

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	988.00'	412.45'	209.27'	409.46'	N 89°32'59" E	23°55'07"
C2	1235.00'	182.40'	91.37'	182.24'	S 86°45'01" W	8°27'44"
C3	1265.00'	185.63'	92.98'	185.46'	N 86°46'39" E	8°24'28"
C4	228.02'	115.70'	59.13'	114.46'	S 76°26'43" W	29°04'21"
C5	10.00'	12.70'	7.36'	11.86'	N 81°43'14" W	72°44'27"
C6	65.00'	95.47'	58.69'	87.12'	N 87°25'44" W	84°09'26"
C7	115.00'	79.99'	41.69'	78.39'	S 30°33'59" W	39°51'09"
C8	40.00'	49.06'	28.15'	46.04'	N 45°46'23" E	70°15'59"
C9	85.00'	59.12'	30.81'	57.94'	N 30°33'59" E	39°51'09"
C10	35.00'	37.01'	20.45'	35.31'	N 80°47'18" E	60°35'29"
C11	10.00'	20.60'	16.65'	17.15'	S 09°54'00" E	118°01'55"
C12	198.02'	231.65'	131.13'	218.66'	N 57°28'11" E	67°01'25"
C13	228.02'	100.12'	50.88'	99.32'	S 36°32'13" W	25°09'29"
C14	135.00'	57.68'	29.29'	57.24'	N 11°43'04" E	24°28'48"
C15	165.00'	70.50'	35.80'	69.96'	S 11°43'04" W	24°28'48"

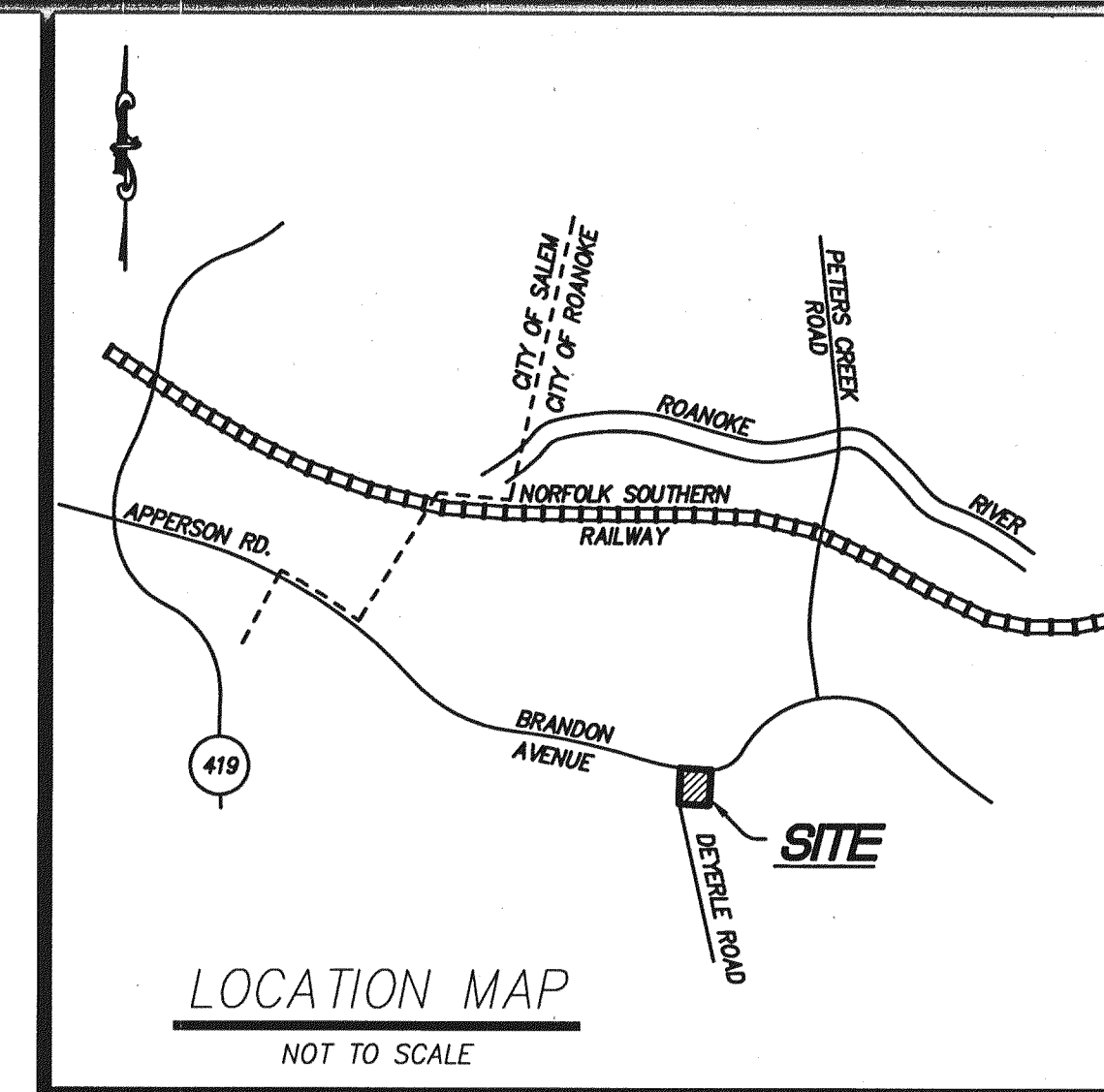
NEW PRIVATE INGRESS/EGRESS EASEMENT, PUBLIC WATER & S.S.E.		
LINE	BEARING	DISTANCE
R1-R2	N 05°11'00" W	30.02'
R2-R3	S 86°45'01" W	182.24' CH
R3-R4	S 76°26'43" W	114.46' CH
R4-R5	N 81°43'14" W	11.86' CH
R5-R6	N 87°25'44" W	87.12' CH
R6-R7	S 30°33'59" W	78.39' CH
R7-R8	S 10°38'24" W	62.86'
R8-R9	N 79°21'36" W	3.90'
R9-R10	S 01°45'53" W	48.00'
R10-R11	N 45°46'23" E	46.04' CH
R11-R12	N 10°38'24" E	72.63'
R12-R13	N 30°33'59" E	57.94' CH
R13-R14	N 80°47'18" E	35.31' CH
R14-R15	S 09°54'00" E	17.15' CH
R15-R16	S 36°32'13" W	99.32' CH
R16-R17	S 11°43'04" W	69.96' CH
R17-R18	S 00°31'20" E	116.29'
R18-R19	N 89°28'40" E	30.00'
R19-R20	N 00°31'20" W	116.29'
R20-R21	N 11°43'04" E	57.24' CH
R21-R22	N 57°28'11" E	218.66' CH
R22-R1	N 86°46'39" E	185.46' CH

