

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
PC1	94°49'52"	8.28'	5.00'	5.44'	7.36'	N 67°42'32" E
PC2	6'13'39"	10.87'	100.00'	5.44'	10.86'	S 67°59'21" E
PC3	3°06'14"	1.35'	25.00'	0.68'	1.35'	S 14°56'53" E
PC4	14°31'16"	16.47'	65.00'	8.28'	16.43'	N 27°53'23" E
PC5	13°29'24"	40.18'	170.63'	20.18'	40.08'	N 70°42'21" E
PC6	52°31'23"	47.26'	51.55'	25.44'	45.62'	N 44°17'41" E
PC7	52°11'03"	65.17'	71.55'	35.04'	62.94'	S 45°32'14" W
PC8	13°30'33"	35.91'	150.63'	18.04'	35.82'	S 71°01'42" W

GRAPHIC SCALE

40 0 40 80

1 inch = 40 ft.

SANITARY SEWER AND WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 29°45'12" W	32.08'
E2	N 59°22'37" E	32.22'
E3	N 33°44'42" W	6.82'
E4	N 56°15'18" E	10.00'
E5	S 33°44'42" E	7.37'
E6	N 59°22'37" E	17.20'
E7	N 48°23'39" E	34.99'
E8	N 38°49'06" W	23.35'
E9	S 31°25'54" W	6.73'
E10	N 58°34'06" W	10.00'
E11	N 31°25'54" E	10.32'
E12	N 38°49'06" W	17.77'
E13	N 20°04'34" E	3.47'
E14	N 84°41'39" W	11.41'
E15	N 05°18'21" E	10.00'
E16	S 84°41'39" E	14.04'
E17	N 20°04'34" E	93.95'
E18	N 69°53'58" W	15.86'
E19	N 20°06'02" E	10.00'
E20	S 69°53'58" E	15.86'
E21	N 20°04'34" E	17.83'
E22	N 70°03'39" W	14.33'
E23	N 19°53'55" E	29.12'
E24	S 69°55'26" E	14.42'
E25	N 20°04'34" E	32.38'

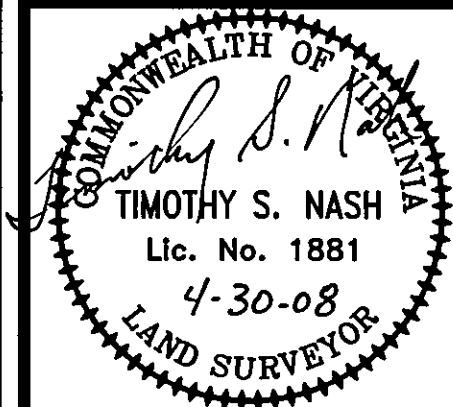
SANITARY SEWER AND WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E26	N 37°25'47" W	18.61'
E27	N 52°34'13" E	15.00'
E28	S 37°32'37" E	16.57'
E29	N 65°04'34" E	19.52'
E30	N 20°05'13" E	22.21'
E31	S 70°03'18" E	23.60'
E32	S 20°34'31" W	16.16'
E33	S 69°20'10" E	95.54'
E34	S 19°53'55" W	10.00'
E35	N 69°38'21" W	16.15'
E36	S 24°42'51" E	12.53'
E37	S 20°17'36" W	18.14'
E38	S 69°50'55" E	7.37'
E39	S 19°53'55" W	30.92'
E40	N 69°47'24" W	7.58'
E41	S 20°17'36" W	35.49'
E42	S 69°51'11" E	7.40'
E43	S 19°53'55" W	33.63'
E44	N 69°30'16" W	7.63'
E45	S 20°17'36" W	34.99'
E46	S 70°12'35" E	7.50'
E47	S 19°53'55" W	30.50'
E48	N 47°12'57" W	13.20'
E49	S 42°49'30" W	10.49'
E50	S 40°04'49" E	13.27'

