

03191rc03-rc02.plt
w:\drawings\2003\03191\sur\03191rc03.dwg

**TRACT 1-A (49.417 AC.)
BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
1-2	S 15°26'11" W	302.97'
2-3	S 08°44'39" W	237.88'
3-4	S 50°51'47" W	46.26'
4-5	S 17°12'13" W	4.17'
5-6	S 17°23'05" W	195.72'
6-7	S 14°18'42" W	55.25'
7-8	S 19°50'19" W	341.92'
8-9	N 63°41'29" W	40.04'
9-10	N 56°38'28" W	34.34'
10-11	S 64°19'32" W	184.69'
11-M	S 22°23'28" E	108.40'
M-L	S 88°12'00" W	16.20'
L-K	S 73°37'47" W	188.68' CH.
K-J	S 59°03'35" W	4.08'
J-15	N 26°26'30" W	162.90'
15-16	S 65°39'54" W	916.38'
16-S	S 22°38'37" E	265.18'
S-R	S 66°14'37" W	340.47'
R-P	S 69°07'56" W	582.75'
P-N	S 65°33'54" W	502.90'
N-21	N 24°09'56" W	459.16'
21-22	N 57°18'37" E	420.37'
22-23	N 58°24'24" E	1026.15'
23-E	S 49°45'11" E	153.15' CH.
E-D	N 63°55'38" E	286.45'
D-C	N 26°31'35" E	558.80' CH.
C-B	N 10°52'27" W	200.00'
B-A	N 45°55'16" E	577.34' CH.
A-37	S 77°17'00" E	200.00'
37-1	N 82°00'47" E	622.22' CH.

**TRACT H (17.482 AC.)
BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
26-27	N 57°15'33" W	24.03'
27-28	N 19°11'32" W	480.00'
28-29	N 36°37'02" W	300.30'
29-30	N 62°51'07" W	341.76'
30-31	N 32°45'35" E	557.46'
31-32	N 30°05'40" E	162.78'
32-33	S 60°17'28" E	186.75'
33-34	S 84°20'22" E	571.71'
34-35	N 50°40'21" E	147.80'
35-36	S 22°27'54" E	515.01'
36-H	N 77°17'00" W	200.00'
H-G	S 45°55'16" W	778.15' CH.
G-F	S 10°52'27" E	200.00'
F-26	S 10°56'00" W	252.61' CH.

**5.959 AC. R/W
DEDICATION FOR THE
EXTENSION OF BLUE HILLS
DR., N.E. LINE TABLE**

LINE	BEARING	DISTANCE
36-37	S 12°43'00" W	120.00'
37-A	N 77°17'00" W	200.00'
A-B	S 45°55'16" W	577.34' CH.
B-C	S 10°52'27" E	200.00'
C-D	S 26°31'35" W	558.80' CH.
D-E	S 63°55'38" W	286.45'
E-24	N 26°01'58" W	120.00' CH.
24-25	N 63°55'38" E	286.37'
25-F	N 26°31'35" E	413.02'
F-G	N 10°52'27" W	200.00'
G-H	N 45°55'16" E	778.15' CH.
H-36	S 77°17'00" E	200.00'

**0.123 AC. R/W
DEDICATION FOR THE
WIDENING OF MASON MILL
RD., N.E. LINE TABLE**

LINE	BEARING	DISTANCE
12-13	S 84°26'34" W	126.69'
13-14	S 61°04'56" W	84.31'
14-J	N 26°26'30" W	25.49'
J-K	N 59°03'35" E	4.08'
K-L	N 73°37'47" E	188.68' CH.
L-M	N 88°12'00" E	16.20'
M-12	S 22°23'28" E	27.65'

**0.327 AC. R/W
DEDICATION FOR THE
WIDENING OF MASON MILL
RD., N.E. LINE TABLE**

LINE	BEARING	DISTANCE
17-18	S 66°14'37" W	340.52'
18-19	S 69°07'56" W	582.69'
19-20	S 65°33'54" W	502.63'
20-N	N 24°09'56" W	10.00'
N-P	N 65°33'54" E	502.90'
P-R	N 69°07'56" E	582.75'
R-S	N 66°14'37" E	340.47'
S-17	S 22°38'37" E	10.00'

