

BOUNDARY CHART 100 YEAR FLOOD PLAIN "A"			
LINE	DIRECTION	DIST.	
A1-A2	N 83°35'04" W	52.40' CH.	
A2-A3	N 11°00'12" W	46.76'	
A3-A4	N 40°37'46" W	37.66'	
A4-A5	S 83°42'42" W	180.00'	
A5-A6	N 08°17'18" W	30.00'	
A6-A7	N 18°22'11" E	71.91'	
A7-A8	N 78°59'48" E	145.27'	
A8-A9	S 35°13'52" E	109.66'	
A9-A10	S 52°34'55" E	30.14'	
A10-A11	S 11°00'12" E	80.00'	

BOUNDARY CHART NEW DRAINAGE EASEMENT				
LINE	BEARING	DISTANCE	RADIUS	LENGTH
C1-C2	N 83°42'42" E	52.83'		
C2-D1	S 61°44'12" E	113.69' CHD.	100.23'	120.88'
D1-D2	S 40°53'26" E	80.45' CHD.	169.77'	81.22'
D2-D3	S 54°35'46" E	86.14'		
D3-D4	S 46°07'47" E	14.79' CHD.	50.23'	14.84'
D4-S1	N 83°58'35" W	97.11'		
S1-S12	S 06°17'18" E	25.00'		
S12-S11	N 83°42'42" E	138.38'		
S11-D5	S 83°58'35" E	107.37'		
D5-D6	S 03°03'46" W	14.27' CHD.	50.23'	14.32'
D6-C8	N 81°22'00" E	26.03'		
C8-C7	N 25°03'32" W	74.17' CHD.	75.23'	77.56'
C7-C8	N 54°35'46" W	86.14'		
C8-C9	N 40°44'19" W	69.35' CHD.	144.77'	70.03'
C9-C10	N 08°38'00" W	63.15'		
C10-C11	N 80°36'35" W	135.12' CHD.	250.00'	136.82'
C11-C12	S 83°42'42" W	11.87'		
C12-C13	S 38°42'42" W	35.36' CHD.	25.00'	39.27'
C13-C1	S 06°17'18" E	19.78'		

LEGEND
S.S.E. - SANITARY SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
M.B.L. - MINIMUM BUILDING LINE
P.U.E. - PUBLIC UTILITY EASEMENT
W.L.E. - WATERLINE EASEMENT

OUT OF: 35.04-2-32
MAP#S:
35.04-4-1-14 & 21-748

PLAT SHOWING SUBDIVISION OF
PROPERTY OF

JOHN ROBERT CARLTON, Jr.

CREATING HEREON

SECTION No. 1

"HANGING ROCK ESTATES"

SITUATED ALONG
RED LANE EXTENSION

CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SCALE: 1" = 80' DATE: 4 APRIL 1996

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

RC-6287

COMM #94-353

SHEET 2 OF 3
P.B. 18, PG. 19e

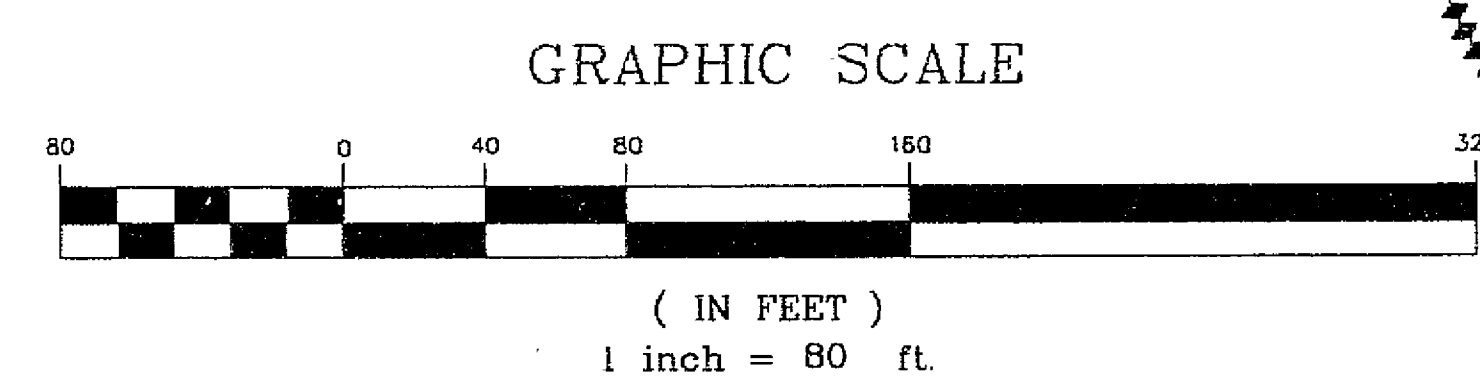
BOUNDARY CHART NEW WATERLINE EASEMENT			
LINE	DIRECTION	DISTANCE	
W1-W2	N 78°59'06" E	235.81'	
W2-W3	N 77°18'28" W	130.76' CHD.	
W3-W4	N 64°02'45" W	15.70'	
W4-W5	S 74°07'01" W	33.35' CHD.	
W5-W1	S 38°53'33" W	91.90' CHD.	

