

CURVE TABLE FOR NEW LOT "A-1A"						
CURVE	LENGTH	RADIUS	TAN.	DISTANCE	BEARING	DELTA
C1	18.49	217.01	9.25	18.48	S 24°51'41" E	4°52'53"
C2	98.97	200.60	50.51	97.96	S 04°49'00" E	28°16'00"
C3	240.56	465.49	123.03	237.89	S 24°07'17" W	29°36'35"
C4	51.27	189.44	25.79	51.12	S 46°40'49" W	15°30'28"

LINE TABLE FOR NEW LOT "A-1A"		
LINE	BEARING	DISTANCE
C1	S 24°51'41" E	18.48
L1	S 21°54'00" E	9.80
L2	S 18°57'00" E	14.70
C2	S 04°49'00" E	97.96
L3	S 09°19'00" W	37.15
C3	S 24°07'17" W	237.89
L4	S 38°55'35" W	95.30
C4	S 46°40'49" W	51.12
L5	N 30°38'00" E	123.70
L6	N 31°51'00" W	86.00
L7	S 49°38'00" W	10.00
L8	N 17°52'00" W	66.38
L36	N 25°19'59" W	69.27
L26	S 86°58'54" W	38.56
L28	N 67°15'52" W	59.22
L30	N 17°20'00" E	20.06
L13	N 25°52'00" E	52.47
L14	N 42°29'00" E	48.67
L15	N 50°39'00" E	6.72
L16	N 61°21'00" E	53.38
L17	N 78°40'00" E	44.36
L18	N 09°46'00" W	18.01
L19	N 78°40'00" E	10.76
L20	S 85°55'21" E	44.27
L21	S 84°32'00" E	34.00
L22	N 70°43'00" E	29.54
L23	N 54°31'00" E	21.14
L24	N 78°16'00" E	21.56

GENERAL NOTES:

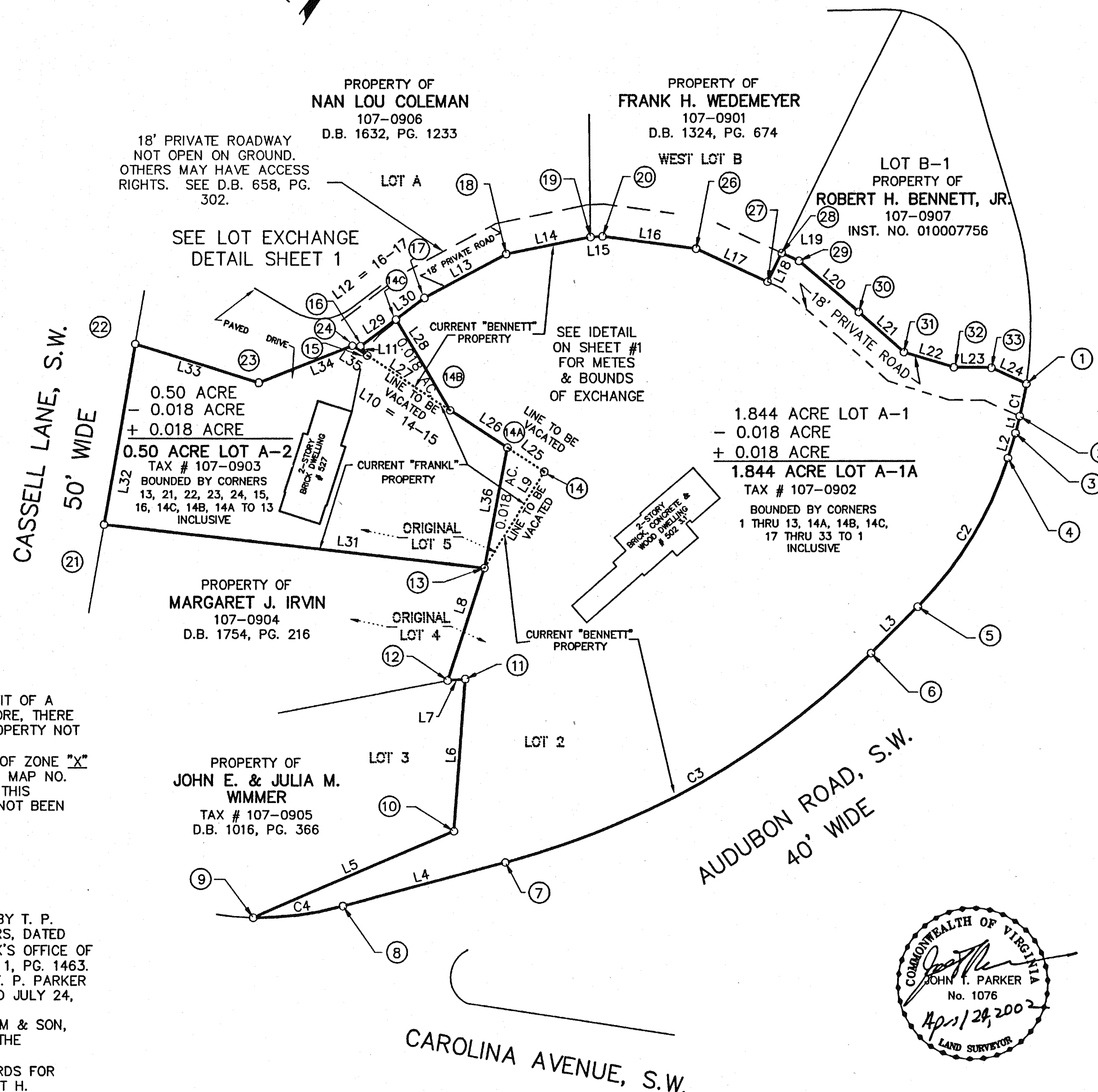
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C044D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

