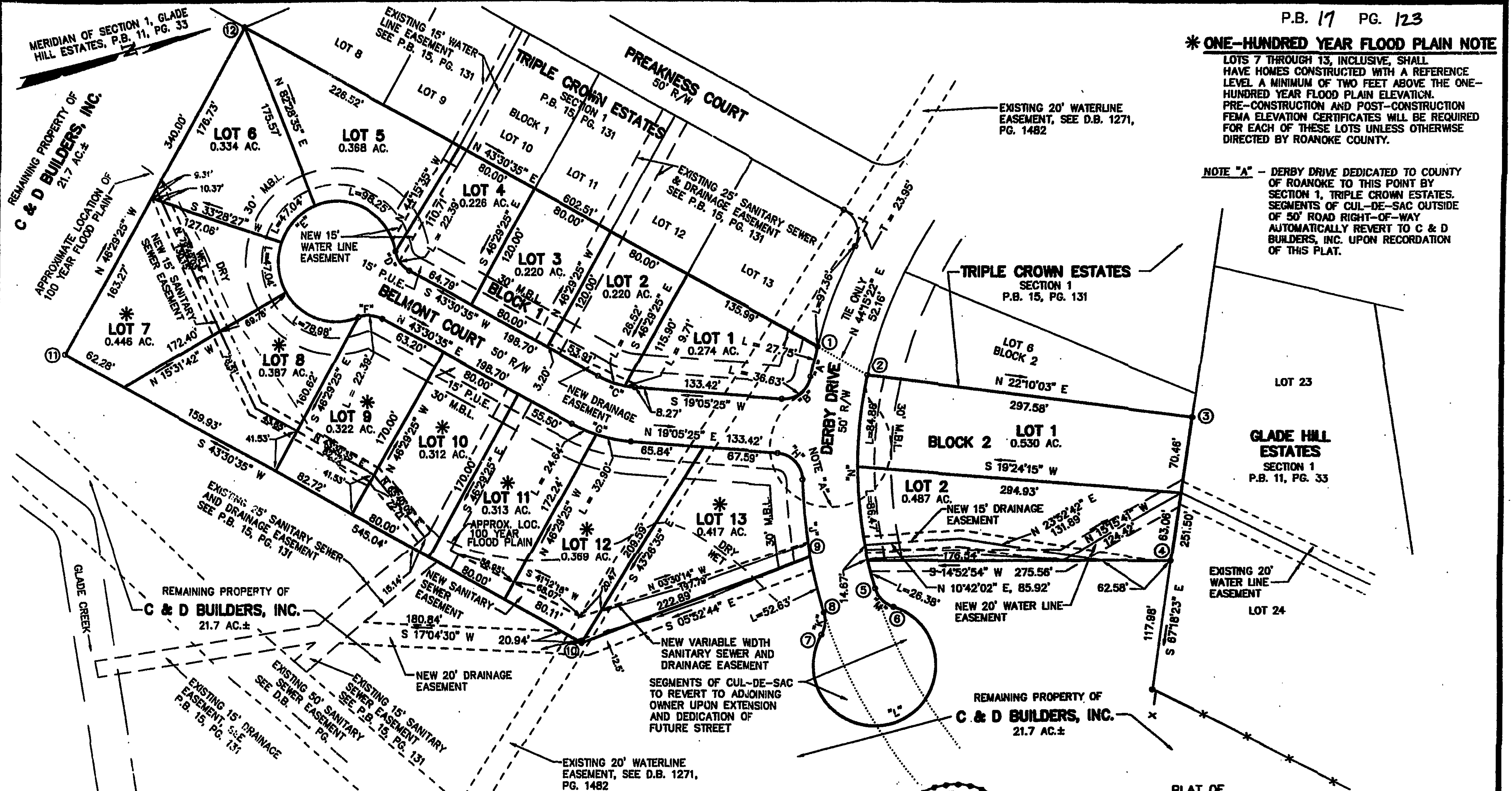


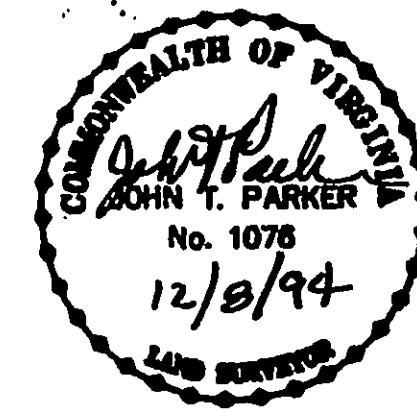
*** ONE-HUNDRED YEAR FLOOD PLAIN NOTE**

LOTS 7 THROUGH 13, INCLUSIVE, SHALL HAVE HOMES CONSTRUCTED WITH A REFERENCE LEVEL A MINIMUM OF TWO FEET ABOVE THE ONE-HUNDRED YEAR FLOOD PLAIN ELEVATION. PRE-CONSTRUCTION AND POST-CONSTRUCTION FEMA ELEVATION CERTIFICATES WILL BE REQUIRED FOR EACH OF THESE LOTS UNLESS OTHERWISE DIRECTED BY ROANOKE COUNTY.

NOTE "A" - DERBY DRIVE DEDICATED TO COUNTY OF ROANOKE TO THIS POINT BY SECTION 1, TRIPLE CROWN ESTATES. SEGMENTS OF CUL-DE-SAC OUTSIDE OF 50' ROAD RIGHT-OF-WAY AUTOMATICALLY REVERT TO C & D BUILDERS, INC. UPON RECORDATION OF THIS PLAT.



LOT	BLOCK	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1	A	450.00'	27.75'	13.88'	27.75'	S 83°08'02" E	03°32'01"
1	1	B	25.00'	38.63'	22.49'	33.44'	S 22°53'19" E	83°57'28"
1	1	C	85.00'	9.71'	4.88'	9.70'	S 22°21'40" W	06°32'31"
2	1	C	85.00'	26.52'	13.37'	26.41'	S 34°34'15" W	17°52'39"
TOT.	1	C	85.00'	36.23'	18.39'	35.95'	S 31°18'00" W	24°25'10"
4	1	D	25.00'	22.39'	12.01'	21.65'	S 69°10'07" W	51°19'04"
5	1	E	55.00'	98.25'	68.35'	85.70'	S 43°39'07" W	102°21'04"
6	1	E	55.00'	47.04'	25.07'	45.62'	S 32°01'29" E	49°00'08"
7	1	E	55.00'	47.04'	25.07'	45.62'	S 81°01'38" E	49°00'08"
