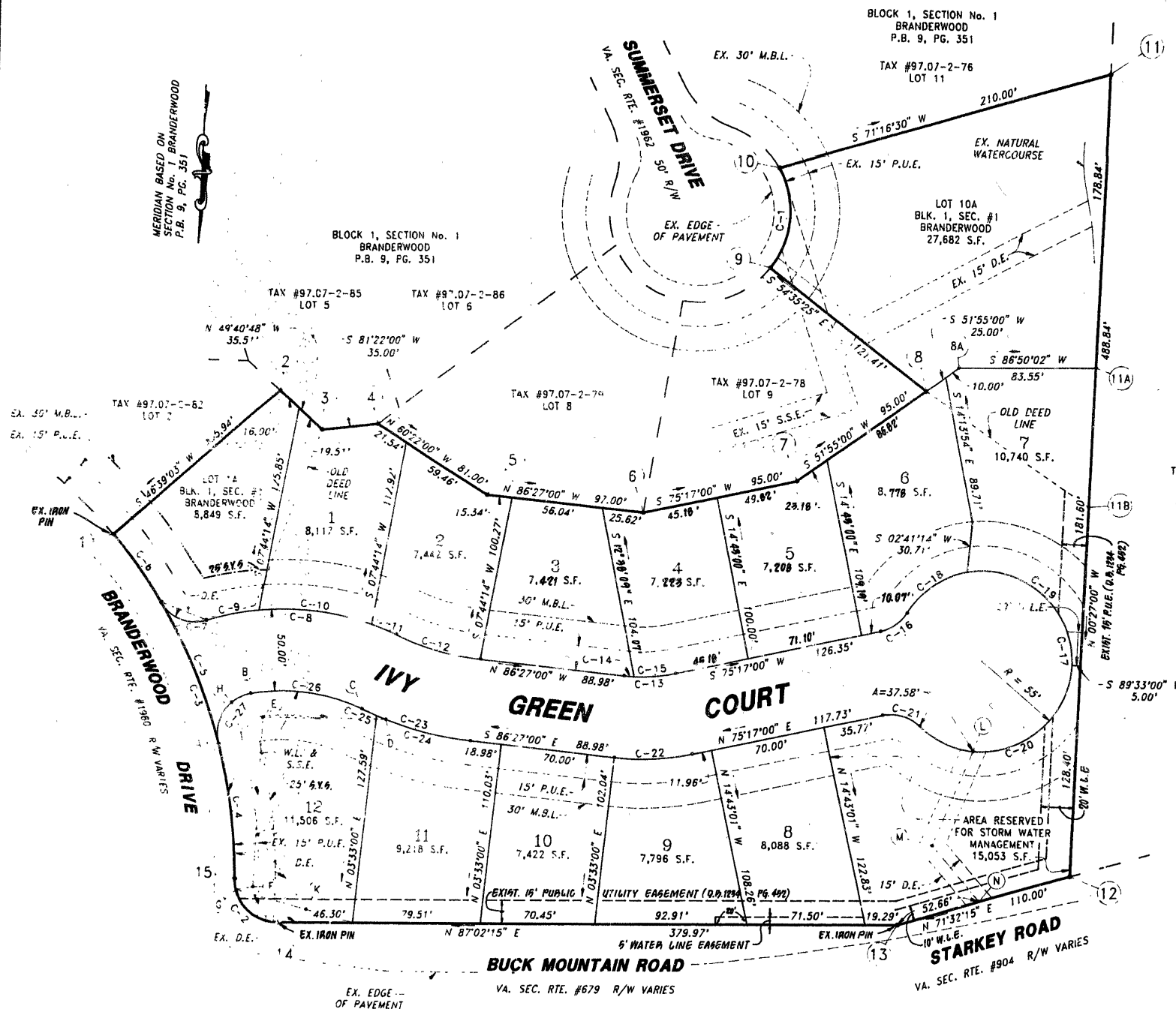




AREA TO BE CONVEYED TO
PALM HERMITAGE CORP.
BY TERRY A. COX &
CYNTHIA K. VAUGHAN COX

LINE	DIRECTION	DISTANCE
8-8A	S 51°55'00" W	25.00'
8A-11A	S 86°50'02" W	83.55'
11A-11B	N 00°27'00" W	85.00'
11B-8	S 57°57'02" E	122.42'
TOTAL AREA = 4,986 S.F.		

