

PRIVATE STORMWATER MANAGEMENT EASEMENT		
LINE	BEARING	LENGTH
1-A	N19°37'09"E	69.54
A-Q	S82°08'42"E	131.25
Q-R	S10°29'16"W	68.15
R-1	N82°08'42"W	142.30

PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT		
LINE	BEARING	LENGTH
1-A	N19°37'09"E	69.54
A-B	S82°08'42"E	102.37
B-C	N07°51'18"E	203.75
C-D	N75°25'51"E	145.75
D-E	N13°19'02"E	40.62
E-M	S75°10'30"E	20.00
M-N	S13°19'02"W	51.93
N-O	S75°25'51"W	144.40
O-P	S07°51'18"W	190.37
P-B	N82°08'42"W	20.00

PRIVATE STORMWATER MANAGEMENT EASEMENT		
LINE	BEARING	LENGTH
E-F	N75°01'37"W	40.66
F-G	N14°58'23"E	31.58
G-H	N20°51'53"W	52.41
H-I	N69°08'07"E	20.00
I-J	S20°51'53"E	62.63
J-K	S75°01'37"E	100.32
K-L	S14°58'23"W	35.00
L-F	N75°10'30"W	122.52

PRIVATE ACCESS EASEMENT		
LINE	BEARING	LENGTH
1-A	N19°37'09"E	69.54
A-Q	S82°08'42"E	131.25
Q-II	S68°51'39"E	108.44
II-11	S41°25'35"W	51.89
11-R	SEE CURVE TABLE C5	
R-1	N82°08'42"W	142.30

PUBLIC SANITARY SEWER EASEMENT		
LINE	BEARING	LENGTH
10-S	N75°22'59"W	27.77
S-T	N57°35'57"W	147.20
T-U	N21°02'50"W	85.75
U-V	N07°51'18"E	114.79
V-W	S82°08'42"E	30.00
W-X	S07°51'18"W	127.75
X-Y	S21°02'50"E	53.30
Y-Z	S57°35'57"E	165.54
Z-10	S24°59'58"W	11.62

PUBLIC WATER LINE EASEMENT		
LINE	BEARING	LENGTH
11-AA	SEE CURVE TABLE	
AA-BB	N10°08'03"E	124.47
BB-CC	N79°51'57"W	5.00
CC-DD	N10°08'03"E	25.00
DD-EE	S79°51'57"E	5.00
EE-FF	N10°08'03"E	89.78
FF-GG	N32°38'03"E	22.01
GG-HH	N75°25'51"E	58.88
HH-II	N14°34'09"W	22.00
II-JJ	N75°25'51"E	20.00
JJ-KK	S14°34'09"E	42.00
KK-LL	S75°25'51"W	71.05
LL-MM	S32°38'03"W	10.19
MM-NN	S10°08'03"W	85.80
NN-OO	S79°51'57"E	5.00
OO-PP	S10°08'03"W	25.00
PP-QQ	N79°51'57"W	5.00
QQ-RR	S10°08'03"W	123.77
RR-AA	SEE CURVE TABLE	

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	93.28'	85.96'	51.83	S56°48'42"W	88.77'	62°10'09"
C2	106.26'	1488.15'	53.15	N76°53'39"W	106.23'	4°05'28"
C3	98.37'	1488.15'	49.20	N76°44'32"W	98.35'	3°47'15"
C4	7.89'	1488.15'	3.94	N78°47'16"W	7.89'	0°18'13"
C5	79.98'	1488.15'	40.00	N82°05'10"W	79.97'	3°04'46"
C6	67.13'	1488.15'	33.57	N81°50'20"W	67.13'	2°35'05"
C7	12.85'	1488.15'	6.42	N83°22'43"W	12.85'	0°29'41"
11-AA	44.14'	1488.15'	22.07	N81°23'46"W	44.14'	1°41'58"
RR-AA	20.01'	1488.15'	10.01	N81°51'38"W	20.01'	0°46'14"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°13'37"W	26.76
L2	S88°26'35"W	12.09
L3	S52°51'18"W	56.56
L4	N36°25'59"W	57.28

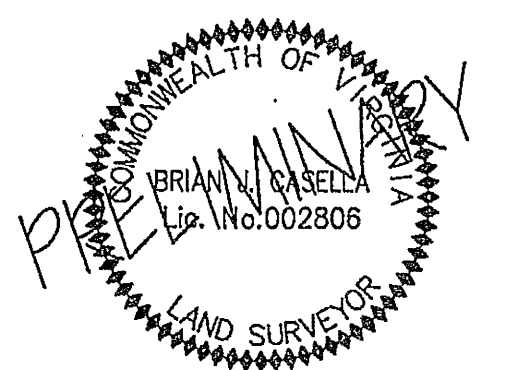
LEGEND	
●	- IRON PIN FOUND
○	- IRON PIN SET

PRIVATE 15' WATER LINE EASEMENT FOR THE BENEFIT OF LOT 4		
LINE	BEARING	LENGTH
CC-TT	N10°08'03"E	0.76
TT-UU	N34°51'57"W	20.32
UU-VV	N82°08'42"W	44.19
VV-WW	N07°51'18"E	15.00
WW-XX	S82°08'42"E	50.76
XX-YY	S34°51'57"E	11.88
YY-TT	S10°08'03"W	21.21

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY TILL LIMITED, L.L.C.
RECORDED IN INSTRUMENT #200606181
AND INSTRUMENT #200615539
TO BE KNOWN AS

WINDSOR HILLS EXECUTIVE CENTER
BEING THE RESUBDIVISION OF
TRACT 2A (4.156 ACRES) AS SHOWN ON
RESUBDIVISION PLAT FOR
FIRST NATIONAL EXCHANGE BANK
& TILL LIMITED, L.L.C.

PLAT BOOK 30, PAGE 135
CREATING HEREON
LOT 1 (0.748 ACRE), LOT 2 (1.488 ACRES)
LOT 3 (1.423 ACRES), & LOT 4 (0.497 ACRE)
SITUATED ON ELECTRIC ROAD
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED FEBRUARY 21, 2007
JOB #R0600073.00
SCALE: 1" = 40'
SHEET 2 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

P.B. PG.