

M.B. 1, PG. 2495

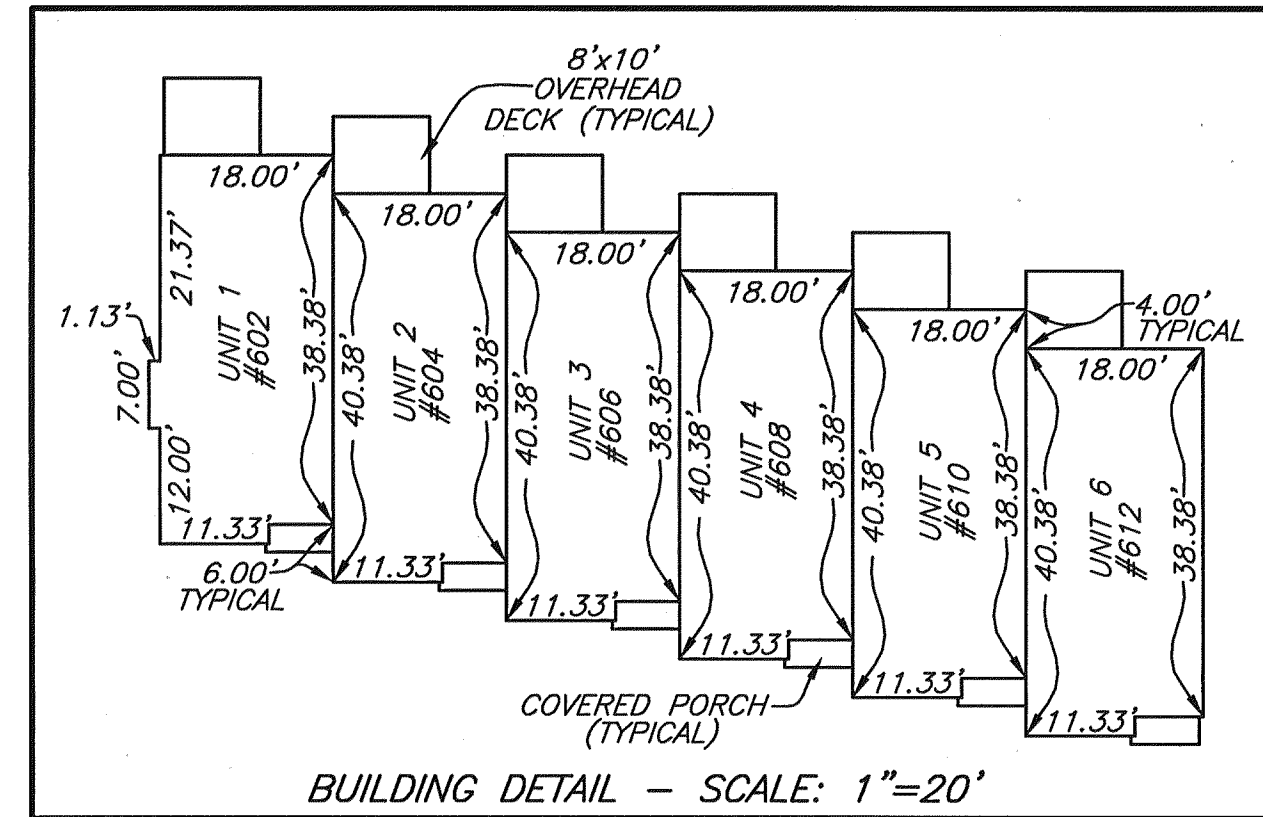
THIS ORIGINAL PLAT
HAS NOT BEEN REDUCED.

AREA TABLE		
LOT	SQUARE FOOTAGE	ACREAGE
1A	19,182 S.F.	0.440 AC.
1	1,176 S.F.	0.027 AC.
2	1,008 S.F.	0.023 AC.
3	1,008 S.F.	0.023 AC.
4	1,008 S.F.	0.023 AC.
5	1,008 S.F.	0.023 AC.
6	1,176 S.F.	0.027 AC.

