

PROPERTY OF
EDWARD R. GIBSON, ET UX
TAX NO. 50.03-01-01 (RKE CO)
& 706-0111 (RKE CITY)
D.B. 808, PG. 348

PROPERTY OF
EDWARD R. GIBSON, ET UX
TAX NO. 50.03-01-01 (RKE CO)
& 706-0111 (RKE CITY)
D.B. 808, PG. 348

CARSON ROAD
VA. SEC. RTE. 758

PROPERTY OF
DORSEY V. HUFF, ET UX
TAX NO. 50.01-01-15
D.B. 1013, PG. 669

GLADE HILL ESTATES
SECTION 1
P.B. 11, PG. 33

LOT 23

LOT 24

PROPERTY OF
SHAW & CANNON CO.
TAX NO. 50.03-01-05 (RKE CO)
& 706-0113 (RKE CITY)
D.B. 1041, PG. 721

SEE ROANOKE CITY NOTE
NO. 1 ON SHEET 1 OF 3

LOT 6
1.494 AC. TOTAL

1.366 AC. IN CITY
0.128 AC. IN COUNTY

LOT 7
1.357 AC. TOTAL

0.964 AC. IN CITY
0.393 AC. IN COUNTY
SEE ROANOKE CITY NOTE
NO. 1 ON SHEET 1 OF 3

0.809 AC.
REMAINING PROPERTY
IN CITY
SEE INSERT

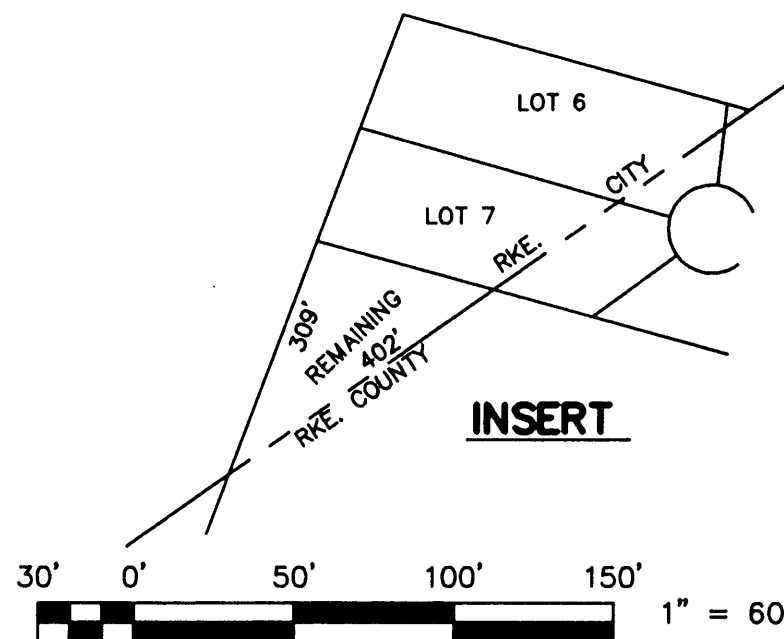
BOUNDARY COORDINATES

COR	NORTHING	EASTING
1	3358.59	5144.66
2	3228.34	5464.22
3	3174.50	5592.96
4	2898.92	5480.68
5	2896.63	5485.33
6	2897.47	5508.77
7	2833.23	5483.86
8	2849.00	5469.03
9	2861.56	5444.28
10	2165.25	4783.29
11	2392.74	4585.59
12	2719.83	4896.09
13	2981.11	4999.52
14	3030.88	5204.40
15	3189.18	5059.69
16	3198.16	5081.31
17	3225.06	5094.58

