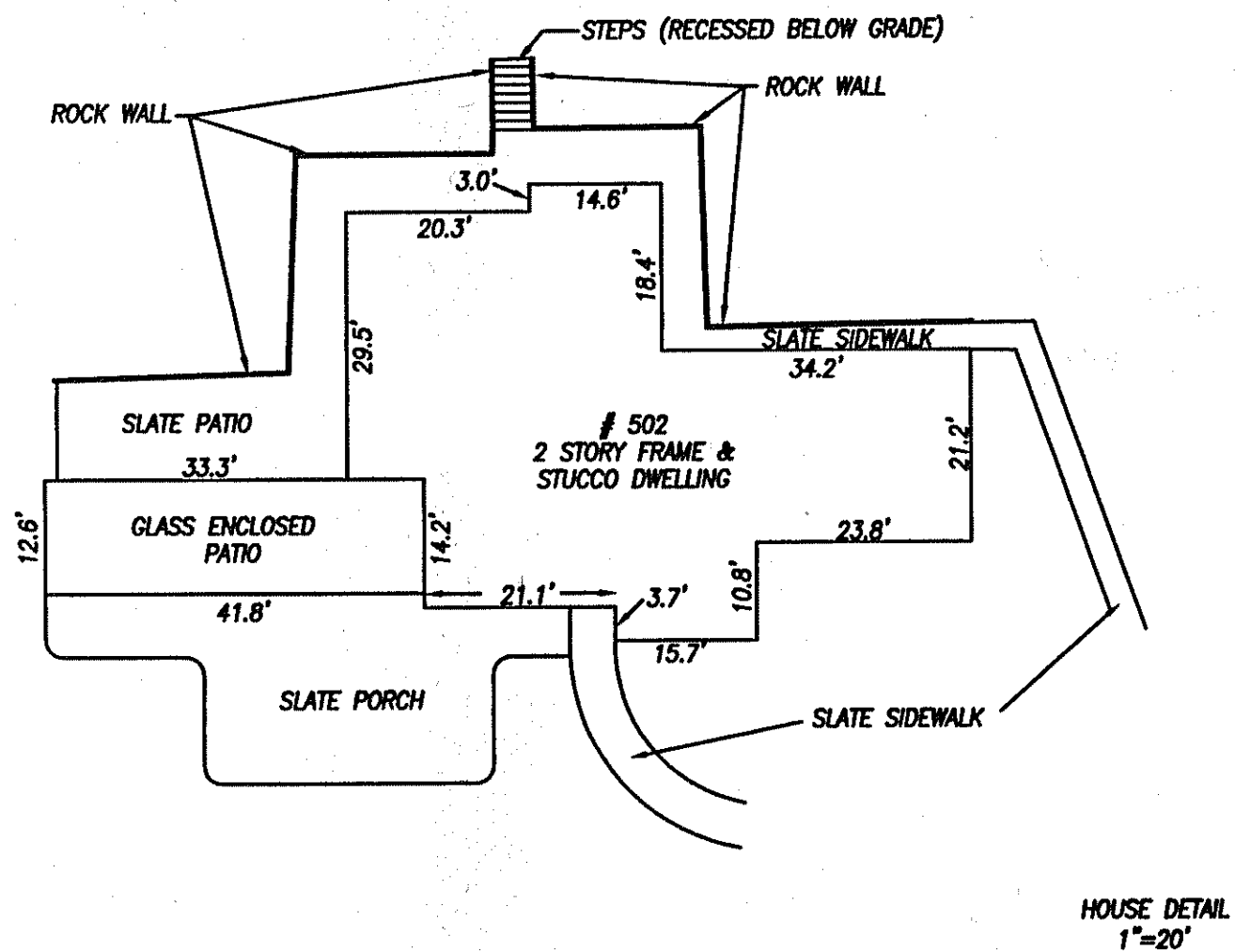


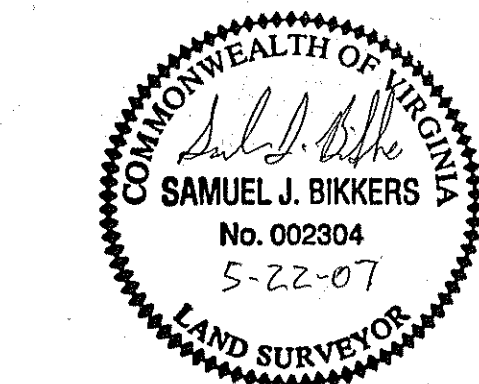
10/07/07016-Robert Bennett\dwg\dwg.dwg



LINE	BEARING	DISTANCE
L1	S 21°54'00" E	9.80'
L2	S 18°57'00" E	14.70'
L3	S 09°19'00" W	37.15'
L4	S 49°38'00" W	10.00'
L5	S 86°58'54" W	38.56'
L6	N 17°20'00" E	20.06'
L7	N 42°29'00" E	48.67'
L8	N 50°39'00" E	6.72'
L9	N 78°40'00" E	44.36'
L10	N 09°46'00" W	18.01'
L11	N 78°40'00" E	10.76'
L12	S 85°55'21" E	44.27'
L13	S 84°32'00" E	34.00'
L14	N 70°43'00" E	29.54'
L15	N 54°31'00" E	21.14'
L16	N 78°16'00" E	21.56'
L17	S 36°38'45" W	24.75'
L18	S 86°58'54" W	23.44'
L21	N 78°40'16" E	8.82'
L22	S 85°55'21" E	41.62'
L23	S 84°32'00" E	37.73'
L24	N 70°43'00" E	36.05'
L25	N 54°31'00" E	19.92'
L26	N 78°15'32" E	21.97'

