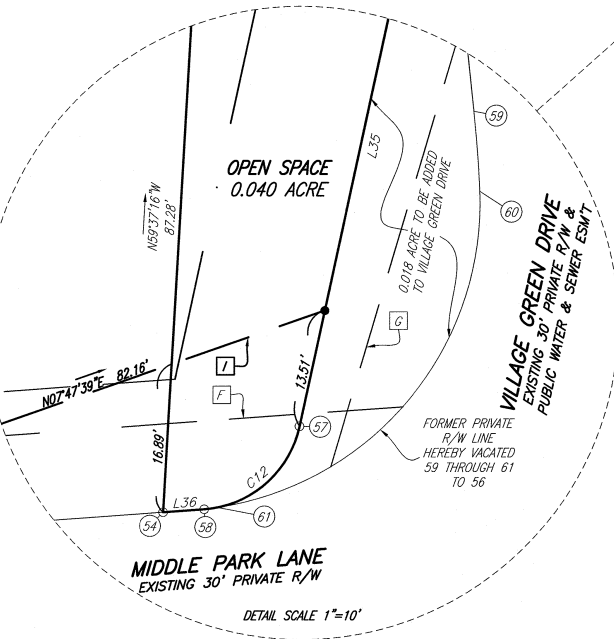
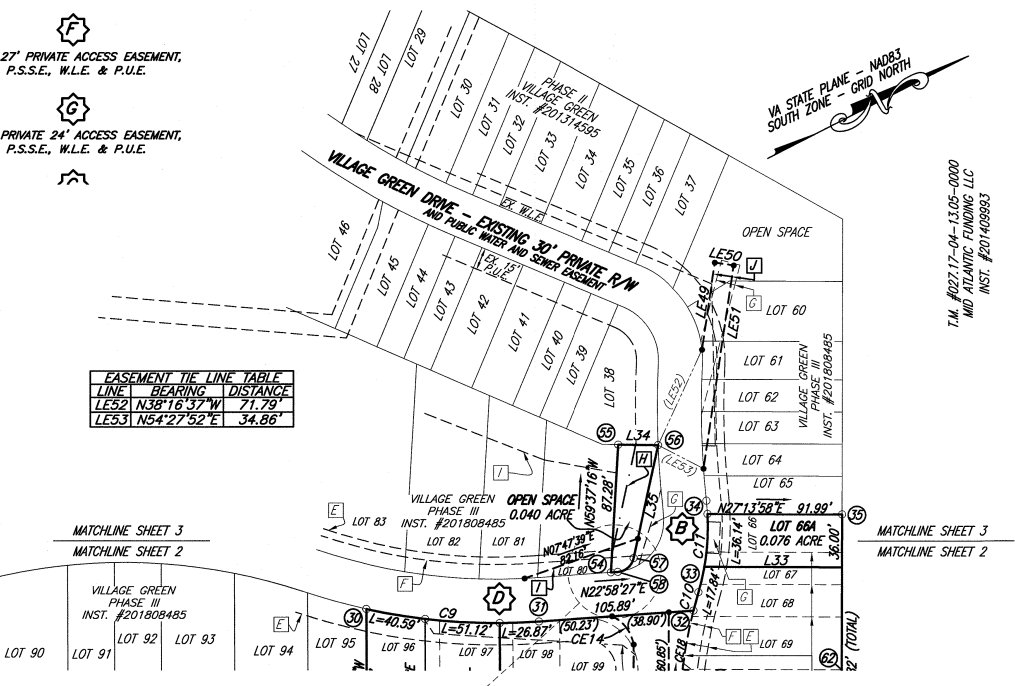
DENT ROAD
EXISTING VARIABLE WIDTH R/W

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

**NEW PRIVATE 34' ACCESS EASEMENT,
P.S.S.E., W.L.E. & P.U.E.**

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



A NEW 15' & VARIABLE WIDTH PR.D.E.

H NEW 15' P.U.E. & M.B.L.

I NEW VARIABLE WIDTH PR.D.E.

J NEW 13' PR.D.E.

B EX. VARIABLE WIDTH PR.D.E. INST. #201906039

D EX. VARIABLE WIDTH P.W.L.E. INST. #201906039

C EX. 15' P.U.E. & M.B.L. INST. #201906039

F EX. 10' W.L.E. INST. #201808485

E EX. VARIABLE WIDTH PR.D.E. & M.B.L. INST. #201808485

K NEW VARIABLE WIDTH P.U.E.

L NEW VARIABLE WIDTH P.W.L.E.

G EX. VARIABLE WIDTH PR.D.E. INST. #201808485 HEREBY VACATED

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF LOTS 66 THROUGH 69, 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'
PAGE 3 OF 3

DRN: DSH
CHK: JRM

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

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