BOUNDARY COORDINATES SHOWN HEREON
ARE BASED ON ASSUMED DATUM

REMAINING PROPERTY OF
C & D BUILDERS, INC.
27.8 AC.±

INSERT



GRAPHIC SCALE

LOT	BLOCK	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1	A	25.00'	38.15'	23.91'	34.56'	N 85°06'55" W	87°26'12"
1	1	B	25.00'	37.05'	22.87'	33.75'	N 01°03'23" E	84°54'25"
5	1	C	25.00'	22.39'	12.01'	21.65'	N 69°10'07" E	51°19'04"
5	1	D	55.00'	57.70'	31.82'	55.09'	S 64°46'29" W	60°06'20"
6	1	D	55.00'	77.36'	46.63'	71.14'	N 05°34'22" W	80°35'22"
7	1	D	55.00'	49.69'	26.69'	48.02'	S 71°45'00" E	51°45'55"
8	1	D	55.00'	68.67'	39.62'	64.29'	N 46°36'03" E	71°31'59"
9	1	D	55.00'	17.90'	9.03'	17.82'	N 01°30'47" E	18°38'33"
TOTAL	1	D	55.00'	271.31'	44.04'	68.75'	S 46°29'25" E	282°38'08"
9	1	E	25.00'	22.39'	12.01'	21.65'	S 17°51'03" W	51°19'04"
13	1	F	25.00'	38.20'	23.95'	34.59'	S 87°17'10" W	87°33'11"
13	1	G	450.00'	97.36'	48.87'	97.17'	S 55°08'08" E	12°23'47"
REM.	—	G	450.00'	27.75'	13.88'	27.75'	N 63°06'02" W	03°32'01"
TOTAL	—	G	450.00'	125.12'	62.96'	124.71'	S 56°54'08" E	15°55'49"
REM.	—	H	25.00'	22.39'	12.01'	21.65'	N 43°14'40" W	51°19'04"
REM.	—	I	55.00'	271.13'	44.19'	68.89'	N 21°11'35" E	282°26'35"
REM.	—	J	25.00'	24.41'	13.28'	23.45'	N 87°56'37" E	55°56'39"
REM.	—	K	400.00'	5.18'	2.59'	5.18'	N 63°42'48" W	00°44'32"
6	2	K	400.00'	99.12'	49.82'	98.87'	N 56°14'35" W	14°11'53"
5	2	K	400.00'	54.08'	27.08'	54.04'	N 45°16'14" W	07°44'49"
TOTAL	—	K	400.00'	158.39'	80.24'	157.35'	S 52°44'26" E	22°41'14"
1	2	L	25.00'	29.12'	16.47'	27.50'	S 08°01'26" E	66°44'48"

NEW 25' SANITARY
SEWER AND DRAINAGE
EASEMENT

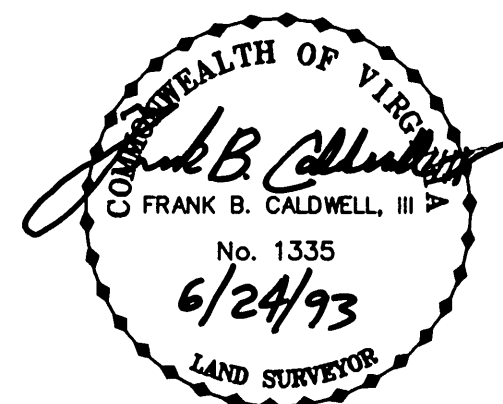
SEE SHEET 3 OF 3
FOR ADDITIONAL EASEMENTS
AFFECTING REMAINING
PROPERTY OF C & D
BUILDERS, INC.

EXISTING 20' WATER
LINE EASEMENT
D.B. 1271, PG. 1472

FUTURE STREET

SEGMENT OF CUL-DE-SAC TO
REVERT TO ADJOINING OWNER
UPON EXTENSION AND DEDICATION
OF DERBY DRIVE

FUTURE STREET



TRIPLE CROWN ESTATES

BEING A SUBDIVISION FOR
C & D BUILDERS, INC.

VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
AND
CITY OF ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 56.03-01-2, 4 & 5

SCALE: 1" = 60'

DRAWN: DAP/CADD

SEPTEMBER 15, 1992

CALC.: DAP

W.O. 92-0747

N.B.: TRIPLE CROWN

SHEET 2 OF 3

REVISED: MARCH 3, 1993

M.B. 1 PG. 1229

P.B. 15 PG. 131