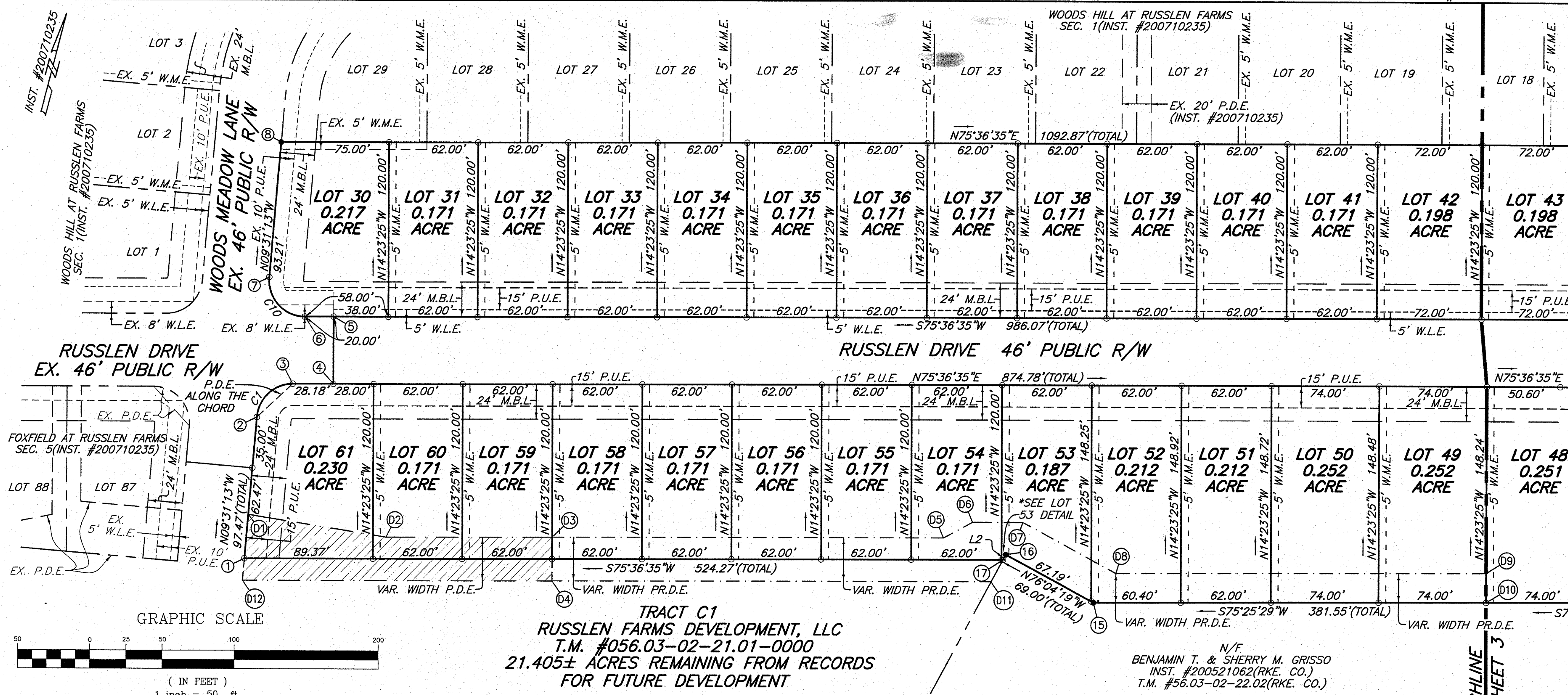




TRACT C1
RUSSELEN FARMS DEVELOPMENT, LLC
T.M. #056.03-02-21.01-0000
21.405± ACRES REMAINING FROM RECORDS
FOR FUTURE DEVELOPMENT

N/F
BENJAMIN T. & SHERRY M. GRISSO
INST. #200521062(RKE. CO.)
T.M. #56.03-02-22.02(RKE. CO.)

CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	37.14'	25.00'	22.96'	N33°02'41"E	33.82'	85°07'48"
C2	48.01'	215.85'	24.10'	N81°59'53"E	47.91'	12°44'37"
C3	23.44'	215.85'	11.73'	N78°44'15"E	23.43'	6°13'21"
C4	24.57'	215.85'	12.30'	N85°06'34"E	24.55'	6°31'16"
C5	27.15'	25.00'	15.09'	S60°30'47"E	25.84'	62°14'02"
C6	244.67'	55.00'	71.82'	N23°09'36"E	87.33'	254°53'14"
C7	53.69'	55.00'	29.20'	S57°21'35"E	51.58'	55°55'38"
C8	101.95'	55.00'	73.26'	N41°34'31"E	87.97'	106°12'09"
C9	89.04'	55.00'	57.71'	N57°54'17"W	79.63'	92°45'27"
C10	41.39'	25.00'	27.22'	N56°57'19"W	36.83'	94°52'12"

10' PRIVATE S.S. EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
S1-S2	10.31'	55.00'	5.17'	N89°18'27"E	10.29'	10°44'17"