8	1	E	55.00'	78.98'	48.05'	72.37'	N 33°19'54" E	82°16'47"
9	1	F	25.00'	22.39'	12.01'	21.65'	N 17°51'03" E	51°19'04"
11	1	G	135.00'	24.64'	12.35'	24.60'	N 38°18'52" E	10°27'25"
12	1	G	135.00'	32.90'	16.53'	32.82'	N 26°04'17" E	13°57'45"
TOT.	1	G	135.00'	57.54'	29.21'	57.10'	N 31°18'00" E	24°25'10"
13	1	H	25.00'	36.63'	22.49'	33.44'	N 61°04'08" E	83°57'28"
13	1	J	450.00'	70.77'	35.48'	70.70'	S 81°27'28" E	09°00'41"
REM.		J	450.00'	52.63'	26.34'	52.60'	S 89°18'49" E	06°42'02"
TOT.	1	J	450.00'	123.40'	62.08'	123.01'	S 84°48'29" E	15°42'42"
REM.		K	25.00'	20.70'	10.99'	20.11'	N 68°58'32" W	47°28'37"
REM.		L	55.00'	271.07'	44.23'	68.94'	N 06°24'48" W	282°23'08"
REM.		M	25.00'	24.41'	13.28'	23.45'	N 80°21'57" E	55°56'39"
1	2	N	400.00'	84.88'	42.59'	84.70'	S 69°25'12" E	12°09'20"
2	2	N	400.00'	86.47'	43.40'	86.30'	S 81°41'26" E	12°23'08"
REM.	2	N	400.00'	26.38'	13.19'	26.38'	S 89°46'22" E	03°46'43"
TOT.	2	N	400.00'	197.71'	100.92'	195.70'	S 77°30'08" E	28°19'11"



PLAT OF
SECTION 2
TRIPLE CROWN ESTATES
BEING A SUBDIVISION OF
6.41 AC. FOR
C & D BUILDERS, INC.
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO. 50.03-01-02, 04 & 05
DRAWN: DAP/CADD
CALC.: DAP
N.B.: TRIPLE CROWN

SCALE: 1" = 60'
AUGUST 17, 1994
W.O.: 94-1066