COMMON AREA

LANDSCAPE EASEMENT		
LINE	BEARING	LENGTH
2-F	N58°18'22"W	110.67
F-G	S88°41'00"E	95.48
G-2	S01°19'00"W	55.97

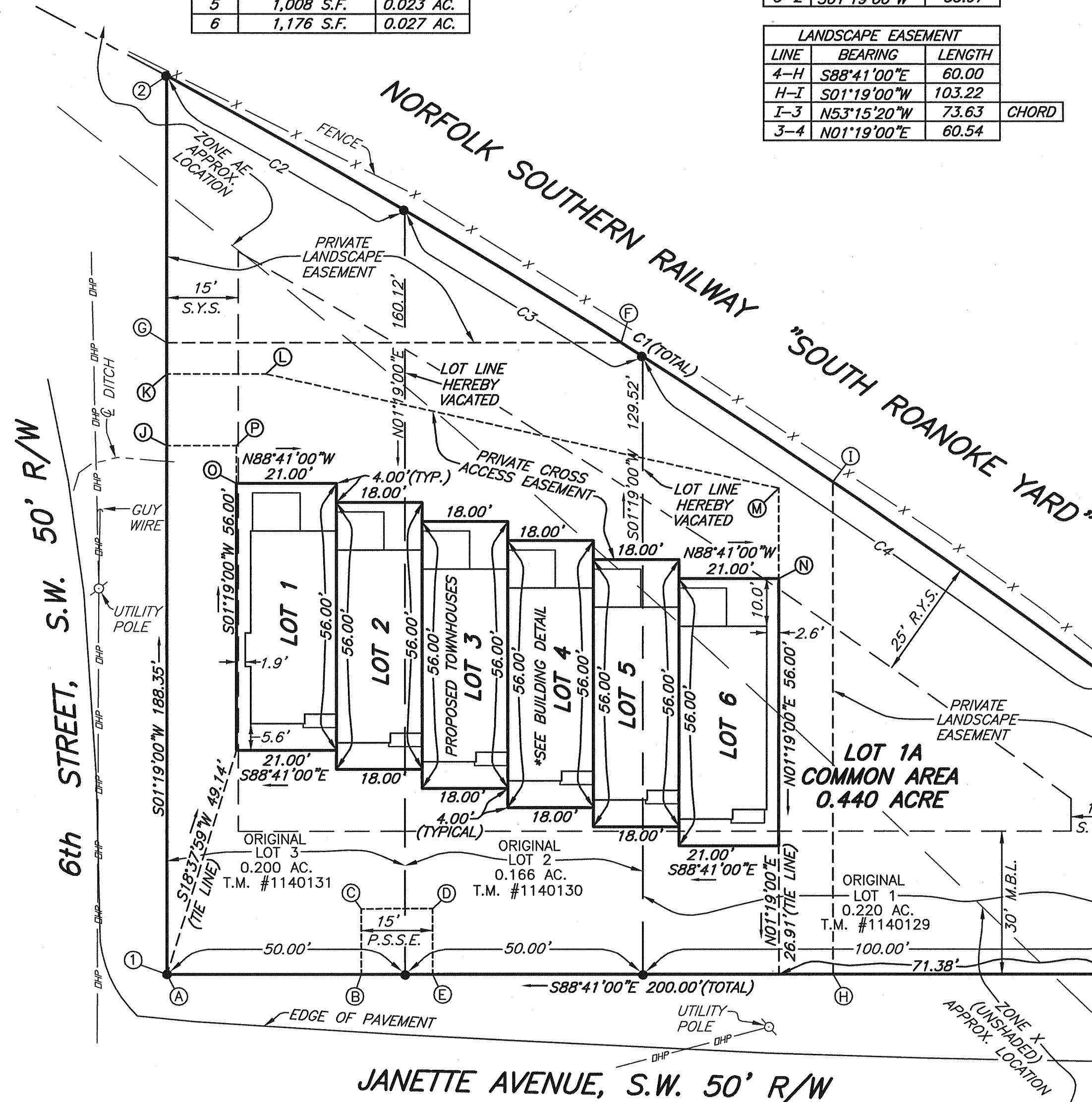
LANDSCAPE EASEMENT		
LINE	BEARING	LENGTH
4-H	S88°41'00"E	60.00
H-I	S01°19'00"W	103.22
I-3	N53°15'20"W	73.63
3-4	N01°19'00"E	60.54



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	237.56'	1649.42'	118.98	S56°06'10"E	237.35'	8°15'07"
C2	57.43'	1649.42'	28.71	S59°13'52"E	57.43'	1°59'41"
C3	58.62'	1649.42'	29.32	S57°12'55"E	58.62'	2°02'11"
C4	121.50'	1649.42'	60.78	S54°05'13"E	121.48'	4°13'15"

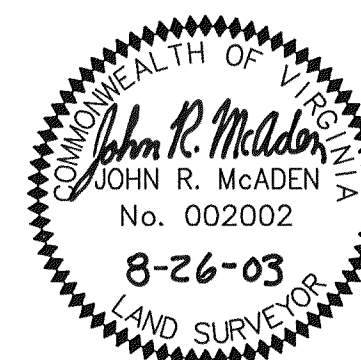
PRIVATE CROSS ACCESS EASEMENT TABLE		
LINE	BEARING	LENGTH
A-J	S01°19'00"W	110.85
J-K	S01°19'00"W	15.00
K-L	N88°41'00"W	20.78
L-M	N76°09'16"W	110.47
M-N	N01°19'00"E	18.98
O-P	S01°19'00"W	7.94
P-J	S88°41'00"E	14.63

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
P.S.S.E.	PUBLIC SANITARY SEWER EASEMENT
M.B.L.	MINIMUM BUILDING LINE
S.Y.S.	SIDE YARD SETBACK
R.Y.S.	REAR YARD SETBACK



N/F
BRANCH MANAGEMENT CORP.
INST. #030009738
T.M. #1140121

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
WINTER PROPERTIES PARTNERSHIP, L.L.P.
RECORDED IN INSTRUMENT #030007799
TO BE KNOWN AS
JANETTE AVENUE TOWNHOMES
CREATING HEREON
LOTS 1 THRU 6,
LOT 1A (0.440 ACRES) COMMON AREA,
PRIVATE LANDSCAPE EASEMENTS &
A PRIVATE CROSS ACCESS EASEMENT
FOR THE BENEFIT OF LOTS 1 THRU 6
SITUATED AT THE SOUTHWESTERLY
INTERSECTION OF
JANETTE AVENUE, S.W. & 6th STREET, S.W.
CITY OF ROANOKE, VIRGINIA
AUGUST 26, 2003
JOB #R0300093.01
SCALE: 1"=20'
SHEET 2 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SANITARY SEWER EASEMENT TABLE		
LINE	BEARING	LENGTH
A-B	N88°41'00"W	40.80
B-C	S01°14'38"W	13.77
C-D	N88°45'22"W	15.00
D-E	N01°14'38"E	13.79
E-B	S88°41'00"E	15.00

TIE LINE