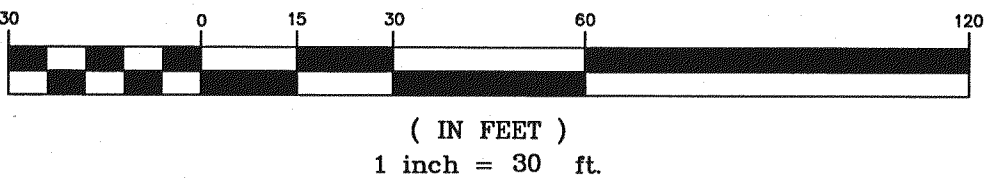


GRAPHIC SCALE



TAX #5180303
STUART A. & MARGUERITE C.
MOEN
D.B. 1720, PG. 1698

TAX #5180321
STAFFORD M. QUERY
D.B. 1668, PG. 483

EX. IP @ 255.69'

501.41' 3-4

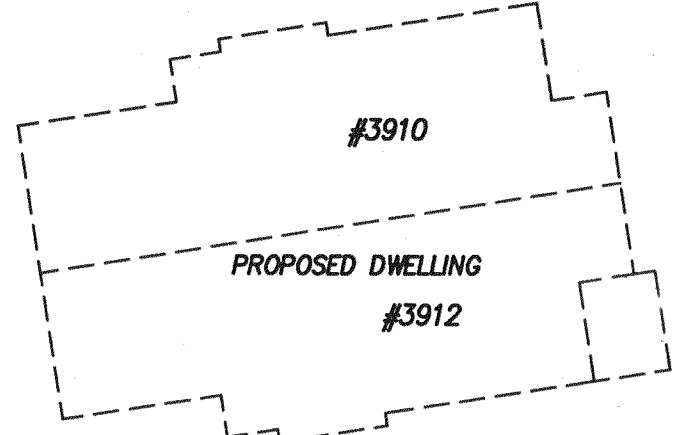
S 81°08'00" W
485.70'

3

CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
D.B. 1522, PG. 170
INSTRUMENT #970019663

312.17'

S 05°11'00" E

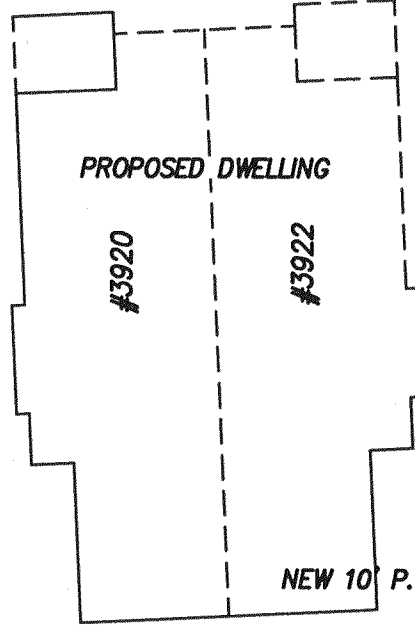


#3910

PROPOSED DWELLING
#3912

REMAINING PORTION OF
TAX #5180301
3.494 ACRES

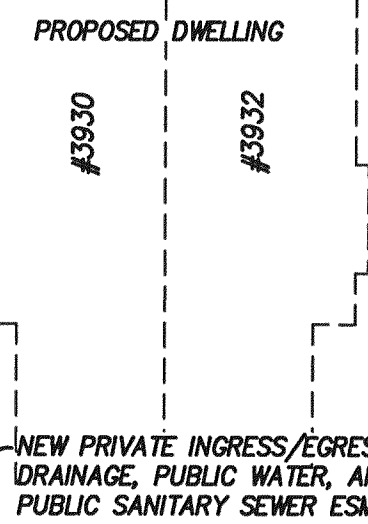
ORIGINAL TAX #5180301
3.599 ACRES



PROPOSED DWELLING
#3920

PROPOSED DWELLING
#3922

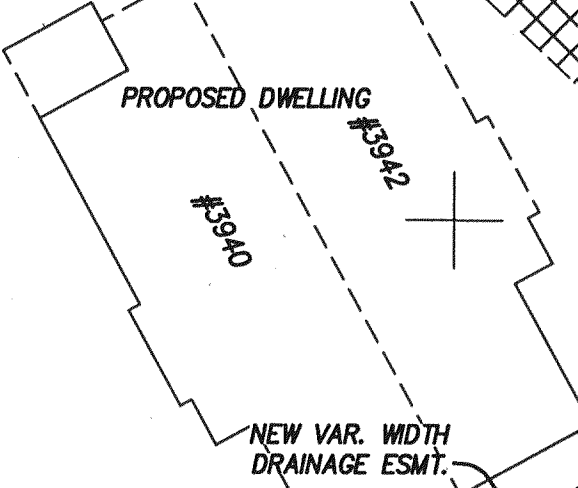
NEW 10' P.U.E.



