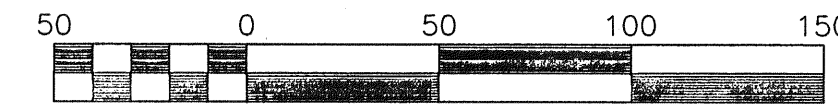


THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

AREA TABULATIONS

0.420 ACRE	LOT 1
0.373 ACRE	LOT 2
0.509 ACRE	LOT 3
0.652 ACRE	LOT 4
0.848 ACRE	LOT 5
2.802 TOTAL ACRES	



Scale 1" = 50'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C-1	07°37'58"	889.70	118.52	59.35	118.44	S55°13'39"W
C-2	05°47'45"	889.70	90.00	45.04	89.96	S61°56'31"W
C-3	05°47'45"	889.70	90.00	45.04	89.96	S67°44'16"W
C-4	05°47'45"	889.70	90.00	45.04	89.96	S73°33'16"W
C-5	05°47'45"	889.70	90.00	45.04	89.96	S79°29'56"W
C-6	30°48'45"	889.70	478.46	245.16	472.72	S66°51'23"W

LINE	BEARING	DISTANCE
L1	DUE SOUTH	2.10
L2	S77°50'00"E	37.20
L3	N47°50'00"E	36.30
L4	N72°01'00"E	18.15

COORDINATE LIST

CORNER	NORTHING	EASTING
1	1208.9322	5463.6851
2	1185.8054	5434.6627
3	1000.0000	5000.0000
4	1123.4775	4944.7127
5	1258.3384	4878.9285
6	1252.9466	4803.5712
7	1347.2467	4796.7014
8	1332.2354	4845.5468
9	1331.3851	4949.9433
10	1308.8403	5045.3148
11	1259.1338	5182.7524
12	1257.0338	5182.7524
13	1249.1936	5219.1168
14	1273.5614	5246.0222
15	1279.1754	5263.2720
16	1273.5308	5412.2090
1	1208.9322	5463.6851

30' JOINT ACCESS EASEMENT
& PUBLIC UTILITY EASEMENT (P.U.E.)
LINE TABLE

LINE	BEARING	DISTANCE
L5	S69°52'55"W	84.28'
L6	N89°59'10"W	155.28'
L7	S66°52'10"W	69.54'
L8	N83°48'10"W	99.52'
L9	N54°25'57"W	76.64'

15' D.E.
LINE TABLE

LINE	BEARING	DISTANCE
A-B	S66°41'13"E	91.87'
B-C	N42°43'17"E	52.29'
C-D	S77°25'08"E	177.90'
D-E	S65°23'15"E	53.79'
E-F	N77°25'34"E	22.81'

15' D.E.
LINE TABLE

LINE	BEARING	DISTANCE
G-H	S84°29'34"E	97.98'
H-J	N76°25'23"E	69.83'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- S.S.E. SANITARY SEWER EASEMENT
- OH OVERHEAD WIRES
- M.B.L. MINIMUM BUILDING LINE
- MH MANHOLE



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF THE
PROPERTY OWNED BY
E.R.S. BUILDERS, INC.
RECORDED IN INSTRUMENT #990005931
TO BE KNOWN AS

OAKS OF COLONIAL

CREATING HEREON LOTS 1 THRU 5
SAID SUBDIVISION CONTAINS 2.802 ACRES TOTAL
SITUATED ON COLONIAL AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
AUGUST 24, 1999
JOB #R99041

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

