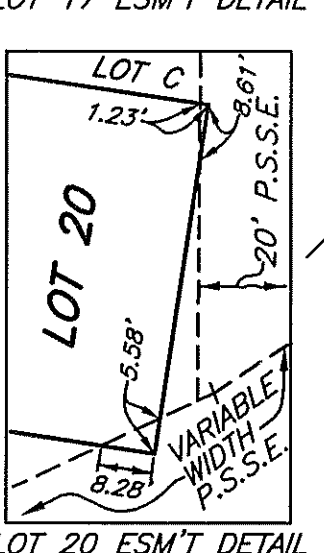
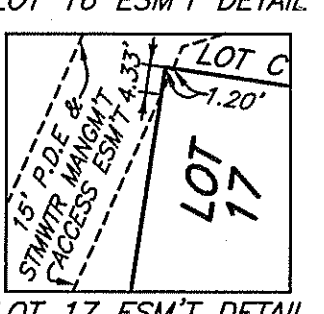
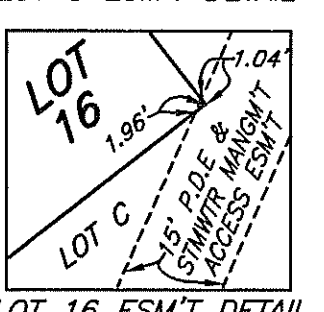
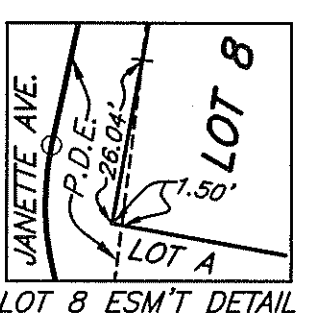
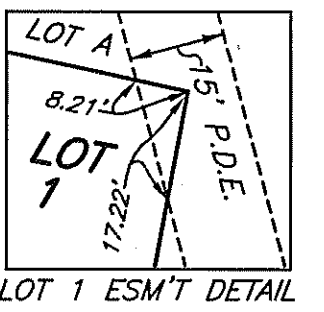


- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - P.W.L.E. PUBLIC WATER LINE EASEMENT
 - CENTERLINE SANITARY SEWER MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - DHU OVERHEAD WIRES
 - FENCE



