

CURVE DATA

P.B.____, PG.____

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	"A"	25.00'	38.83'	24.57'	35.04'	S 18°41'05" E	88°59'50"
1	"B"	135.00'	40.14'	20.22'	39.99'	N 16°52'30" E	17°02'11"
1	"C"	25.00'	40.21'	25.96'	36.01'	N 54°26'03" E	92°09'17"
TOTAL	"D"	235.00'	227.73'	123.70'	218.92'	N 89°03'18" E	55°31'23"
1	"D"	235.00'	66.88'	33.67'	66.65'	S 71°20'09" E	16°18'19"
12	"D"	235.00'	39.81'	19.95'	39.76'	N 66°08'48" E	09°42'22"
ROAD	"D"	235.00'	121.04'	61.90'	119.71'	N 85°45'20" E	29°30'42"
5	"E"	25.00'	32.95'	19.36'	30.62'	N 12°22'05" W	75°31'21"
TOTAL	"F"	55.00'	245.28'	71.00'	86.96'	N 77°37'55" E	255°31'20"
5	"F"	55.00'	73.91'	43.75'	68.47'	N 11°37'53" W	76°59'46"
6	"F"	55.00'	63.46'	35.79'	60.00'	N 59°55'21" E	66°06'41"
7	"F"	55.00'	63.46'	35.79'	60.00'	S 53°57'58" E	66°06'41"
8	"F"	55.00'	44.45'	23.52'	43.25'	S 02°14'29" W	46°18'12"
12	"G"	25.00'	58.64'	59.46'	46.09'	S 41°48'13" E	134°23'36"
TOTAL	"H"	285.00'	150.92'	77.27'	149.16'	N 76°27'50" E	30°20'25"
12	"H"	285.00'	45.26'	22.68'	45.22'	N 65°50'36" E	09°05'58"
13	"H"	285.00'	105.66'	53.44'	105.05'	N 81°00'49" E	21°14'27"
13	"K"	25.00'	28.90'	16.31'	27.32'	N 58°30'49" E	66°14'27"
TOTAL	"L"	55.00'	245.28'	71.00'	86.96'	S 26°50'44" E	255°31'21"
15	"L"	55.00'	10.61'	5.32'	10.60'	N 30°55'13" E	11°03'16"
16	"L"	55.00'	39.06'	20.39'	38.24'	N 56°47'32" E	40°41'21"
17	"L"	55.00'	47.66'	25.44'	46.18'	S 78°02'19" E	49°38'58"
18	"L"	55.00'	40.20'	21.05'	39.32'	S 32°16'21" E	41°52'58"
19	"L"	55.00'	43.31'	22.85'	42.20'	S 11°13'39" W	45°07'03"
20	"L"	55.00'	64.44'	36.49'	60.82'	S 67°21'03" W	67°07'45"
20	"M"	25.00'	32.95'	19.36'	30.62'	S 63°09'16" W	75°31'21"
21	"N"	25.00'	43.76'	29.95'	38.39'	S 24°45'23" E	100°17'56"
TOTAL	"P"	950.00'	509.26'	260.90'	503.17'	N 89°44'15" E	30°42'47"
21	"P"	950.00'	124.34'	62.26'	124.25'	S 78°39'19" E	07°29'56"
22	"P"	950.00'	82.79'	41.42'	82.76'	S 84°54'04" E	04°59'34"
23	"P"	950.00'	84.02'	42.04'	83.99'	S 89°55'52" E	05°04'02"
24	"P"	950.00'	83.69'	41.87'	83.66'	N 85°00'42" E	05°02'51"
25	"P"	950.00'	83.53'	41.79'	83.50'	N 79°58'09" E	05°02'15"
26	"P"	950.00'	50.89'	25.45'	50.88'	N 75°54'56" E	03°04'09"
