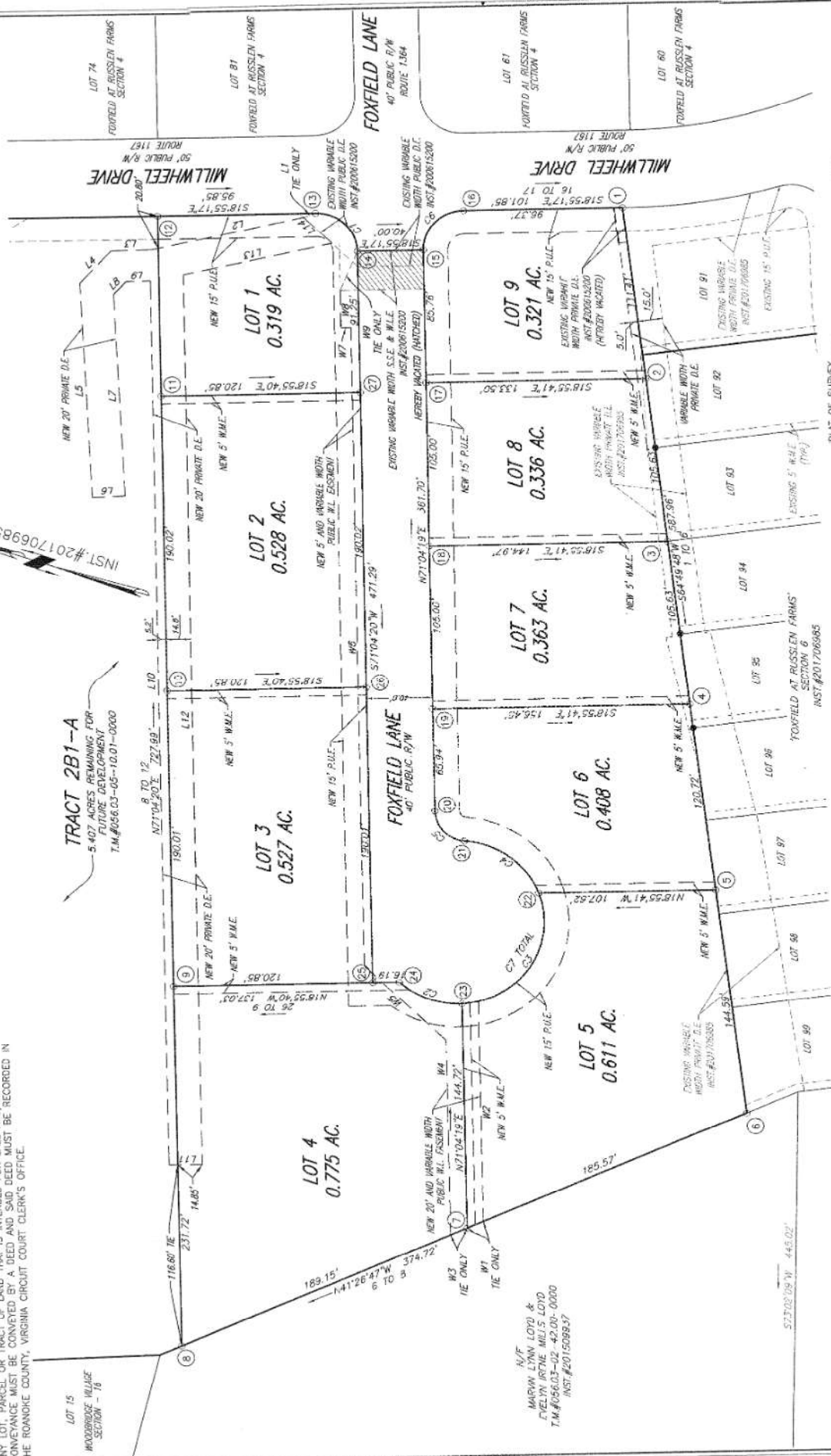


*NOTE: ALL EASEMENTS ARE NEW UNLESS OTHERWISE SPECIFIED.

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

TRACT 2B1-A
5.407 ACRES REMAINING FOR
FUTURE DEVELOPMENT
T.M.#056.03-05-10.01-0000

LOT 15
WOODBRIDGE VILLAGE
SECTION - 16



PLAT OF SURVEY
SHOWING THE RESUBDIVISION
OF TRACT 2B1 - INSTRUMENT #201706985
OWNED BY RUSSELL FARMS LAND CO, LLC
CREATING A ZERO LOT LINE SUBDIVISION
TO BE KNOWN AS
RIVER OAKS
SECTION 3
CREATING HEREIN LOTS 1 THROUGH 9 (4.188 AC.)
AND FOXFIELD LANE (0.368 AC.)
SITUATED ON THE WESTERLY CORNER
OF THE COUNTRY CLUB ESTATE
ROANOKE COUNTY, VIRGINIA
DATED MARCH 3, 2021
JOB #04200041.00
SCALE: 1"=40'
SHEET 2 OF 2



PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE COUNTY, VIRGINIA
1200 Corporate Center / Roanoke, Virginia 24011 / Phone (800) 724-8881 / www.balzer.com
DRAWN BY: EJP
CHECKED BY: DSH



PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	N18°07'42"W	7.85'
L2	N30°33'42"W	94.05'
L3	N19°43'43"W	25.38'
L4	N65°49'55"W	158.72'
L5	S20°55'04"E	20.00'
L6	N69°03'59"E	130.41'
L7	S55°43'37"E	11.25'
L8	S19°43'43"E	15.10'
L9	S19°43'43"E	569.84'
L10	S18°55'41"E	20.00'
L11	S18°55'41"E	64.99'
L12	N71°04'19"E	573.26'
L13	S30°33'40"E	92.41'
L14	N26°04'43"E	23.95'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	38.28'	S26°04'43"W	26.49'	90°10'51"
C2	25.00'	41.48'	S07°28'06"W	28.49'	45°16'08"
C3	32.50'	198.03'	S19°29'10"E	84.99'	178°04'44"
C4	32.50'	39.73'	N19°29'10"E	26.20'	64°49'59"
C5	19.00'	38.28'	N26°04'43"E	26.49'	90°10'51"
C6	42.50'	188.92'	S84°12'24"E	99.23'	216°10'51"

- LEGEND
- IRON PIN SET
 - W.M.E. WALL MANT ESMT. (PRIVATE)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.L.E. WATER LINE EASEMENT (WMA)
 - S.S.E. SANITARY SEWER EASEMENT (WMA)
 - WMA WESTERN VIRGINIA WATER AUTHORITY