

LINE	BEARING	DISTANCE
W1-W2	N 49°55'22" E	4.50'
AREA = 34 S.F.		

LINE	BEARING	DISTANCE
W3-W4	N 70°53'49" E	4.00'
AREA = 41 S.F.		

LINE	BEARING	DISTANCE
W5-W6	N 13°53'39" W	4.00'
AREA = 32 S.F.		

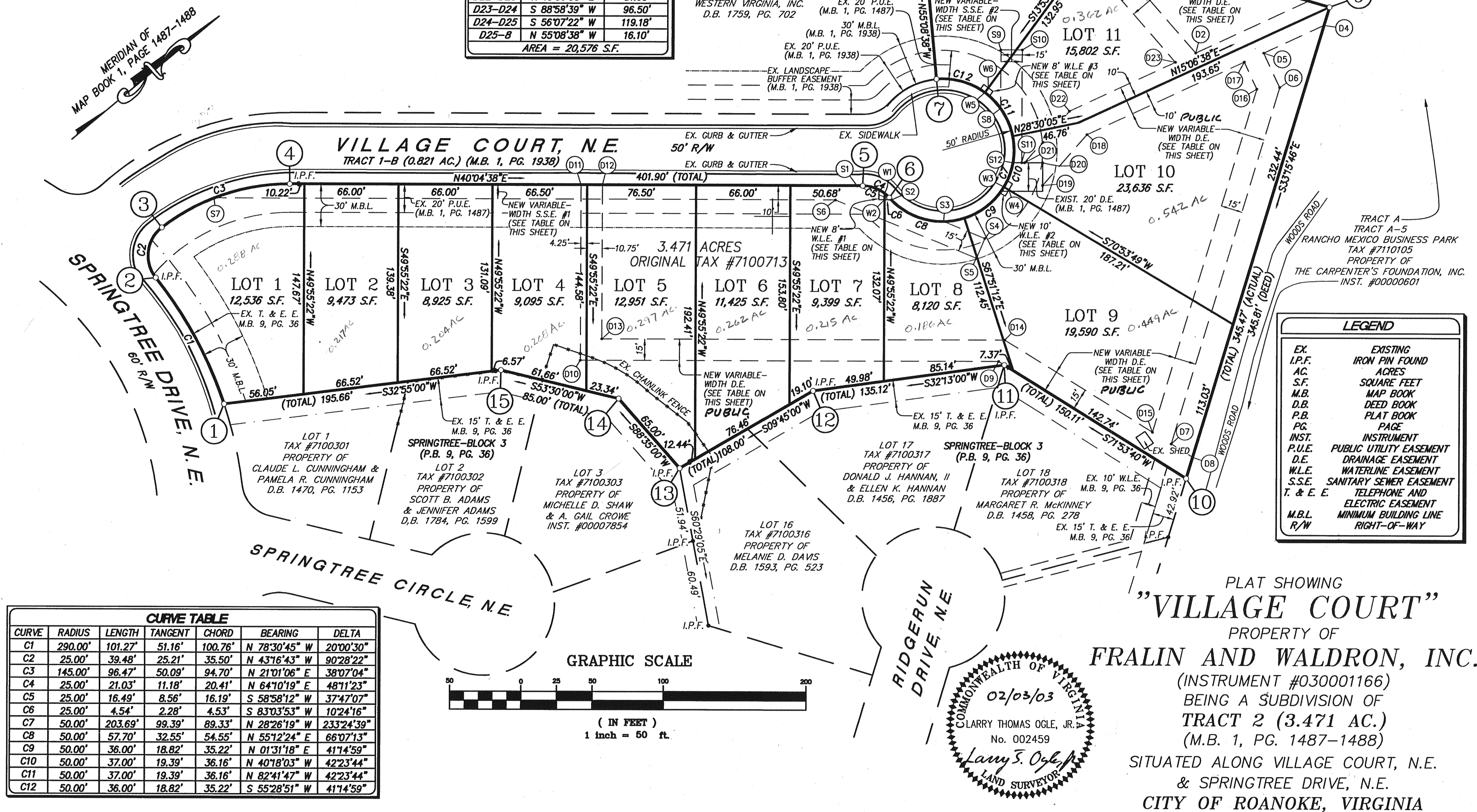
LINE	BEARING	DISTANCE
4-S1	N 40°04'38" E	397.94'
S1-S2	N 62°26'20" E	26.00'
S2-S3	N 62°26'20" E	39.69'(CHD.)
S3-S4	N 62°26'20" E	31.15'
S4-S5	S 27°33'40" E	15.00'
S5-S6	S 62°26'20" W	107.02'
S6-S7	S 40°04'38" W	435.74'
S7-S4	N 29°22'32" E	53.85'(CHD.)
AREA = 5,678 S.F.		

LINE	BEARING	DISTANCE
7-S8	N 64°24'27" E	49.32'(TIE)
S8-S9	N 49°50'13" W	40.87'
S9-S10	N 40°09'47" E	15.00'
S10-S11	S 49°50'13" E	78.95'
S11-S12	S 40°04'38" W	6.08'
S12-S8	N 63°00'59" W	39.11'(CHD.)
AREA = 910 S.F.		

LINE	BEARING	DISTANCE
8-D1	N 56°07'22" E	129.44'
D1-D2	N 88°58'39" E	105.27'
D2-D3	N 15°06'38" E	87.03'
D3-9	N 56°07'22" E	15.24'
9-D4	S 33°15'46" E	13.38'
D4-D5	S 15°06'38" W	46.38'
D5-D6	S 74°53'22" E	26.60'
D6-D7	S 33°15'46" E	261.25'
D7-D8	N 71°53'40" E	17.61'
D8-10	S 33°15'46" E	15.54'
10-D9	S 71°53'40" W	154.85'
D9-D10	S 40°04'38" W	293.06'
D10-D11	N 49°55'22" W	123.17'
D11-D12	N 40°04'38" E	15.00'
D12-D13	S 49°55'22" E	108.17'
D13-D14	N 40°04'38" E	282.34'
D14-D15	N 71°53'40" E	121.91'
D15-D16	N 33°15'46" W	251.48'
D16-D17	N 74°53'22" W	20.90'
D17-D18	S 15°06'38" W	121.24'
D18-D19	S 09°01'07" E	47.25'
D19-D20	N 49°55'22" W	15.84'
D20-D21	S 40°04'38" W	12.74'
D21-D22	N 09°01'07" W	47.90'
D22-D23	N 15°06'38" E	81.65'
D23-D24	S 88°58'39" W	96.50'
D24-D25	S 56°07'22" W	119.18'
D25-8	N 55°08'38" W	16.10'
AREA = 20,576 S.F.		

NOTES:

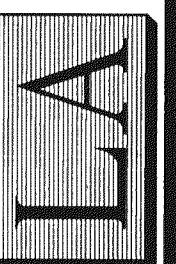
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0028 D, MAP NUMBER 51161C0028 D, DATED OCTOBER 15, 1993. UNSHADED ZONE X.
- THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- "VILLAGE COURT" IS A RESUBDIVISION OF TRACT 2 (M.B. 1, PG. 1487-1488) BEING ROANOKE CITY TAX #7100713.
- LEGAL REFERENCE - INSTRUMENT #030001166.
- ALL EASEMENTS AS SHOWN HEREON ARE NEW UNLESS OTHERWISE NOTED.



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ROANOKE, VIRGINIA



DATE: FEBRUARY 3, 2003
COMM. NO.: 02-005
CADD FILE: F:\2002\02005\SUR\02005RFP.DWG
SHEET 2 OF 2