

KINGSBURY CIRCLE, S.W.
EX. 50' PRIVATE R/W ACCESS
EASEMENT AND P.U.E.

MERIDIAN OF
SECTION No. 1, "SOUTHWOOD"
M.B. 1, PG. 1666-1671

ORIGINAL
LOT 22
TAX #1290161
HEREBY VACATED
AND COMBINED WITH OPEN SPACE
AND WITH ORIGINAL LOT 23
TO CREATE
NEW LOT 23A

ORIGINAL
LOT 22
TAX #1290162

4289 S.F. (0.098 AC.)
OF ORIGINAL LOT 22
TO BE COMBINED WITH
OPEN SPACE

ORIGINAL
LOT LINE
(TYPICAL)
HEREBY VACATED

288 S.F. (0.007 AC.)
OF OPEN SPACE
TO BE COMBINED WITH
NEW LOT 23A

494 S.F. (0.011 AC.)
OF ORIGINAL LOT 23
TO BE COMBINED WITH
OPEN SPACE

PROPERTY OF
SOUTHWOOD OF
ROANOKE COMMUNITY, INC.
D.B. 1793, PG. 1222
EX. 1 STORY
BRICK DWELLING
#3338

NEW LOT
23A
10875 S.F.
0.250 AC.

ORIGINAL
LOT 23
TAX #1290162

EX. 2' ENCROACHMENT
EASEMENT (TYPICAL)
M.B. 1, PG. 1666

TAX #1290171
OPEN SPACE
M.B. 1, PG. 1666-1667
PROPERTY OF
SOUTHWOOD OF ROANOKE
COMMUNITY, INC.
D.B. 1793, PG. 1222
3.763 AC. REMAINING

NEW LOT
24A
7217 S.F.
0.166 AC.

ORIGINAL
LOT 24
TAX #1290163
PROPERTY OF
SOUTHWOOD OF
ROANOKE COMMUNITY, INC.
D.B. 1793, PG. 1222

EX. 1 STORY
BRICK DWELLING
#3334

ORIGINAL
LOT 25
TAX #1290164
PROPERTY OF
ROBERT E. NIEDERMEIER, TRUSTEE
& HELEN R. HARVEY
L.I.N. 980015803

EX. 1 STORY
BRICK DWELLING
#3330

NEW LOT
25A
8446 S.F.
0.194 AC.

NEW LOT
26A

NOTE:
SEE SHEET 6 OF 8 FOR
INTERIOR LOT LINE INFO.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CURVE TABLE - SHEETS 2-7

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	12.00'	12.57'	6.93'	12.01'	S 87°46'07" E	60°02'13"
C2	115.00'	180.14'	114.50'	162.28'	S 12°52'30" E	89°45'00"
C3	115.00'	107.18'	57.84'	103.34'	S 31°03'01" E	53°23'58"
C4	115.00'	72.96'	37.76'	71.74'	S 13°49'29" W	36°21'02"
C5	12.00'	16.08'	9.50'	14.90'	S 70°22'47" W	76°45'33"
C6	213.10'	10.91'	5.46'	10.91'	N 72°42'28" W	02°56'03"
C7	163.10'	79.47'	40.54'	78.69'	S 85°11'58" E	27°55'04"
C8	12.00'	16.52'	9.87'	15.25'	S 31°47'46" E	78°53'21"
C9	180.00'	68.01'	34.42'	67.61'	S 03°10'33" E	21°38'54"
C10	180.00'	29.85'	14.96'	29.81'	S 02°53'54" W	09°30'00"
C11	180.00'	38.16'	19.15'	38.09'	S 07°55'33" E	12°08'54"
C12	76.00'	262.50'	482.73'	150.15'	S 79°57'48" E	197°53'38"
C13	76.00'	63.10'	33.49'	61.30'	S 04°47'59" E	47°34'01"
C14	76.00'	71.54'	38.67'	68.93'	S 55°33'06" E	53°56'12"
C15	76.00'	47.21'	24.40'	46.46'	N 79°40'59" E	35°35'38"
C16	76.00'	52.72'	27.47'	51.67'	N 42°00'50" E	39°44'40"
C17	76.00'	27.93'	14.12'	27.77'	N 11°36'56" E	21°03'08"
C18	25.00'	26.32'	14.53'	25.12'	N 31°15'11" E	60°19'37"
C19	125.00'	56.04'	28.50'	55.58'	N 48°34'21" E	25°41'19"
C20	130.00'	104.37'	55.18'	101.59'	N 09°00'00" E	46°00'00"
C21	130.00'	68.75'	35.20'	67.95'	N 01°08'58" E	30°17'56"
C22	130.00'	35.62'	17.92'	35.51'	N 24°08'58" E	15°42'04"
C23	165.00'	203.27'	116.79'	190.66'	N 03°17'32" W	70°35'04"
C24	165.00'	42.42'	21.33'	42.30'	N 24°38'09" E	14°43'43"
C25	165.00'	31.94'	16.02'	31.89'	N 11°43'32" E	11°05'30"
C26	165.00'	30.18'	15.13'	30.14'	N 00°56'23" E	10°28'48"
C27	165.00'	47.47'	23.90'	47.30'	N 12°32'30" W	16°28'59"
C28	165.00'	51.26'	25.84'	51.06'	N 29°41'02" W	17°48'04"
C29	125.00'	51.55'	26.15'	51.18'	N 02°11'09" W	23°37'41"

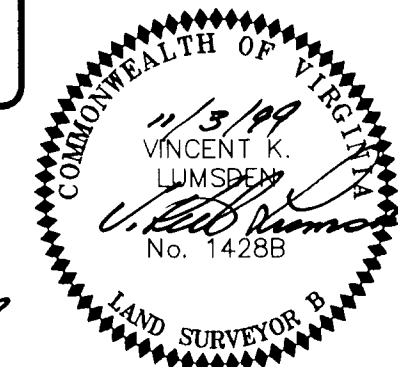
LEGEND

EX.	EXISTING
I.P.	IRON PIN
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
I.N.	INSTRUMENT NUMBER
S.F.	SQUARE FEET
AC.	ACRES

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

VINCENT K. LUMSDEN LS #1428B

DATE



PLAT SHOWING
THE RESUBDIVISION OF
LOTS 1 THROUGH 8, 14 THROUGH 32, AND OPEN SPACE
SECTION No. 1, "SOUTHWOOD" - M.B. 1, PG. 1666-1671
AND
TRACT 2-A AND TRACT 3 - M.B. 1, PG. 1646-1648
CREATING HEREON NEW LOTS
1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A
14A, 15A, 16A, 17A, 18A, 19A
21A, 23A, 24A, 25A, 26A, 27A
28A, 29A, 30A, 31A, & 32A

SITUATED ALONG KINGSBURY CIRCLE, SW

CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 20' DATE: 3 NOVEMBER 1999

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

SHEET 7 OF 8
COMM. #95-292