

P.B. 29 PG. 168

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT TABLE		
LINE	BEARING	LENGTH
A-B	S09°31'13"E	30.47
B-C	S88°12'46"W	43.30

VARIABLE WIDTH SANITARY SEWER EASEMENT TABLE		
LINE	BEARING	LENGTH
D-E	S09°31'13"E	20.92
E-F	N64°26'47"E	39.54

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT TABLE		
LINE	BEARING	LENGTH
G-H	N06°35'44"E	53.85
H-I	N38°29'57"E	43.28
I-J	N55°10'52"E	15.21
J-K	N62°32'31"E	31.25

CHORD TIE LINE

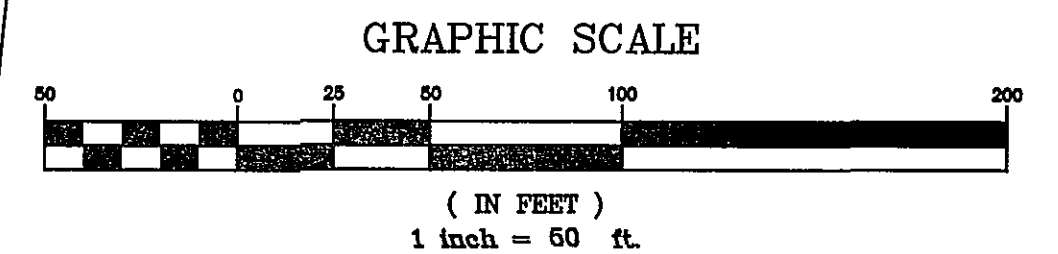
15' PRIVATE DRAINAGE EASEMENT TABLE		
LINE	BEARING	LENGTH
K-J	S62°32'31"W	31.25
J-L	S44°15'25"E	77.91
L-M	S45°44'35"W	15.00
M-J	N44°15'25"W	80.41

TIE LINE

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.R.D.E.	PRIVATE DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT (WVWA)
S.S.E.	SANITARY SEWER EASEMENT (WVWA)
WVWA	WESTERN VIRGINIA WATER AUTHORITY
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
○	CENTERLINE
○	UTILITY POLE
—	OVERHEAD WIRES
—	FENCE LINE

40.203 ACRES REMAINING FOR FUTURE DEVELOPMENT
OMN 056.03-02-37.01-0000

29.976 ACRES REMAINING FOR FUTURE DEVELOPMENT
OMN 056.03-02-21.00-0000



PLAT OF SURVEY
SHOWING TWO ZERO LOT LINE SUBDIVISIONS
OWNED BY RUSSELL FARMS DEVELOPMENT, LLC
TO BE KNOWN AS
FOXFIELD at RUSSELL FARMS
SECTION 5
CREATING HEREON LOTS 82 THRU 90
AND
WOODS HILL at RUSSELL FARMS
SECTION 1
CREATING HEREON LOTS 1 THRU 29,
LOT A & A STORMWATER MANAGEMENT LOT
SITUATED ON MILLWHEEL DRIVE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED FEBRUARY 22, 2006
JOB #R0500271.00
SCALE: 1"=50' SHEET 2 OF 3
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