BOUNDARY CHART NEW SANITARY SEWER EASEMENT & DRAINAGE EASEMENT			
LINE	DIRECTION	DISTANCE	
S1-S2	N 83°42'42" E	141.07'	
S2-S3	S 83°58'35" E	142.31'	
S3-S4	N 81°22'00" E	255.89'	
S4-S5	S 84°53'14" E	205.29'	
S5-S6	S 15°46'28" W	20.35' CHD.	
S6-S7	N 84°53'14" W	157.03'	
S7-S8	S 81°22'00" W	296.35'	
S8-S9	N 08°38'00" W	4.68'	
S9-S10	N 83°42'42" W	138.38'	
S10-S1	N 06°17'18" W	25.00'	

BOUNDARY CHART 100 YR. FLOOD PLAIN "B" & DRAINAGE EASEMENT				
LINE	BEARING	DISTANCE	RADIUS	LENGTH
B1-B2	S 20°50'48" W	45.00'		
B2-B3	S 82°43'15" E	154.83' CHD.	330.00'	156.29'
B3-B4	N 83°42'42" E	91.47'		
B4-B5	N 06°17'18" W	20.00'		
B5-B6	N 51°17'18" W	35.36' CHD.	25.00'	39.27'
B6-B7	S 83°42'42" W	68.47'		
B7-B1	N 82°43'15" W	133.72' CHD.	285.00'	134.97'

BOUNDARY CHART 100 YR. FLOOD PLAIN "C"				
LINE	BEARING	DISTANCE	RADIUS	LENGTH
C1-C2	N 83°42'42" E	52.83'		
C2-C3	S 87°16'13" E	31.42' CHD.	100.23'	31.55'
C3-C4	S 22°30'39" E	125.38'		
C4-C5	S 08°38'00" E	121.43'		
C5-C6	N 81°22'00" E	173.26'		
C6-C7	N 25°03'32" W	74.17' CHD.	75.23'	77.56'
C7-C8	N 54°35'46" W	86.14'		
C8-C9	N 40°44'19" W	69.35' CHD.	144.77'	70.03'
C9-C10	N 08°38'00" W	63.15'		
C10-C11	N 80°36'35" W	135.12' CHD.	250.00'	136.82'
C11-C12	S 83°42'42" W	11.87'		
C12-C13	S 38°42'42" W	35.36' CHD.	25.00'	39.27'
C13-C1	S 06°17'18" E	19.78'		

TAX #35 04-3-33
PROPERTY OF
ROANOKE COLLEGE
INVESTMENT CORPORATION
D.B. 1317, PG. 87



- NOTES:
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
 - IRON PINS SET AT ALL CORNER UNLESS OTHERWISE NOTED.
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
 - AREA WITHIN SEGMENTS OF TURN-A-ROUND FOR DAWN MARIE COURT SHALL REVERT TO ADJOINING LOTS WHEN ROAD RIGHT-OF-WAY IS EXTENDED. THIS AREA WITHIN SEGMENTS OF TURN-A-ROUND SHALL BECOME A UTILITY EASEMENT.

TRACT "B"
TAX #35.04-3-60.2
PROPERTY OF
ROANOKE COLLEGE
INVESTMENT CORPORATION
P.B. 12, PG. 54

LOT	MIN. FLOOR ELEVATION
1	1285.50
2	1284.50
3	1282.50
4	1282.50
42	1266.50
43	1275.00
44	1271.00
45	1280.00
46	1282.50