LEGEND	
(F)	FOUND
○	UTILITY POLE
—○—	OVER HEAD UTILITY
---	DEED LINES
---	SURVEYED LINES
CONC.	CONCRETE
IPS	1/2" CAPPED REBAR SET
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
RR	RAILROAD

CURVE	DELTA	RAD'	TAN'	ARC'	CHORD'	BEARING
C1	04°52'50"	217.01	9.25	18.49	18.48	S 24°51'41" E
C2	28°15'55"	200.60	50.51	98.96	97.96	S 04°49'00" E
C3	29°36'36"	465.49	123.03	240.56	237.89	S 24°07'18" W
C4	15°30'30"	189.44	25.80	51.28	51.12	S 46°40'49" W
C5	01°51'22"	200.60	3.25	6.50	6.50	S 18°01'17" E
C6	10°15'43"	200.60	18.01	35.93	35.88	S 11°57'45" E
C7	16°08'51"	200.60	28.46	56.53	56.35	S 01°14'32" W



18' PRIVATE ROADWAY
NOT OPEN ON GROUND
OTHERS MAY HAVE ACCESS
SEE DEED BOOK 658, PAGE 302

N/F
NAN LOU COLEMAN
TAX# 1070906
DEED BOOK 1632, PAGE 1233

N/F
DANIEL P. FRANKL AND
ELIZABETH F. FRANKL
TAX# 1070903
DEED BOOK 1746, PAGE 1392

N/F
MARGARET JONES IRVIN
TAX# 1070904
DEED BOOK 1754, PAGE 216

N/F
MATTHEW A. THOMAS AND
KOINER K. THOMAS
TAX# 1070905
INSTRUMENT# 020014257

N/F
FRANK H. WEDEMEYER AND
SHERIDAN P. WEDEMEYER
TAX# 1070901
DEED BOOK 1324, PAGE 674

N/F
DEBRA BENNETT HAGGERTY
TAX# 1070907
INSTRUMENT# 010013247

18' PRIVATE ROADWAY
NOT OPEN ON GROUND
OTHERS MAY HAVE ACCESS
SEE DEED BOOK 658, PAGE 302

NEW
INGRESS/EGRESS
EASEMENT

BOUNDARY CORNERS (ASSUMED ORIGIN)		
CORNER	NORTHING	EASTING
1	5180.714	7308.979
2	5163.947	7316.748
3	5154.854	7320.404
4	5140.951	7325.177
5	5043.337	7333.403
6	5006.677	7327.389
7	4789.556	7230.168
8	4715.420	7170.291
9	4680.348	7133.099
10	4786.785	7196.130
11	4859.836	7150.748
12	4853.359	7143.128
13	4916.538	7122.763
14	4979.147	7093.124
15	4977.116	7054.617
16	5000.004	6999.999
17	5019.153	7005.975
18	5066.366	7028.867
19	5102.259	7061.737
20	5106.520	7066.934
21	5132.113	7113.778
22	5140.831	7157.273
23	5158.580	7154.218
24	5160.694	7164.768
25	5157.546	7208.926
26	5154.307	7242.771
27	5164.062	7270.654
28	5176.333	7287.868
1	5180.714	7308.979

4A	5099.671	7334.625
4B	5039.784	7130.008
4C	4980.381	7116.531

SUBDIVISION PLAT
FOR
ROBERT G. BENNETT
SHOWING THE DIVISION OF LOT A-1A
(VACATION, RESUBDIVISION AND PARTIAL SURVEY FOR
ROBERT G. & BETTY A. BENNETT AND
DANIEL P. & ELIZABETH F. FRANKL)
(MAP BOOK 1, PAGE 2443)
(TAX PARCEL 1070902)
CREATING HEREON
LOT A-1A1 (1.1123 ACRES)
LOT A-1A2 (0.7318 ACRES)
SITUATED ALONG AUDUBON ROAD, S.W.
CITY OF ROANOKE, VIRGINIA
APRIL 9, 2007
E.C.I. PROJECT NUMBER 07016

CAROLINA AVENUE, S.W.

AUDUBON ROAD, S.W.
40' R/W

LOT A-1A2
(0.7318 ACRES)
31,878.4 SQ. FT.

LOT A-1A1
(1.1123 ACRES)

ORIGINAL A-1A
TAX MAP# 1070902

MAP BOOK 1, PAGE 2443

ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	CA	1"=40'
Designed		4-9-07
Checked	SB	PROJECT: 07016
Approved	SB	2 of 2