RIGHT-OF-WAY DEDICATION		
CORNER	DIRECTION	DISTANCE
4-5	N 00°08'00" E	229.80'
5-6	N 04°07'00" E	13.74'
6-7	S 88°08'05" E	21.42'
7-3A	S 01°45'53" E	240.50'
3A-4	S 81°08'00" W	15.71'
TOTAL = 0.105 AC. (4,574 S.F.)		

STORMWATER MANAGEMENT & DRAINAGE EASEMENT		
CORNER	DIRECTION	DISTANCE
7-8	N 14°05'26" E	61.39'
8-D1	N 53°45'57" E	118.78'
D1-D2	S 44°45'56" E	59.95'
D2-D3	S 47°49'03" W	111.04' CH
D3-D4	N 56°16'27" W	46.81'
D4-7	S 39°25'39" W	50.00'
TOTAL = 0.181 AC. (7,865 S.F.)		

VARIABLE WIDTH & 12' DRAINAGE EASEMENT		
CORNER	DIRECTION	DISTANCE
D5-D6	S 55°57'46" W	111.71'
D6-D7	S 46°50'07" E	127.07'
D7-D8	S 43°09'53" W	12.00'
D8-D9	N 46°50'07" W	124.07'
D9-D10	N 76°10'06" W	10.05'
D10-D5	N 56°47'17" E	129.50' CH
TOTAL = 0.060 AC. (2,616 S.F.)		

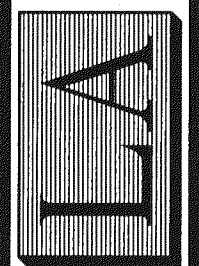
BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	10544.20396	10192.76538
2	10547.42281	10602.21545
3	10236.52936	10630.41779
4	10159.24423	10134.99979
5	10389.04361	10135.53456
6	10402.74665	10136.52081
7	10402.04929	10157.93350
8	10461.59434	10172.87965
9	10522.56201	10174.86522
1	10544.20396	10192.76538
TOTAL = 3.599 AC. (156,767 S.F.)		



PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: APRIL 13, 2004
COMM. NO.: 97-104X
CADD FILE: F:\1997\97104X\SUR\104XRP01.DWG
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT VIRGINIA LUTHERAN HOMES, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 9 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 10, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #970019663, SAID PROPERTY BEING SUBJECT TO A DEED OF TRUST TO ELLIS L. GUTSHALL AND A. WAYNE LEWIS, TRUSTEES, EITHER OF WHOM MAY ACT, SECURING VALLEY BANK, BENEFICIARY DATED FEBRUARY 13, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #030002542.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE 0.105 AC (4,574 S.F.) FOR STREET WIDENING PURPOSES AND ALL PUBLIC EASEMENTS SHOWN HEREON WITHIN SAID BOUNDARY TO THE CITY OF ROANOKE, VIRGINIA FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 12TH DAY OF May 2004.

BY: Dale Ankney
DALE ANKNEY, PRESIDENT
VIRGINIA LUTHERAN HOMES, INC.
BY: Ellis L. Gutshall
ELLIS L. GUTSHALL OR A. WAYNE LEWIS, TRUSTEE

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT DALE ANKNEY, PRESIDENT, FOR VIRGINIA LUTHERAN HOMES, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED APRIL 13, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 11, 2004.

MY COMMISSION EXPIRES MARCH 31, 2008
Arlene M. Skellington
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF ROANOKE

I, ARLENE M. SKELLINGTON, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT ELLIS L. GUTSHALL, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED APRIL 13, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 12, 2004.

MY COMMISSION EXPIRES MARCH 31, 2008

Arlene M. Skellington
NOTARY PUBLIC

APPROVED:

R. Brian Townsend 5-14-04
AGENT, ROANOKE CITY PLANNING COMMISSION
DATE
Shirley Scurie 5-14-04
CITY ENGINEER, ROANOKE, VIRGINIA
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 17 DAY OF May, 2004, AT 11:30 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Patty Taylor
DEPUTY CLERK

PLAT SHOWING
THE SUBDIVISION OF A
3.599 ACRE TRACT
(INSTRUMENT #970019663)
CREATING

THE VILLAGE HOMES
AT BRANDON OAKS
(3.494 ACRES)
PREPARED FOR
VIRGINIA LUTHERAN HOMES, INC.
SITUATED IN
THE CITY OF ROANOKE, VIRGINIA

