THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°40'00"E	8.08'
L2	N08°37'55"E	7.53'
L3	S28°24'36"E	24.25'
L4	S74°30'42"W	10.26'
L5	S28°32'18"E	5.00'
L6	N08°57'18"W	26.92'

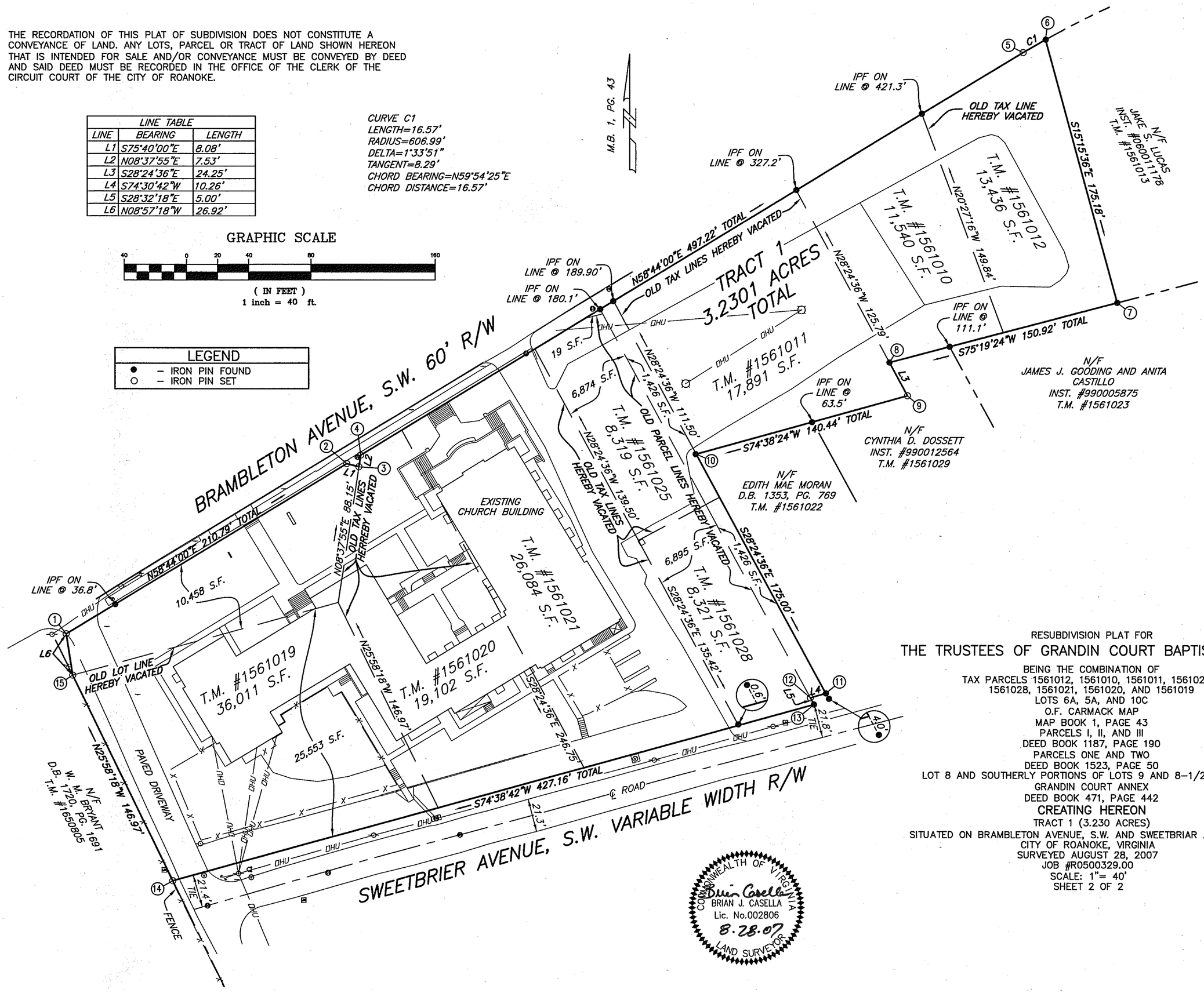
CURVE C1
LENGTH=16.57'
RADIUS=606.99'
DELTA=1°33'51"
TANGENT=8.29'
CHORD BEARING=N59°54'25"E
CHORD DISTANCE=16.57'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND
● – IRON PIN FOUND
○ – IRON PIN SET



COMMONWEALTH OF VIRGINIA
BRIAN J. CASELLA
Lic. No.002806
8.28.07
LAND SURVEYOR

RESUBDIVISION PLAT FOR

THE TRUSTEES OF GRANDIN COURT BAPTIST CHURCH

BEING THE COMBINATION OF
TAX PARCELS 1561012, 1561010, 1561011, 1561025,
1561028, 1561021, 1561020, AND 1561019
LOTS 6A, 5A, AND 10C
O.F. CARMACK MAP
MAP BOOK 1, PAGE 43
PARCELS I, II, AND III
DEED BOOK 1187, PAGE 190
PARCELS ONE AND TWO
DEED BOOK 1523, PAGE 50
LOT 8 AND SOUTHERLY PORTIONS OF LOTS 9 AND 8–1/2, BLOCK 19
GRANDIN COURT ANNEX
DEED BOOK 471, PAGE 442

CREATING HEREON

TRACT 1 (3.230 ACRES)
SITUATED ON BRAMBLETON AVENUE, S.W. AND SWEETBRIAR AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED AUGUST 28, 2007
JOB #R0500329.00
SCALE: 1"= 40'
SHEET 2 OF 2

BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW

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