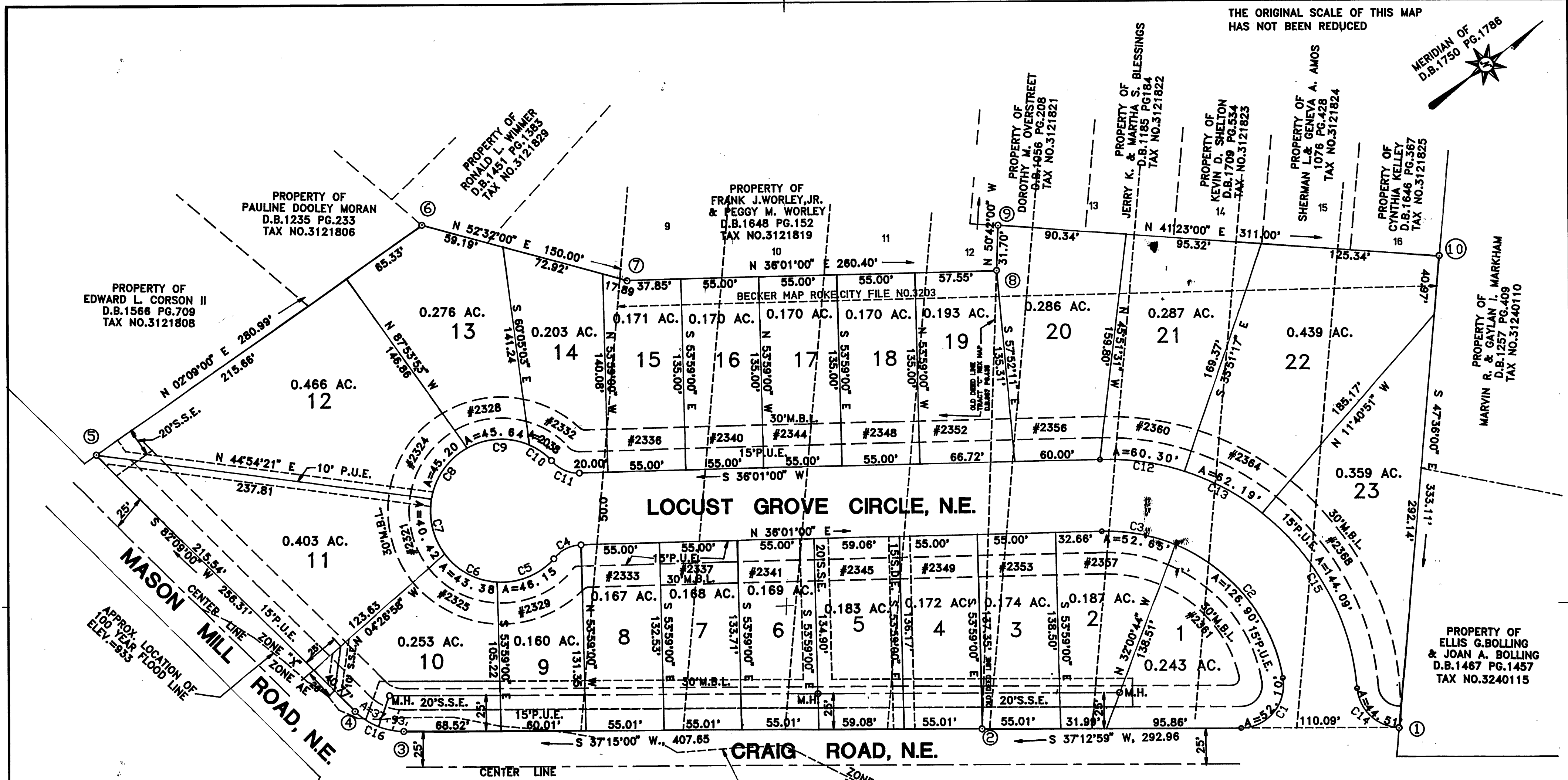
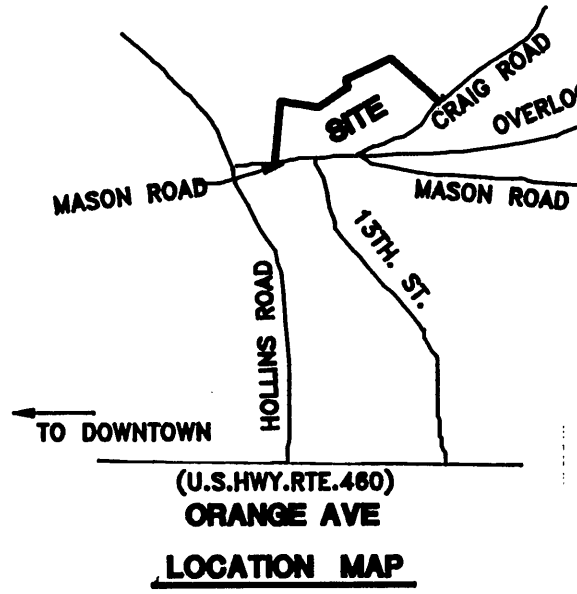