**20' DRAINAGE
EASEMENT #1
CENTERLINE TABLE**

LINE	BEARING	DISTANCE
36-D1	N 77°17'00" W	102.12' (TIE)
D1-D2	N 04°44'49" E	37.24'

**20' DRAINAGE
EASEMENT #2
CENTERLINE TABLE**

LINE	BEARING	DISTANCE
H-D3	S 87°31'39" W	243.66' (TIE)
D1-D2	N 17°39'41" W	101.52'

**20' SANITARY SEWER
EASEMENT #1
CENTERLINE TABLE**

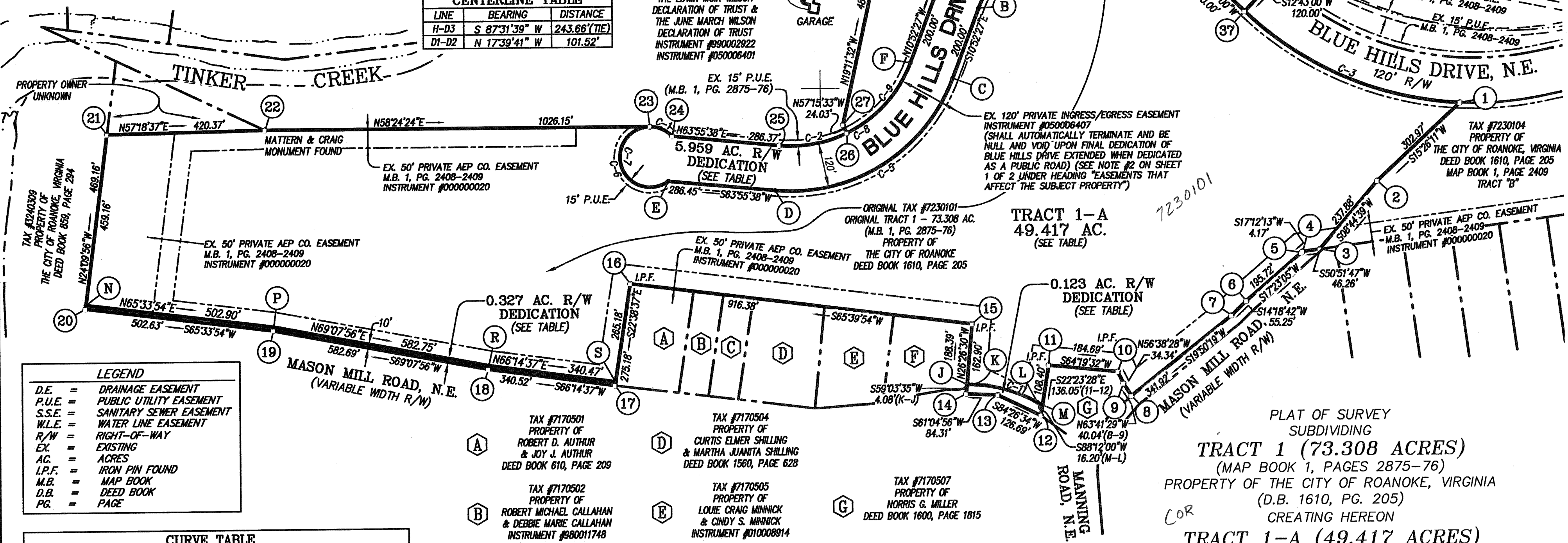
LINE	BEARING	DISTANCE
36-S1	N 22°27'54" W	113.58' (TIE)
S1-S2	N 85°10'17" W	323.66'
S2-S3	N 49°27'50" W	400.00'
S3-S4	N 84°02'57" W	242.18'
S4-S5	N 59°47'48" W	170.86'
S5-S2	N 30°05'40" E	32.31' (TIE)

**20' SANITARY SEWER
EASEMENT #2
CENTERLINE TABLE**

LINE	BEARING	DISTANCE
H-S6	N 88°13'06" W	176.41' (TIE)
S6-S2	N 03°48'42" E	82.88'