LINE TABLE

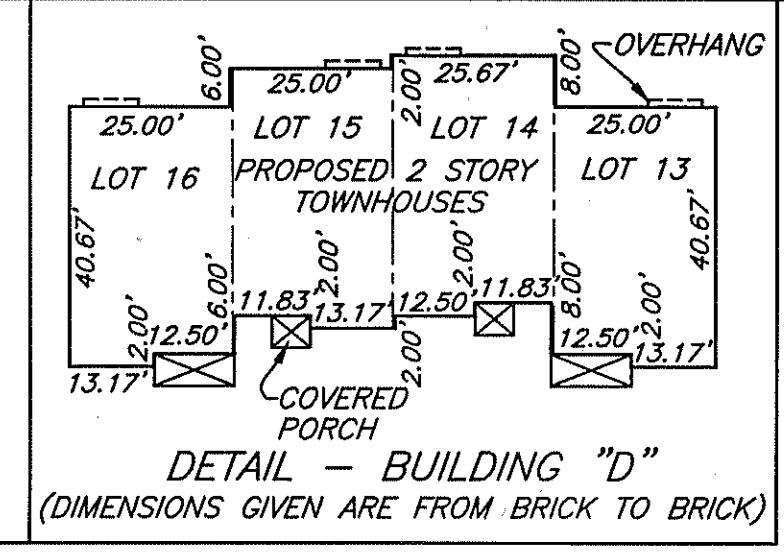
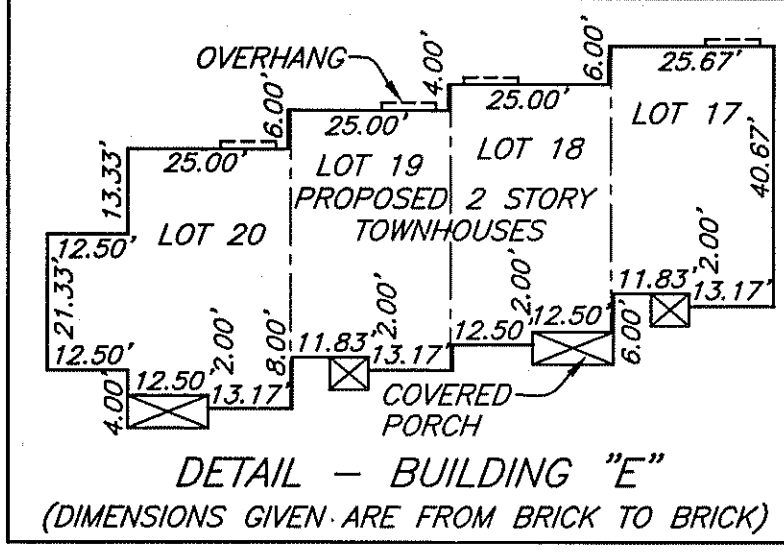
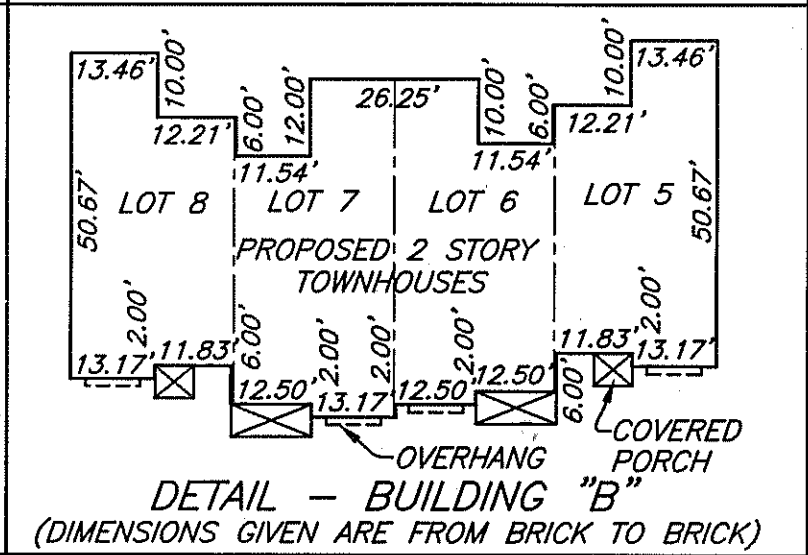
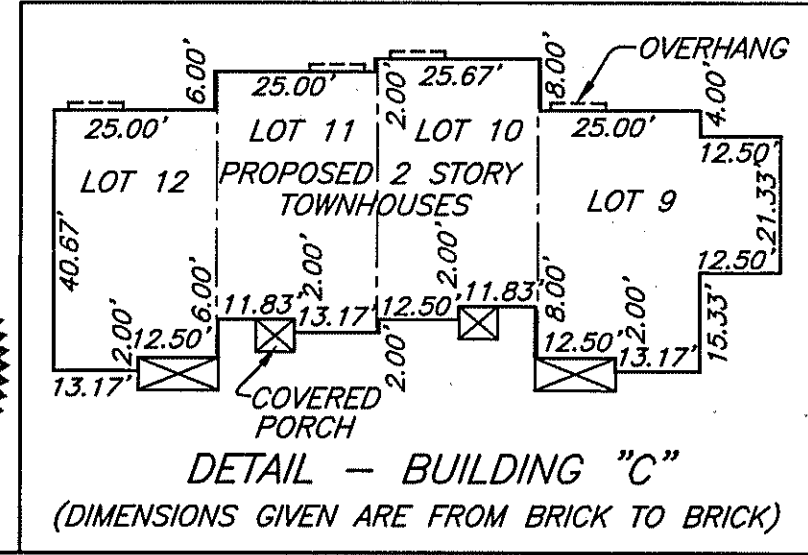
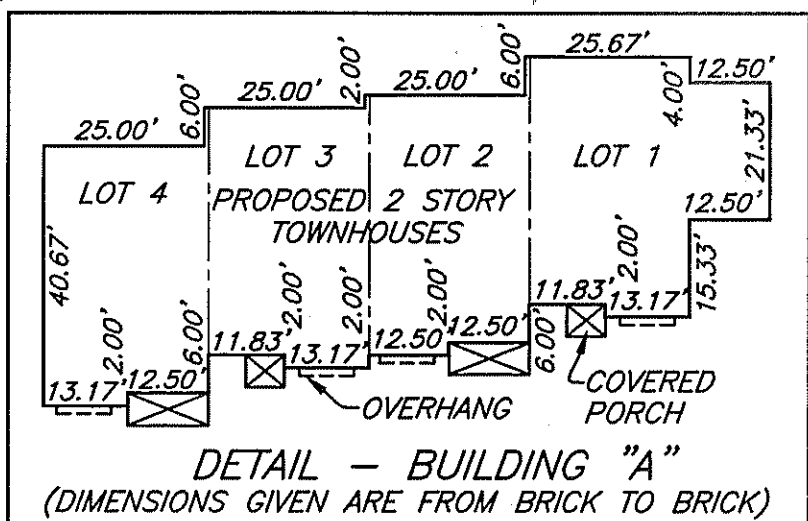
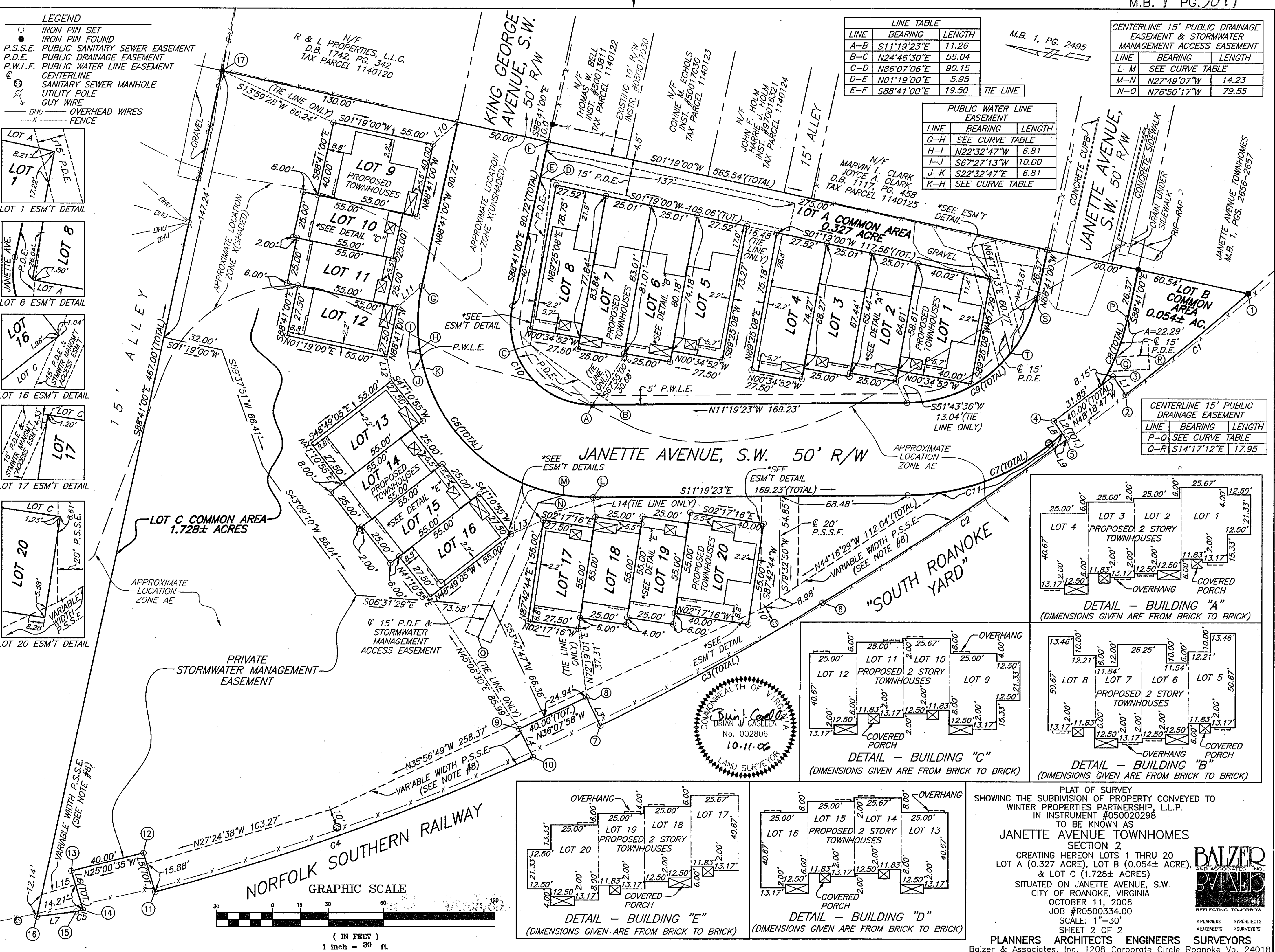
LINE	BEARING	LENGTH
A-B	S11°19'23"E	11.26
B-C	N24°46'30"E	55.04
C-D	N86°07'06"E	90.15
D-E	N01°19'00"E	5.95
E-F	S88°41'00"E	19.50
TIE LINE		

PUBLIC WATER LINE EASEMENT

LINE	BEARING	LENGTH
G-H	SEE CURVE TABLE	
H-I	N22°32'47"W	6.81
I-J	S67°27'13"W	10.00
J-K	S22°32'47"E	6.81
K-H	SEE CURVE TABLE	

CENTERLINE 15' PUBLIC DRAINAGE EASEMENT & STORMWATER MANAGEMENT ACCESS EASEMENT

LINE	BEARING	LENGTH
L-M	SEE CURVE TABLE	
M-N	N27°49'07"W	14.23
N-O	N76°50'17"W	79.55



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY CONVEYED TO
WINTER PROPERTIES PARTNERSHIP, L.L.P.
IN INSTRUMENT #050020298
TO BE KNOWN AS
JANETTE AVENUE TOWNHOMES
SECTION 2
CREATING HEREON LOTS 1 THRU 20
LOT A (0.327 ACRES), LOT B (0.054± ACRES),
& LOT C (1.728± ACRES)
SITUATED ON JANETTE AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
OCTOBER 11, 2006
JOB #R0500334.00
SCALE: 1"=30'
SHEET 2 OF 2

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

