

PRIVATE RIGHT-OF-WAY, ACCESS AND PUBLIC UTILITY EASEMENT

LINE	DIRECTION	DISTANCE
29-30	N 62°12'47" E	154.11'
30-31	N 01°59'13" W	21.61' CH.
31-32	N 66°35'13" W	4.54' CH.
32-33	N 23°00'46" E	50.00'
33-34	S 62°27'56" E	59.13' CH.
34-35	S 87°51'56" E	11.97' CH.
35-36	N 62°12'47" E	49.34'
36-37	S 27°47'13" E	50.00'
37-38	S 62°12'47" W	7.86'
38-39	S 05°18'54" W	20.10' CH.
39-70	S 61°01'12" W	55.95'
70-69	N 87°46'06" W	12.01' CH.
69-68	S 62°12'47" W	25.09'
68-71	S 62°12'47" W	28.40'
71-72	S 58°19'47" W	57.09' CH.
72-73	S 59°08'09" W	73.59' CH.
73-29	S 46°30'50" W	73.72' CH.

TOTAL AREA = 0.458 ACRES

PUBLIC RIGHT OF WAY DIMENSION CHART

LINE	DIRECTION	DISTANCE
1-2	N 44°21'00" E	544.46'
2-2A	N 46°08'08" W	25.00'
2A-23	N 44°21'00" E	5.80'
23-24	N 36°25'30" E	48.26' CH.
24-25	N 28°30'00" E	108.80'
25-26	N 49°45'00" E	192.09' CH.
26-27	N 53°12'41" E	40.94' CH.
27-28	N 53°12'41" E	50.71' CH.
28-74	S 19°00'00" E	106.00' CH.
74-75	S 88°47'19" W	50.71' CH.
75-76	S 88°47'19" W	40.94' CH.
76-77	S 49°45'00" W	155.85' CH.
77-78	S 28°30'00" W	108.80'
78-79	S 36°25'30" W	62.04' CH.
79-80	S 44°21'00" W	550.05'
80-1	N 45°39'00" W	25.00'

AREA = 0.971 ACRES

TRACT 1-A BOUNDARY DIMENSION CHART

LINE	DIRECTION	DISTANCE
39-40	S 45°05'01" E	37.35' CH.
40-41	N 51°24'56" E	15.67'
41-42	N 02°09'14" W	10.67'
42-43	N 87°50'46" E	2.00'
43-44	N 02°09'14" W	6.42'
44-45	N 87°50'46" E	40.25'
45-46	N 02°09'14" W	8.00'
46-47	N 87°50'46" E	6.50'
47-48	N 02°09'14" W	2.00'
48-49	N 87°50'46" E	44.08'
49-50	S 28°20'09" E	140.42'
50-51	S 02°09'14" E	89.26'
51-52	S 63°24'20" E	184.04'
52-10	S 30°33'40" W	24.07'
10-11	S 26°35'40" W	100.00'
11-12	S 23°30'40" W	118.00'
12-13	S 20°00'40" W	90.00'
13-14	S 22°20'40" W	132.00'
14-15	S 25°30'40" W	280.00'
15-53	S 23°05'40" W	218.85'
53-54	N 66°54'20" W	235.67'
54-55	N 28°35'00" W	201.24'
55-56	N 15°16'03" E	19.96'
56-57	N 74°46'50" W	33.01'
57-58	N 28°35'00" W	99.02'
58-59	N 35°14'06" E	148.05'
59-60	N 61°25'00" E	170.66'
60-61	N 08°13'34" W	211.97'
61-62	N 17°57'20" E	34.83'
62-63	N 88°38'45" E	22.31' CH.
63-64	N 47°39'27" E	63.93'
64-65	S 74°40'13" E	3.68' CH.
65-66	N 36°11'55" W	94.18'
66-67	N 53°48'05" E	12.64'
67-68	N 27°37'11" E	187.69'
68-69	N 62°12'47" E	25.09'
69-70	S 87°46'06" E	12.01' CH.
70-39	N 61°01'12" E	55.95'