REFERENCE MAPS:

1. BOUNDARY SURVEY FOR ROBERT G. BENNETT BY T. P. PARKER & SON, ENGINEERS, SURVEYORS, PLANNERS, DATED NOVEMBER 13, 1995 AND RECORDED IN THE CLERK'S OFFICE OF CIRCUIT COURT OF THE CITY OF ROANOKE IN M.B. 1, PG. 1463.
2. SURVEY FOR JAMES HOWARD CLARK, JR. BY T. P. PARKER & SON, ENGINEERS, SURVEYORS, PLANNERS, DATED JULY 24, 1991.
3. MAP FOR ELIZABETH A. HULL BY C.B. MALCOLM & SON, CITY OF ROANOKE PLAN NO. 3106, RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. 844, PG. 255.
4. VACATION & RESUBDIVISION PLAT FROM RECORDS FOR ROBERT G. BENNETT, BETTY A. BENNETT & ROBERT H. BENNETT, JR. BY T. P. PARKER & SON DATED AUGUST 14, 2001 AND RECORDED IN M.B. 1, PGS. 2330 & 2331.
5. SURVEY FOR DANIEL P. & ELIZABETH F. FRANKL BY JACK G. BESS, C.L.S. DATED SEPTEMBER 15, 1995 AND RECORDED IN D.B. 1746, PG. 1394.

LEGEND

RR = RAILROAD
SPK = SPIKE
CONC = CONCRETE
MON = MONUMENT
W/ = WITH



0.018 AC. BEING CONVEYED TO FRANKL		
LINE	BEARING	DISTANCE
L11	N 72°23'00" W	6.50
L29	N 17°20'00" E	25.00
L28	S 67°15'52" E	59.22
L27	S 86°58'54" W	55.95

0.018 AC. BEING CONVEYED TO BENNETT		
LINE	BEARING	DISTANCE
L9	S 04°11'00" E	64.10
L36	N 25°19'59" W	69.27
L25	N 86°58'54" E	25.00

LINE TABLE FOR NEW LOT "A-2"		
LINE	BEARING	DISTANCE
L31	S 60°24'54" W	216.20
L32	N 26°12'34" W	103.14
L33	N 71°06'19" E	73.08
L34	N 32°32'59" E	56.88
L35	N 86°58'54" E	10.08
L11	N 72°23'00" W	6.50
L29	N 17°20'00" E	25.00
L28	S 67°15'52" E	59.22
L26	N 86°58'54" E	38.56
L36	S 25°19'59" E	69.27

VACATION, RESUBDIVISION AND
PARTIAL SURVEY FOR
ROBERT G. & BETTY A. BENNETT
AND

DANIEL P. & ELIZABETH F. FRANKL

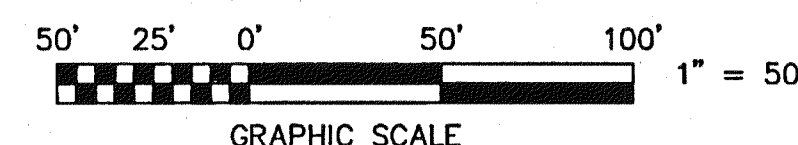
SHOWING EXCHANGE OF 0.018 ACRE PARCEL
LOT A-1 (1.844 ACRES) PROPERTY OF
ROBERT G. & BETTY A. BENNETT
M.B. 1, PGS. 2330 & 2331
AND 0.50 ACRE TRACT
PROPERTY OF
DANIEL P. & ELIZABETH F. FRANKL
D.B. 1746, PG. 1394
CREATING HEREON LOT A-1A (1.844 ACRE) AND
LOT A-2 (0.50 ACRE)

SITUATE AUDUBON DRIVE, S.W. & CASSELL LANE, S.W.
ROANOKE, VIRGINIA

TAX #: 107-0902
107-0903
DRAWN: Z/LRD/12
CALC: LRD

SCALE: 1"=50'
DATE: APRIL 24, 2002
W.O. # 02-0162
N.B.: JR- 140

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SHEET 2 OF 2

M.B. 1, PG. 2443