28	"Q"	25.00'	33.99'	20.21'	31.44'	N 35°25'35" E	77°54'34"
TOTAL	"R"	55.00'	243.02'	74.11'	88.33'	S 56°56'52" E	253°09'39"
26	"R"	55.00'	44.23'	23.39'	43.05'	N 19°30'34" E	46°04'32"
27	"R"	55.00'	48.36'	25.87'	46.82'	N 67°44'09" E	50°22'39"
28	"R"	55.00'	51.64'	27.90'	49.76'	S 60°10'39" E	53°47'43"
29	"R"	55.00'	49.67'	26.67'	48.00'	S 07°24'28" E	51°44'39"
30	"R"	55.00'	49.12'	26.33'	47.50'	S 44°02'55" W	51°10'06"
TOTAL	"S"	1000.00'	630.61'	326.19'	620.21'	S 87°41'54" W	36°07'53"
30	"S"	1000.00'	29.42'	14.71'	29.42'	S 70°28'32" W	01°41'09"
31	"S"	1000.00'	80.02'	40.03'	80.00'	S 73°36'39" W	04°35'06"
32	"S"	1000.00'	80.15'	40.10'	80.13'	S 78°11'58" W	04°35'32"
33	"S"	1000.00'	80.41'	40.23'	80.39'	S 82°47'57" W	04°36'25"
34	"S"	1000.00'	88.78'	44.42'	88.75'	S 87°38'46" W	05°05'13"
35	"S"	1000.00'	31.76'	15.88'	31.76'	N 75°08'45" W	01°49'11"
"CHATTIN"	"S"	1000.00'	240.07'	120.61'	239.49'	N 82°55'59" W	13°45'17"
35	"T"	25.00'	38.59'	24.33'	34.87'	S 61°32'29" W	88°26'43"
35	"U"	25.00'	32.95'	19.36'	30.62'	S 20°26'33" E	75°31'21"
TOTAL	"V"	55.00'	245.28'	71.00'	86.96'	N 69°33'27" E	255°31'20"
35	"V"	55.00'	16.36'	8.24'	16.30'	S 49°40'58" E	17°02'29"
36	"V"	55.00'	54.59'	29.78'	52.37'	S 12°43'44" E	56°51'59"
37	"V"	55.00'	61.84'	34.65'	58.64'	S 47°55'00" W	64°25'30"
38	"V"	55.00'	60.84'	33.95'	57.78'	N 68°10'56" W	63°22'37"
39	"V"	55.00'	42.26'	22.24'	41.23'	N 14°28'48" W	44°01'39"
40	"V"	55.00'	9.39'	4.71'	9.38'	N 12°25'35" E	09°47'06"
41	"W"	25.00'	50.24'	39.34'	42.20'	N 40°14'47" W	115°07'50"
41	"X"	235.00'	85.70'	43.33'	85.23'	S 71°44'27" W	20°53'41"
TOTAL	"Y"	285.00'	276.18'	150.02'	265.50'	S 89°03'19" W	55°31'23"
42	"Y"	285.00'	82.76'	41.67'	82.47'	S 69°36'46" W	16°38'19"
43	"Y"	285.00'	80.31'	40.42'	80.04'	S 86°00'16" W	16°08'41"
44	"Y"	285.00'	113.11'	57.31'	112.37'	N 74°33'11" W	22°44'23"
44	"Z"	25.00'	39.71'	25.44'	35.66'	S 71°18'55" W	91°00'10"
44	"AA"	510.32'	84.03'	42.11'	83.94'	S 14°06'42" W	09°26'04"
27	"BB"	160.00'	97.99'	50.59'	96.47'	N 39°10'13" W	35°05'30"
44	"CC"	250.00'	43.55'		43.49'	S 28°36'53" W	09°58'50"
ROAD	"DD"	240.00'	108.09'		107.18'	S 36°45'29" W	25°48'15"