THE ORIGINAL SCALE OF THIS MAP
HAS NOT BEEN REDUCED



LEGEND:
 S.S.E. = SANITARY SEWER EASEMENT
 S.D.E. = STORM DRAIN EASEMENT
 M.B.L. = MINIMUM BUILDING LINE
 P.U.E. = PUBLIC UTILITY EASEMENT
 PIN SET AT EACH LOT CORNER
 UNLESS OTHERWISE NOTED



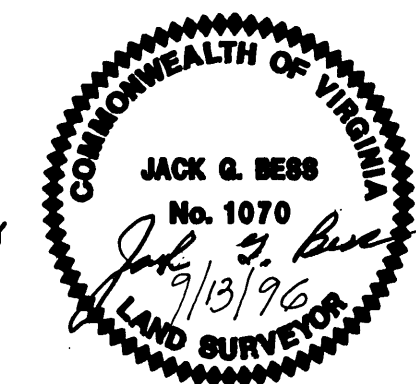
NOTE:
 PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN FLOOD
 HAZARD AREA ZONE AE AND FLOOD INSURANCE ZONE "X"
 SO DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY FLOOD INSURANCE RATE MAP NO. 51161C0046D,
 EFFECTIVE DATE OCTOBER 15, 1993.
 PROPERTY IS ZONED RM1

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00	52.10	45.79	S 12°32'06" E	99°30'10"	35.44
C2	125.00	126.90	121.52	N 88°18'32" E	58°09'59"	69.53
C3	125.00	52.65	52.26	N 47°51'14" E	24°07'56"	26.72
C4	25.00	21.03	20.41	N 11°55'09" E	48°11'15"	11.18
C5	50.00	46.15	44.53	N 14°16'24" E	52°53'06"	24.87
C6	50.00	43.38	42.03	N 65°34'14" E	49°42'25"	23.16
C7	50.00	40.42	39.33	S 66°24'53" E	46°19'12"	21.39
C8	50.00	45.20	43.68	S 17°21'11" E	51°47'59"	24.28
C9	50.00	45.64	44.07	S 34°41'49" W	52°47'49"	24.55
C10	50.00	20.38	20.24	S 72°31'38" W	23°21'17"	10.33
C11	25.00	21.03	20.41	N 60°06'51" E	48°11'15"	11.18
C12	175.00	60.30	60.00	N 45°21'52" E	19°44'30"	30.45
C13	175.00	62.19	61.86	N 65°24'56" E	20°21'37"	31.42
C14	30.00	44.51	40.54	S 80°30'38" W	85°00'28"	27.49
C15	175.00	144.09	140.05	S 80°49'00" E	47°10'31"	76.41
C16	48.40	37.93	36.97	N 59°42'00" E	44°54'00"	20.00

NOTE:
 DWELLINGS ON LOTS I-II
 SHALL FACE LOCUST
 GROVE CIRCLE, N.E.

BOUNDARY CONTAINS
6.385 ACRES

I, HEREBY CERTIFY THAT THIS PLAT OF SURVEY
IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.



SHEET 2 OF 2 SHEETS
 SUBDIVISION PLAT OF
LOCUST GROVE
 PROPERTY OF DAN'S HOME IMPROVEMENT, INC
 ROANOKE, VIRGINIA
 JUNE 18, 1996 SCALE: 1"=50'
 BY: JACK G. BESS
 CERTIFIED LAND SURVEYOR