NEW WATERLINE & SANITARY SEWER EASEMENT			
LINE	DIRECTION	DISTANCE	
15-A	S 10°13'20" E	83.44'	CH.
A-B	S 29°51'11" W	36.83'	CH.
B-C	N 85°08'18" W	69.39'	CH.
C-D	N 69°44'24" W	16.22'	CH.
D-E	N 87°56'03" S	76.17'	
E-F	N 00°39'25" E	104.36'	
F-G	N 77°10'29" E	10.48'	
G-15	S 10°24'56" E	6.98'	CH.

NEW DRAINAGE EASEMENT		
LINE	DIRECTION	DISTANCE
15-A	S 10°13'00" E	83.44' CH.
A-H	S 14°40'15" W	26.69' CH.
H-J	N 14°25'00" W	32.71' CH.
J-K	N 35°51'24" W	54.5'
K-G	S 77°37' 37" E	14.24'
G-15	S 10°24'56" E	6.92' CH.

CENTERLINE NEW 5' DRAINAGE EASEMENT		
LINE	DIRECTION	DISTANCE
L-M	N 21°09'51" E	62.73'
M-N	N 43°53'22" W	45.27'

PLAT SHOWING
SECTION No. 6

IVY GREEN IN BRANDERWOOD

AND NEW LOTS 1A & 10A, BLOCK 1, SECTION No. 1, BRANDERWOOD

BEING A RESUBDIVISION OF ORIGINAL TAX #97.07-2-80
PROPERTY OF PALM HERMITAGE CORP. (D.B. 1316, PG. 597)
ORIGINAL TAX #97.07-2-81, BEING LOT 1, BLOCK 1,
SECTION No. 1, BRANDERWOOD (P.B. 2, P.3. 351)
PROPERTY OF PALM HERMITAGE CORP. (D.B. ~~1317~~ PG. ~~.655~~)
AND ORIGINAL TAX #97.07-2-77, BEING LOT 10, BLOCK 1,
SECTION No. 1, BRANDERWOOD (P.B. 9, P.3. 351)
PROPERTY OF TERRY A. COX & CYNTHIA K. VAUGHAN COX
(D.B. 1240, PG. 1058)

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: 23 NOVEMBER 1992

LUMSDEN ASSOCIATES, P.C.
ENGINEERS—SURVEYORS—PLANNERS
ROANOKE, VIRGINIA

COMM. #84-066-6

P.B. 15 , PG. 32 SHEET 2 OF 2

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4,805.51503	3,941.00131
2	4,712.19946	3,842.14721
3	4,735.1360	3,815.07706
4	4,729.91900	3,780.47400
5	4,689.97900	3,710.06800
6	4,775.37600	3,613.25400
7	4,751.84200	3,521.37098
8	4,693.24500	3,446.59500
9	4,621.99045	3,545.54687
10	4,561.79547	3,543.78687
11	4,494.48059	3,544.90399
12	4,983.20192	3,341.06500
13	5,018.03630	3,445.40300
14	5,037.67310	3,824.86972
15	5,012.52334	3,852.70902
TOTAL	Σ FA = 4.234 Ac.	184,421 S.F.

LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
W.L. & S.S.E. WATERLINE & SANITARY SEWER EASEMENT
M.B.L. MINIMUM BUILDING LINE
R/W RIGHT OF WAY
S.F. SQUARE FEET
VA. SEC. RTE. VIRGINIA SECONDARY ROUTE
EX. EXISTING
W.L.E. WATERLINE EASEMENT
99.9 9106 YARD BACKLOG

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOTES:

1. SEE SHEET 1 OF 2 FOR CURVE TABLE.
2. LEGAL REFERENCE FOR ALL EXISTING EASEMENTS IS P.B. 9, PG. 351.