REFERENCE MAPS:

1. PLAT SHOWING SURVEY FOR IRA J. BOWER BY DAVID DICK & ASSOC. DATED FEB. 3, 1972 AND RECORDED IN D.B. 942, PG.119.
2. PLAT MADE FOR A.J. ROBERTSON BY C.B. MALCOLM & SON, V.S.C.E. DATED MAY 8, 1947 AND RECORDED IN D.B. 358, PG. 502.
3. SURVEY FOR IRA J. BOWER BY T.P. PARKER & SON DATED SEPT. 18, 1974 AND RECORDED IN D.B. 1013, PG. 657.
4. MAP FOR J.E. BRATTON BY C.B. MALCOLM & DAVID DICK DATED JULY 3, 1942.
5. SURVEY FOR DARRELL H. MORRIS & THOMAS M. HUBBARD BY JACK G. BESS, C.S.L. DATED SEPT. 18, 1995.
6. SURVEY FOR JOHN MORRISON MAXEY BY BALZER AND ASSOC., DATED NOV. 9, 1995.
7. COMBINATION PLAT FOR HAROLD B. HODGES, SR. & HAZEL G. HODGES BY BALZER AND ASSOC., DATED MARCH 24, 1995 AND RECORDED IN P.B. 17, PG. 158.
8. PLAT SHOWING WATER LINE EASEMENT THROUGH PROPERTY OF IRA J. BOWER BY DRAPER-ADEN ASSOC. DATED 4 DEC. 1956 AND RECORDED IN D.B. 1272, PG. 80.
9. MAP MADE FOR HAROLD B. & HAZEL G. HODGES & JOSEPH K. & VIRGINIA A. BUSHNELL BY JACK G. BESS, C.L.S. DATED JUNE 19, 1981
10. BOUNDARY SURVEY AND PROPERTY EXCHANGE FOR G & S DEVELOPERS, INC. BY T. P. PARKER & SON DATED OCT. 1, 1996 AND RECORDED IN P.B. 19, PG. 55.

COORDINATES

CORNER	NORTHING	EASTING
1	5022.91	4983.56
2	5479.38	4288.22
3	5328.91	4189.44
4	5403.70	4128.50
5	5479.89	3613.22
6	5850.31	4426.73
7	5671.77	4468.57
8	5646.62	4706.29
9	5936.98	4616.20
10	5965.34	4793.10
11	5986.64	5086.03
12	5846.98	5271.53
13	5954.59	5384.45
14	5951.64	5387.45
15	5865.77	5323.31
16	5797.15	5308.15
17	5757.25	5331.78
18	5706.21	5323.52
19	5706.40	5307.20
20	5656.48	5295.58
21	5265.49	5106.45
1	5022.91	4983.56

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.
BOUNDARY CONTAINS 17.003 ACRES

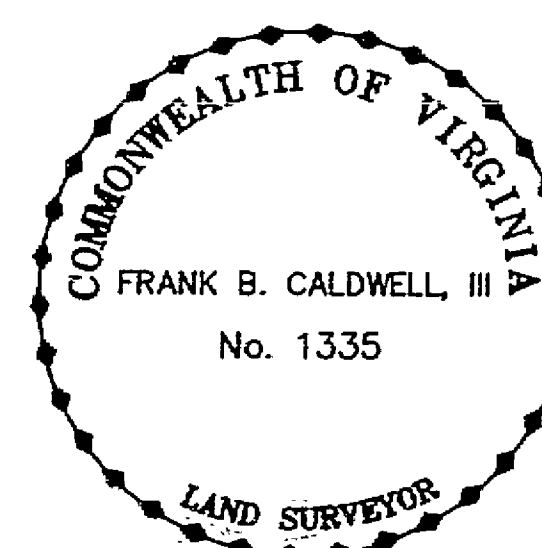
OUT OF: 50.01-1-16
MAP #s: 50.01-5-1 → 44

SUBDIVISION PLAT OF MOUNTAIN MEADOW ESTATES

PROPERTY OF
G & S DEVELOPERS, INC.
SITUATE ON CARSON ROAD, VA. SEC. RTE. # 758
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

TAX # 50.01-01-16
CALC: LRD/135
DRAWN: LRD
N.B. JW-103

SCALE: 1" = 50'
DATE: OCT. 24, 1996
W.O. 96-0215



TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153

SHEET 4 OF 4
P.B. 19, PG. 132

RC-6997

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.