SANITARY SEWER AND WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E51	S 49°55'11" W	10.00'
E52	N 40°04'49" W	12.03'
E53	S 42°49'30" W	5.19'
E54	S 61°27'55" W	38.91'
E55	S 50°33'16" W	6.55'
E56	S 37°16'34" E	6.77'
E57	S 52°43'26" W	10.00'
E58	N 37°16'34" W	6.39'
E59	S 50°33'16" W	23.54'
E60	S 33°24'41" E	15.65'
E61	S 56°35'19" W	10.00'
E62	N 33°24'41" W	14.59'
E63	S 50°33'16" W	10.04'
E64	S 61°35'16" W	69.26'
E65	N 30°32'08" W	32.28'
E66	N 20°19'51" E	188.39'
E67	S 69°00'37" E	35.98'
E68	S 20°22'43" W	5.43'
E69	S 70°06'05" E	9.99'
E70	N 20°25'33" E	5.24'
E71	S 69°00'37" E	8.72'
E72	S 20°14'45" W	179.30'
E73	S 66°23'05" W	41.55'

PRIVATE UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
P1	N 00°00'00" W	6.10'
P2	S 69°42'24" E	18.06'
P3	N 89°26'38" W	16.94'
P4	N 89°26'38" W	17.30'
P5	N 69°42'24" W	14.63'
P6	S 89°26'38" E	44.05'
P7	S 83°47'03" W	30.85'
P8	N 72°08'59" W	107.45'
P9	N 20°17'36" E	5.34'
P10	S 69°42'24" E	107.35'
P11	S 20°17'36" W	0.76'
P12	N 69°42'24" W	16.08'
P13	N 00°51'10" W	5.05'
P14	N 67°22'52" E	43.52'
P15	S 22°37'08" E	15.00'
P16	S 67°22'52" W	33.35'
P17	S 00°51'10" E	0.69'
P18	N 88°55'55" E	15.00'
P19	S 01°04'05" E	75.10'
P20	S 63°39'58" W	22.46'
P21	N 20°17'36" E	53.18'
P22	N 69°42'24" W	15.10'
P23	N 01°04'05" W	29.66'
P24	S 78°51'47" E	29.57'
P25	S 11°08'13" W	15.00'

PRIVATE UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
P26	S 78°51'47" E	31.99'
P27	N 20°17'36" E	15.39'
P28	N 20°17'36" E	72.37'
P29	S 69°42'24" W	15.22'
P30	S 20°27'36" W	58.00'
P31	S 66°36'19" W	20.81'
P32	N 60°34'18" E	24.63'
P33	S 29°25'42" E	15.00'
P34	S 60°34'18" W	37.53'
P35	N 38°01'55" W	13.34'
P36	S 38°01'55" E	7.14'
P37	N 29°45'12" W	20.00'
P38	N 60°15'29" E	7.94'
P39	N 27°21'25" E	29.73'
P40	N 19°53'55" E	19.60'
P41	N 69°42'24" W	32.48'
P42	N 20°10'27" E	85.73'
P43	S 69°42'24" E	88.04'
P44	S 20°10'27" W	85.73'
P45	N 69°42'24" W	35.74'
P46	S 19°53'55" W	22.06'
P47	S 27°21'25" W	28.23'
P48	S 60°15'29" W	7.27'
P49	N 20°17'36" F	1.18'

Plat of Survey for
Queen Anne Court of Southwood, Inc.
Subdividing Tax Parcel 1290107 (7.2867 Acres)
(Tract 3A-5B, M.B. 1 PGS. 2406 & 2407)
Hereby Creating
Queen Anne Court
Lots 1 through Lot 12
Situating on Franklin Road, S.W.
City of Roanoke, Virginia



CALC'D.: MTM
CHECKED: TSN
DRAWN: MTM, PL
SCALE: 1"=40'
DATE: 08/28/07
REVISED: 04/30/08

JOB NO. 1788.1

SHEET 4 OF 4

M.B. PG.



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