

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

RIGHT OF WAY DEDICATION "A"

- ① - ② N 35°24'00" E 34.65'
 ② - ⑬ CURVE: DELTA= 79°42'25"
 R= 17.22' L=23.96'
 T=14.37' CH=22.07'
 BRG.=S 32°29'50" E
 ⑬ - ① S 73°13'00" W 33.35'
 AREA = 294 SQ. FT., 0.007 AC.

RIGHT OF WAY DEDICATION "B"

- ③ - ④ N 35°24'00" E 164.53'
 ④ - ⑤ N 72°34'00" E 11.74'
 ⑤ - ⑭ CURVE : DELTA= 23°27'10"
 R=69.50' L=28.45'
 T=14.43' CH=28.25'
 BRG.= S 47°34'14" W
 ⑭ - ③ S 35°50'43" W 146.27'
 AREA = 136 SQ. FT., 0.003 AC.

RIGHT OF WAY DEDICATION "C"

- ⑥ - ⑦ N 72°34'00" E 21.77'
 ⑦ - ⑧ S 20°58'00" E 273.64'
 ⑧ - ⑨ S 61°03'00" W 19.76'
 ⑨ - ⑮ CURVE : DELTA=59°16'46"
 R=27.50' L=28.45'
 T=15.65' CH=27.20'
 BRG.= N 08°14'46" E
 ⑮ - ⑯ N 20°47'13" W 228.92'
 ⑯ - ⑥ CURVE : DELTA= 65°39'57"
 R=27.50' L=31.52'
 T=17.74' CH=29.82'
 BRG.= N 53°45'54" W
 AREA = 1811 SQ. FT., 0.042 AC.

RIGHT OF WAY DEDICATION "D"

- ⑩ - ⑪ S 61°03'00" W 29.50'
 ⑪ - ⑫ S 73°13'00" W 25.96'
 ⑫ - ⑩ CURVE : DELTA= 04°25'25"
 R=714.50' L=55.16'
 T=27.60' CH=55.15'
 BRG.= N 66°44'37" W
 AREA = 61 SQ. FT., 0.001 AC.

NEW 25' STORM DRAINAGE EASEMENT

- ⑬ - ⑭ N 54°41'08" W 193.30'
 ⑭ - ⑮ N 35°24'00" E 25.00'
 ⑮ - ⑯ S 54°41'08" E 212.72'
 ⑯ - ⑬ S 73°13'00" W 31.68'
 AREA = 5075 SQ. FT., 0.117 AC.

NEW SEWER EASEMENT

- ⑬ - ⑭ N 35°24'00" E 55.91'
 ⑭ - ⑮ N 35°50'43" E 38.52'
 ⑮ - ⑯ S 25°55'04" E 6.08'
 ⑯ - ⑰ S 35°19'37" W 36.39'
 ⑰ - ⑱ S 54°22'46" E 4.40'
 ⑱ - ⑲ S 35°24'24" W 41.27'
 ⑲ - ⑳ S 54°41'08" E 138.46'
 ⑳ - ㉑ S 63°16'34" E 85.88'
 ㉑ - ㉒ S 73°13'00" W 19.85'
 ㉒ - ㉓ N 63°16'34" W 73.55'
 ㉓ - ㉔ N 54°41'08" W 148.56'
 AREA = 3767 SQ. FT., 0.086 AC.

NEW WATERLINE EASEMENT

- ⑳ - ㉕ N 35°50'43" E 16.92'
 ㉕ - ㉖ CURVE : DELTA=23°27'10"
 R=69.50' L=28.45'
 T=14.43' CH=28.25'
 BRG.= N 47°34'14" E
 ㉖ - ㉗ N 72°34'00" E 15.49'
 ㉗ - ㉘ S 35°50'43" W 56.99'
 ㉘ - ㉙ N 54°09'17" W 15.00'
 AREA = 674 SQ. FT., 0.015 AC.

NEW STORM DRAINAGE EASEMENT "E"

- ⑳ - ㉚ S 73°13'00" W 92.04'
 ㉚ - ㉛ CURVE : DELTA=79°42'25"
 R=17.22' L=23.96'
 T= 14.37' CH= 22.07'
 BRG= N 32°29'50" W
 ㉛ - ㉜ N 35°24'00" E 22.08'
 ㉜ - ㉝ S 40°38'51" E 24.05'
 ㉝ - ㉞ N 70°33'13" E 63.05'
 ㉞ - ㉟ S 43°20'54" E 17.57'
 AREA = 1676 SQ.FT., 0.038 AC.

NEW STORM DRAINAGE EASEMENT "F"

- ㉟ - ㊱ N 54°41'08" W 17.00'
 ㊱ - ㊲ N 80°03'34" E 91.91'
 ㊲ - ㊳ CURVE : DELTA=02°07'35"
 R=714.50' L=26.52'
 T=13.26' CH=26.51'
 BRG= S 67°53'32" W
 ㊳ - ㊴ S 73°13'00" W 54.41'
 AREA = 624 SQ.FT., 0.014 AC.

FLOOD NOTE :

THIS PROPERTY LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS.

PLAT OF SURVEY
 SHOWING
 SUBDIVISION OF 2.534 ACRE PARCEL
 BELONGING TO
 GREATER ROANOKE TRANSIT COMPANY
 DEDICATING 2302 SQ. FT. OF LAND FOR PUBLIC STREETS
 AND GRANTING OF UTILITY EASEMENTS TO
 THE CITY OF ROANOKE, VIRGINIA
 LOCATED IN
 ROANOKE, VIRGINIA

HAYES, SEAY, MATTERN, & MATTERN, INC.
 ARCHITECTS - ENGINEERS - PLANNERS
 ROANOKE, VIRGINIA

23 OCTOBER 1990

COMM. NO. 4216C

SHEET 2 OF 2

ABBREVIATIONS

IPF - IRON PIN FOUND
 IPS - IRON PIN SET

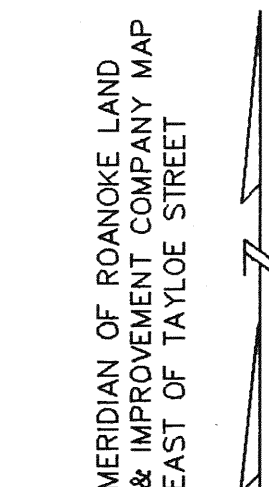
50' 25' 0 50' 100'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	79°42'25"	17.22'	23.96'	14.37'	22.07'	N 32°29'50" W
B	23°27'10"	69.50'	28.45'	14.43'	28.25'	N 47°34'14" E
C	65°39'57"	27.50'	31.52'	17.74'	29.82'	S 53°45'54" E
D	59°16'46"	27.50'	28.45'	15.65'	27.20'	S 08°14'46" W
E	04°25'25"	714.50'	55.16'	27.60'	55.15'	S 66°44'37" W
F	02°07'35"	714.50'	26.52'	13.26'	26.51'	S 67°53'32" W



MERIDIAN OF ROANOKE LAND
 & IMPROVEMENT COMPANY MAP
 EAST OF TAYLOR STREET



DEDICATION "A"
 294 SQ. FT.

DEDICATION "B"
 136 SQ. FT.

DEDICATION "C"
 1811 SQ. FT.

DEDICATION "D"
 61 SQ. FT.

NEW STORM DRAINAGE EASEMENT "E"

NEW STORM DRAINAGE EASEMENT

NEW STORM DRAINAGE EASEMENT "F"

2 STORY MASONRY
 BUS MAINTENANCE
 FACILITY

1108 CAMPBELL AVENUE, S.E.

BLOCK 10

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