TOTAL AREA = 10.763 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1396.42'	396.74'	199.71'	395.40'	N 46°04'30" E	16°16'42"
C-2	1547.00'	23.35'	11.68'	23.35'	S 37°21'42" W	00°51'54"
C-3	175.00'	48.41'	24.36'	48.26'	N 36°25'30" E	15°51'00"
C-4	265.00'	196.57'	103.05'	192.09'	N 49°45'00" E	42°30'00"
C-5	67.00'	41.60'	21.50'	40.94'	N 53°12'41" E	35°34'38"
C-6	83.00'	51.54'	26.63'	50.71'	N 53°12'41" E	35°34'38"
C-7	53.00'	166.50'	infinite	106.00'	S 19°00'00" E	180°00'00"
C-8	53.00'	17.04'	8.59'	16.97'	N 80°12'39" E	18°25'18"
C-9	53.00'	81.52'	51.30'	73.72'	S 46°30'50" E	88°07'45"
C-10	53.00'	67.94'	39.54'	63.38'	S 34°16'31" W	73°28'57"
C-11	83.00'	51.54'	26.63'	50.71'	S 88°47'19" W	35°34'38"
C-12	67.00'	41.60'	21.50'	40.94'	S 88°47'19" W	35°34'38"
C-13	215.00'	159.48'	83.61'	155.85'	S 49°45'00" W	42°30'00"
C-14	225.00'	62.24'	31.32'	62.04'	S 36°25'30" W	15°51'00"
C-15	12.00'	26.89'	24.82'	21.61'	N 01°59'13" W	128°23'59"
C-16	325.00'	4.54'	2.27'	4.54'	N 66°35'13" W	00°48'02"
C-17	375.00'	59.19'	29.66'	59.13'	S 62°27'56" E	09°02'36"
C-18	12.00'	12.53'	6.91'	11.97'	S 87°51'56" E	59°50'35"
C-19	12.00'	23.83'	18.41'	20.10'	S 05°18'54" W	113°47'45"
C-20	165.00'	37.43'	18.80'	37.35'	S 45°05'01" E	12°59'54"
C-21	163.10'	22.33'	11.18'	22.31'	N 88°38'45" E	07°50'38"
C-22	213.10'	3.68'	1.84'	3.68'	S 74°40'13" E	00°59'26"
C-23	421.49'	57.13'	28.61'	57.09'	S 58°19'47" W	07°46'00"
C-24	447.49'	73.67'	36.92'	73.59'	S 59°08'08" W	09°25'57"
C-51	12.00'	12.57'	6.93'	12.01'	N 87°46'07" W	60°02'13"

LEGEND

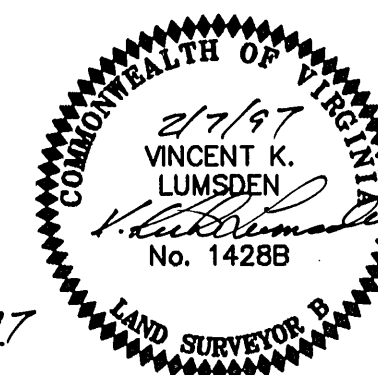
EX.	-	EXISTING
P.U.E.	-	PUBLIC UTILITY EASEMENT
D.B.	-	DEED BOOK
M.B.	-	MAP BOOK
R/W	-	RIGHT OF WAY
Ac.	-	ACRES
S.F.	-	SQUARE FEET
C	-	CENTERLINE

NOTES:

- FOR SUBJECT PROPERTY LEGAL DATA SEE SHEET 1 OF 3.
- FOR TOTAL BOUNDARY SEE SHEET 2 OF 3.
- FOR ADJOINER DATA SEE SHEET 2 OF 3.

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

V. K. Lumsden
VINCENT K. LUMSDEN LS #14288
2/7/97
DATE



PLAT SHOWING
THE COMBINATION OF
TRACT 1, TRACT 2 (D.B. 1532, Pg. 1302)
0.870 ACRE TRACT (D.B. 1532, Pg. 1300)
AND
CREATING HEREON
NEW TRACT 1-A (10.763 Acres)
NEW TRACT 2-A (12.083 ACRES)
NEW TRACT 3 (31.382 ACRES)

PROPERTY OF
"RETIREMENT COMMUNITY, INC."
AND DEDICATING
KINGSBURY LANE, SW (0.971 ACRES)
ROANOKE, VIRGINIA

SCALE: 1"=100' DATE: 7 FEBRUARY 1997

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

COMM. #95-292
SHEET 3 OF 3