**20' SANITARY SEWER
EASEMENT #3
CENTERLINE TABLE**

LINE	BEARING	DISTANCE
S3-S7	S 84°02'57" E	56.00'
S7-S8	S 54°02'57" E	30.00'

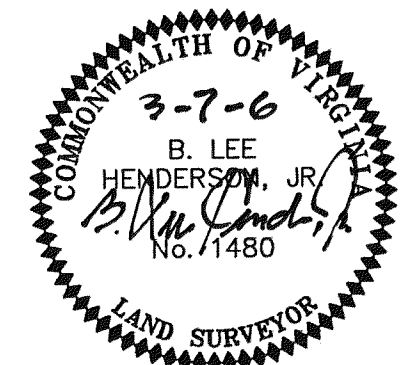
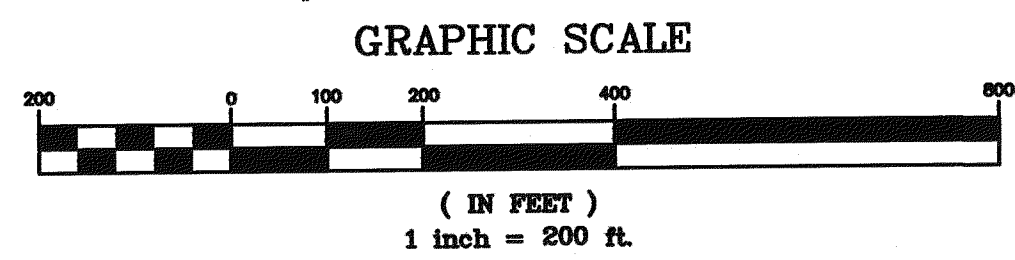


LEGEND

D.E.	=	DRAINAGE EASEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
S.S.E.	=	SANITARY SEWER EASEMENT
W.L.E.	=	WATER LINE EASEMENT
R/W	=	RIGHT-OF-WAY
EX.	=	EXISTING
AC.	=	ACRES
I.P.F.	=	IRON PIN FOUND
M.B.	=	MAP BOOK
D.B.	=	DEED BOOK
PG.	=	PAGE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.59'	66.73'	35.41'	64.84'	N 82°07'38" E	47°26'27"
C2	340.00'	185.06'	94.89'	182.79'	N 48°20'03" E	31°11'11"
C3	880.00'	635.97'	332.59'	622.22'	N 82°00'47" E	41°24'26"
C4	345.00'	683.97'	527.12'	577.34'	S 45°55'16" W	113°35'27"
C5	460.00'	600.55'	351.71'	558.80'	S 26°31'35" W	74°48'06"
C6	80.59'	304.25'	245.68'	153.15'	S 49°45'11" E	216°19'12"
C7	80.59'	370.98'	89.88'	120.00'	N 26°01'58" W	263°45'38"
C8	340.00'	443.88'	259.96'	413.02'	N 26°31'35" E	74°48'06"
C9	340.00'	258.82'	136.04'	252.61'	N 10°56'00" E	43°36'54"
C10	465.00'	921.88'	710.47'	778.15'	N 45°55'16" E	113°35'27"
C11	375.00'	190.72'	97.47'	188.68'	N 73°37'47" E	29°08'26"



PLAT OF SURVEY
SUBDIVIDING
TRACT 1 (73.308 ACRES)
(MAP BOOK 1, PAGES 2875-76)
PROPERTY OF THE CITY OF ROANOKE, VIRGINIA
(D.B. 1610, PG. 205)
CREATING HEREON
TRACT 1-A (49.417 ACRES)
AND
TRACT H (17.482 ACRES)
AND DEDICATING A 5.959 AC. PARCEL FOR THE RIGHT-OF-WAY
OF BLUE HILLS DRIVE, N.E. EXTENSION
AND DEDICATING A 0.123 AC. PARCEL AND A 0.327 AC. PARCEL
FOR THE RIGHT-OF-WAY OF MASON MILL ROAD, N.E.
SITUATED AT THE TERMINUS OF BLUE HILLS DRIVE, N.E.
ROANOKE, VIRGINIA

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DATE: March 7, 2006
COMM. NO.: 03-191
SCALE: 1" = 200'

SHEET 2 OF 2