10' PRIVATE S.S. EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S2-S3	S14°23'25"E	131.69'
S3-S4	S58°02'42"E	49.12'
S4-S5	S75°36'35"W	13.82'
S5-S6	N58°02'42"W	43.58'
S6-S1	N14°23'25"W	138.13'

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°28'26"W	20.48'
L2	S13°55'41"W	4.11'

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
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- W.L.E. WATER LINE EASEMENT(WWWA)
- S.S.E. SANITARY SEWER EASEMENT(WWWA)
- PR.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- WWA WESTERN VIRGINIA WATER AUTHORITY
- DIST. DISTANCE
- ESM'T EASEMENT
- D.E. DRAINAGE EASEMENT
- EX. EXISTING

VAR. WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLE

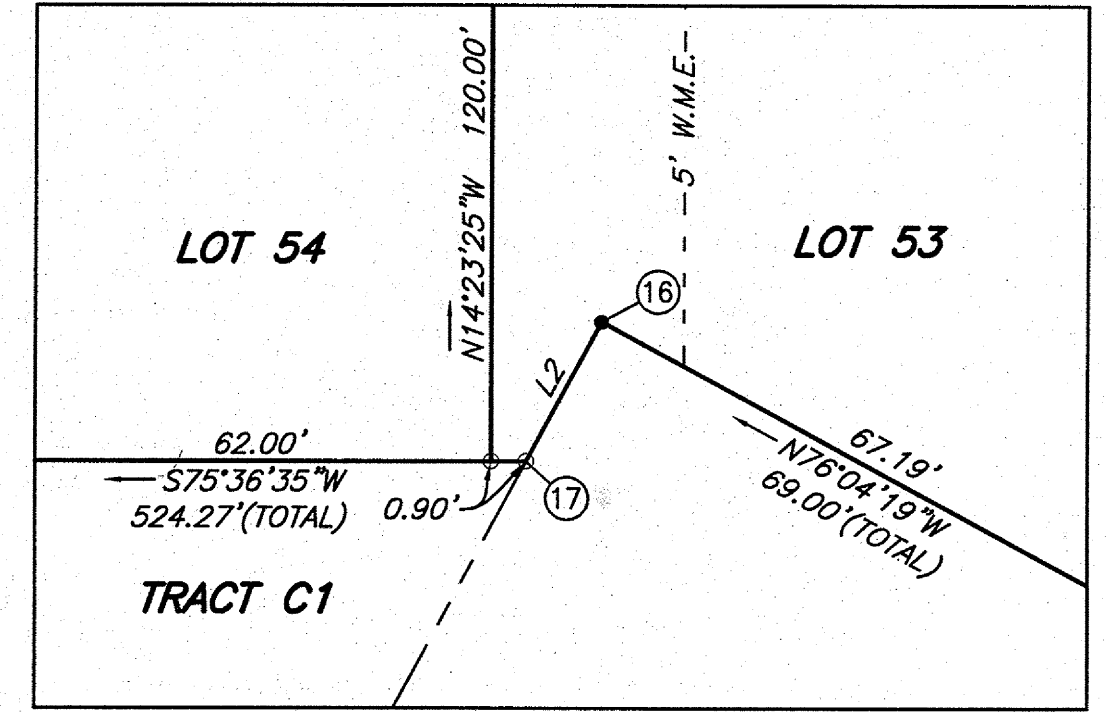
LINE	BEARING	LENGTH
D3-D5	N75°36'35"E	270.00'
D5-D6	N47°27'27"E	22.71'
D6-D7	N75°36'35"E	34.53'
D7-D8	S76°04'19"E	73.31'
D8-D9	N75°25'29"E	254.91'
D9-D10	S14°23'25"E	20.00'
D10-15	S75°25'29"W	270.41'
15-16	N76°04'19"W	69.00'
16-D11	S13°55'41"W	21.15'
D11-D4	S75°36'35"W	302.82'
D4-D3	N14°23'25"W	30.00'

VAR. WIDTH PUBLIC DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
1-D1	N09°31'13"W	30.29'
D1-D2	N84°36'49"E	96.99'
D2-D3	N75°36'35"E	115.00'
D3-D4	S14°23'25"E	30.00'
D4-D12	S75°36'35"W	214.64'
D12-D1	N09°31'13"W	45.34'

VAR. WIDTH PRIVATE CROSS ACCESS EASEMENT LINE TABLE

LINE	BEARING	LENGTH
A1-A2	N79°30'46"E	48.96'
A2-A3	S48°39'05"E	59.73'
A3-12	S32°11'46"W	37.52'
12-13	N57°49'59"W	50.04'
13-A1	N40°39'48"W	47.01'



PLAT OF SURVEY
SHOWING A ZERO LOT LINE SUBDIVISION
OWNED BY RUSSELEN FARMS DEVELOPMENT, LLC
TO BE KNOWN AS
WOODS HILL
SECTION 2
CREATING HEREON
LOTS 30 THROUGH 62 & TRACT C1
SITUATED ON RUSSELEN DRIVE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED JULY 12, 2011
JOB #R0500271.01
SHEET 2 OF 3 SCALE: 1" = 50'
TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