PROPOSED DWELLING
#3930

PROPOSED DWELLING
#3932

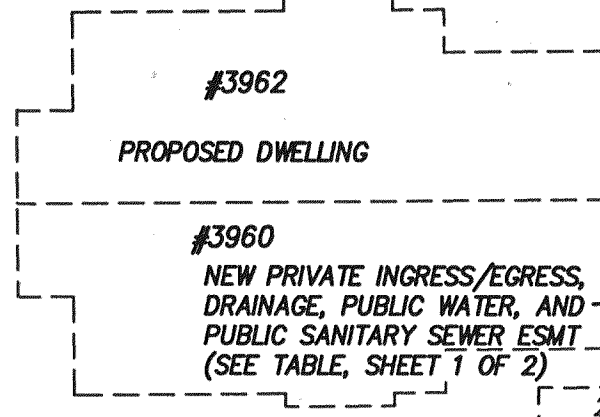
NEW PRIVATE INGRESS/EGRESS,
DRAINAGE, PUBLIC WATER, AND
PUBLIC SANITARY SEWER ESMT



PROPOSED DWELLING
#3940

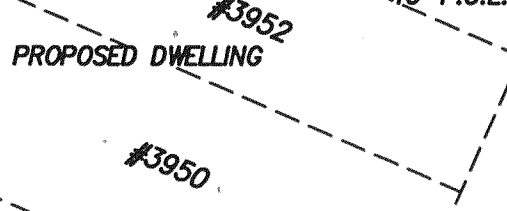
PROPOSED DWELLING
#3942

NEW VAR. WIDTH
DRAINAGE ESMT.



PROPOSED DWELLING
#3962

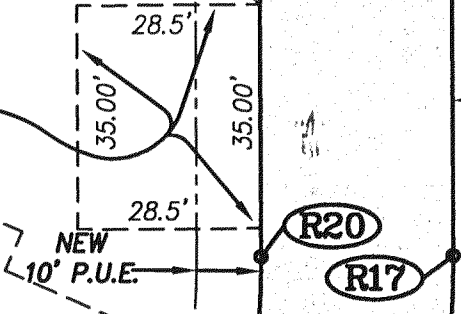
NEW PRIVATE INGRESS/EGRESS,
DRAINAGE, PUBLIC WATER, AND
PUBLIC SANITARY SEWER ESMT
(SEE TABLE, SHEET 1 OF 2)



PROPOSED DWELLING
#3952

PROPOSED DWELLING
#3950

NEW 12' D.E.
A=47.50'



PROPOSED DWELLING
#3952

PROPOSED DWELLING
#3950

NEW 12' D.E.
A=47.50'

D7

D8

D6

D9

D10

D3

D4

D5

D6

D7

D8

D9

D10

D11

D12

D13

D14

D15

R1

R2

R3

R4

R5

R6

R7

R8

R9

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R11

R12

R13

R14

R15

R16

R17

R18

R19

R20

R21

R22

R23

R24

R25

R26

R27

R28

R29

R30

NOTES:

1. THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
2. A PORTION OF THE PROPERTY LIES 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0043 D, MAP #51161C0043 D, DATED OCTOBER 15, 1993. FLOOD ZONE "AE" & "X".
3. IRON PINS SET AT ALL CORNERS, P.C.'S, & P.T.'S UNLESS OTHERWISE NOTED.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS WHICH EFFECT THE PROPERTY NOT SHOWN HEREON.
6. RIGHT-OF-WAY OF BRANDON AVENUE, SW (VA ROUTE 11) AND THE LOCATIONS OF VDOT UTILITY EASEMENTS AND VDOT DRAINAGE EASEMENTS SHOWN HEREON TAKEN FROM VDOT PLANS FOR ROUTE 11, PROJECT #0011-128-F02, C-501 SHEET 6 DATED AUGUST 30, 1996.
7. EXISTING 30' RECIPROCAL INGRESS/EGRESS EASEMENT AS RECORDED IN INSTRUMENT #970019664 AND SHOWN ON PLAT BY LUMSDEN ASSOCIATES, P.C. DATED MAY 30, 1997 "PLAT SHOWING 30' RECIPROCAL INGRESS/EGRESS EASEMENT & 10' TEMPORARY CONSTRUCTION EASEMENT ACROSS TAX #5180301 PROPERTY OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS" TO BE HEREBY VACATED.
8. NEW 30' PRIVATE INGRESS/EGRESS EASEMENT IS BOUNDED BY CORNERS R1 THRU R22 TO R1 INCLUSIVE.

EX. VDOT UTILITY
EASEMENT
(SEE NOTE #6)

EX. VDOT UTILITY
EASEMENT
(SEE NOTE #6)

NEW VAR. WIDTH
SWME AND D.E.
7,865 S.F.
(SEE TABLE SHEET 1 OF 2)

EX. 30' RECIPROCAL
INGRESS/EGRESS
EASEMENT (TO BE VACATED)
(SEE NOTE #7)

LEGEND

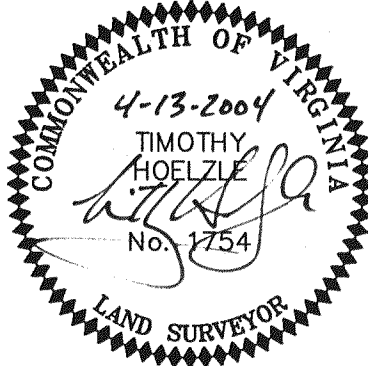
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
S.S.E.	SANITARY SEWER EASEMENT
VAR.	VARIABLE
W.L.E.	WATER LINE EASEMENT
EX.	EXISTING
SWME	STORM WATER MANAGEMENT EASEMENT
R/W	RIGHT-OF-WAY
ESMT	EASEMENT
OHT	OVERHEAD TELEPHONE
A=	ARC LENGTH
CH	CHORD BEARING & DISTANCE
SWME & DRAINAGE EASEMENT	STORM WATER MANAGEMENT & DRAINAGE EASEMENT
PRIVATE INGRESS/EGRESS EASEMENT	PRIVATE INGRESS/EGRESS EASEMENT
RIGHT-OF-WAY DEDICATION	RIGHT-OF-WAY DEDICATION

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



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

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

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

DATE: APRIL 13, 2004
SCALE: 1" = 30'
COMM. NO.: 1997-104X
CADD FILE: F:\1997\97104X\SUR\104XRP01.DWG
SHEET 2 OF 2