

INSTRUMENT #

LEGEND

- I.P.F. IRON PIN FOUND
S.S.E. SANITARY SEWER EASEMENT
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
W.L.E. WATERLINE EASEMENT
R.O.W. RIGHT-OF-WAY
CORPORATION LINE
PROPERTY LINE
WIRE FENCE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIST.
A	39.27	25.00	25.00	90°00'00"	N.26°04'43"E.	35.36
B	39.27	25.00	25.00	90°00'00"	N.63°55'17"W.	35.36
C	39.27	25.00	25.00	90°00'00"	N.26°04'43"E.	35.36
D	39.27	25.00	25.00	90°00'00"	N.63°55'17"W.	35.36

EXISTING VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT ACROSS NEW TAX PARCEL 56.03-2-43.2

20-SD1 N.71°04'43"E. 30.00'
SD1-SD2 S.18°55'17"E. 44.08'
SD2-SD3 S.55°58'13"E. 76.33'
SD3-SD4 S.71°04'43"W. 41.00'
SD4-SD5 S.18°55'17"E. 40.00'
SD5-17 S.71°04'43"W. 10.00'
17-18 N.18°55'17"W. 40.00'
18-19 CH=N.63°55'17"W. 35.36'
19-20 N.18°55'17"W. 80.00'

EXISTING VARIABLE WIDTH WATERLINE ACROSS NEW TAX PARCEL 56.03-2-43.2

17-W1 N.18°55'17"W. 10.00'
W1-W2 N.71°04'43"E. 36.00'
W2-W3 S.18°55'17"E. 20.00'
W3-W4 S.71°04'43"W. 50.00'
THEN 11.0' PARALLEL OFFSET FROM R.O.W.

SUBDIVISION PLAT

RIVER OAKS at
RUSSLLEN FARMS

SECTION 2
Property of
RUSSLLEN FARMS DEVELOPMENT, LLC
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

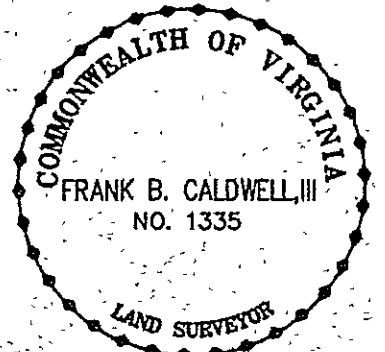
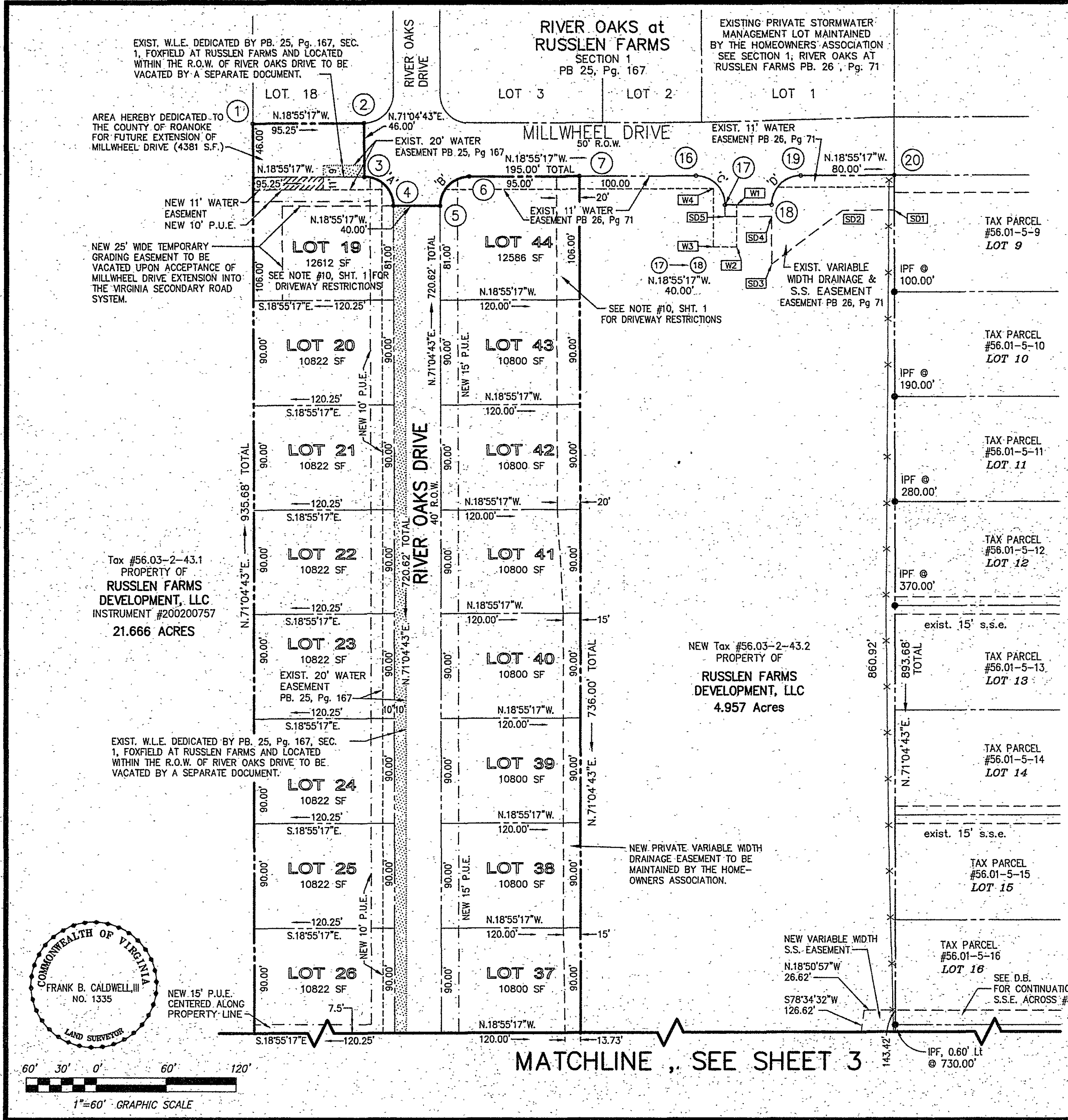


CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

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Drawn: J.V.J. Date: Jan. 21, 2005
Checked: F.B. Caldwell, III W.O. No.: 01-0090
Field Book: Russlen Farms SHT. 2 OF 3

P.B. PG.



1"=60' GRAPHIC SCALE