

# NEW VARIABLE-WIDTH DRAINAGE EASEMENT #1 TABLE

| LINE              | BEARING       | DISTANCE    |
|-------------------|---------------|-------------|
| J-D1              | S 32°41'24" E | 35.71'(TIE) |
| D1-D2             | S 06°56'03" W | 19.77'      |
| D2-D3             | S 07°20'39" E | 24.58'      |
| D3-D4             | S 33°13'02" W | 68.13'      |
| D4-D5             | S 87°30'45" W | 73.85'      |
| D5-D6             | S 56°35'25" E | 25.58'      |
| D6-T1             | N 87°30'45" E | 51.59'      |
| T1-M1             | N 33°13'02" E | 103.20'     |
| M1-D1             | N 32°41'24" W | 35.31'      |
| AREA = 2,052 S.F. |               |             |

# NEW VARIABLE-WIDTH DRAINAGE EASEMENT #2 TABLE

| LINE               | BEARING       | DISTANCE     |
|--------------------|---------------|--------------|
| 4-D16              | S 39°44'32" E | 127.03'(TIE) |
| D16-D17            | S 02°25'22" E | 55.31'       |
| D17-D18            | S 15°22'27" E | 184.90'      |
| D18-D19            | S 56°35'25" E | 60.71'       |
| D19-D20            | N 15°22'27" W | 179.10'      |
| D20-D21            | S 63°11'01" E | 172.68'      |
| D21-D22            | S 55°09'15" E | 71.38'       |
| D22-D23            | N 30°26'00" E | 10.46'       |
| D23-D24            | N 18°57'10" E | 9.95'(CHD.)  |
| D24-D25            | N 55°09'15" W | 69.26'       |
| D25-D26            | N 63°11'01" W | 192.21'      |
| D26-D27            | N 15°22'27" W | 19.93'       |
| D27-D28            | N 02°25'22" W | 13.97'       |
| D28-D16            | N 49°48'22" W | 54.36'(CHD.) |
| AREA = 14,647 S.F. |               |              |

# NEW 20' DRAINAGE EASEMENT #3 TABLE

| LINE              | BEARING       | DISTANCE    |
|-------------------|---------------|-------------|
| 6-D29             | S 30°26'00" W | 29.27'(TIE) |
| D29-D30           | N 55°09'15" W | 139.33'     |
| D30-D31           | S 37°54'23" W | 6.50'       |
| D31-D32           | S 30°26'00" W | 15.33'      |
| D32-D33           | S 55°09'15" E | 140.18'     |
| D33-D29           | S 30°26'00" E | 20.06'      |
| AREA = 2,802 S.F. |               |             |

# NEW VARIABLE-WIDTH DRAINAGE EASEMENT #4 TABLE

| LINE              | BEARING       | DISTANCE |
|-------------------|---------------|----------|
| 9-D34             | N 56°35'25" W | 92.93'   |
| D34-D35           | N 14°41'19" W | 176.24'  |
| D35-D36           | N 65°29'26" W | 43.32'   |
| D36-D37           | N 56°35'25" W | 24.95'   |
| D37-D38           | S 15°22'27" E | 42.71'   |
| D38-D39           | S 33°24'35" W | 14.00'   |
| D39-D40           | S 22°48'56" E | 123.86'  |
| D40-D34           | S 56°35'25" E | 63.84'   |
| AREA = 8,676 S.F. |               |          |

# NEW 15' DRAINAGE EASEMENT #5 TABLE

| LINE              | BEARING       | DISTANCE |
|-------------------|---------------|----------|
| D41-D42           | S 57°41'45" W | 22.51'   |
| D42-D43           | S 33°24'35" W | 90.48'   |
| D43-D44           | S 56°35'25" E | 15.00'   |
| D44-D45           | N 33°24'35" E | 87.26'   |
| D45-D46           | N 57°41'45" E | 26.05'   |
| D46-D41           | N 56°35'25" W | 16.46'   |
| AREA = 1,697 S.F. |               |          |

# NEW 20' DRAINAGE EASEMENT #6 TABLE

| LINE              | BEARING       | DISTANCE |
|-------------------|---------------|----------|
| D10-D11           | S 33°24'35" W | 118.00'  |
| D11-D12           | S 56°35'25" E | 20.00'   |
| D12-D13           | N 33°24'35" E | 118.00'  |
| D13-D10           | N 56°35'25" W | 20.00'   |
| AREA = 2,360 S.F. |               |          |

# NEW VARIABLE-WIDTH SANITARY SEWER AND WATERLINE EASEMENT #1 TABLE

| LINE              | BEARING       | DISTANCE     |
|-------------------|---------------|--------------|
| 4-S1              | S 37°31'12" E | 87.11'(TIE)  |
| S1-S2             | S 33°24'35" W | 175.03'      |
| S2-S3             | S 56°35'25" E | 30.00'       |
| S3-S4             | N 33°24'35" E | 107.32'      |
| S4-S5             | N 50°13'49" E | 60.58'       |
| S5-S1             | N 45°02'14" W | 48.51'(CHD.) |
| AREA = 5,001 S.F. |               |              |

# NEW 20' SANITARY SEWER EASEMENT #2 TABLE

| LINE            | BEARING       | DISTANCE     |
|-----------------|---------------|--------------|
| S6-S7           | N 48°17'43" W | 7.94'        |
| S7-S8           | N 41°42'17" E | 20.00'       |
| S8-S9           | S 48°17'43" E | 3.73'        |
| S9-S6           | S 29°47'45" W | 20.44'(CHD.) |
| AREA = 104 S.F. |               |              |

# NEW VARIABLE-WIDTH SANITARY SEWER EASEMENT #3 TABLE

| LINE            | BEARING       | DISTANCE     |
|-----------------|---------------|--------------|
| S10-S11         | S 19°37'36" E | 14.49'       |
| S11-S12         | S 70°22'24" W | 20.90'       |
| S12-S10         | N 35°38'40" E | 25.43'(CHD.) |
| AREA = 142 S.F. |               |              |

# NEW STORMWATER MANAGEMENT EASEMENT TABLE

| LINE               | BEARING       | DISTANCE     |
|--------------------|---------------|--------------|
| M1-4               | S 32°41'24" E | 145.50'      |
| 4-S1               | S 37°31'12" E | 87.11'(CHD.) |
| S1-M2              | S 33°24'35" W | 67.03'       |
| M2-M3              | N 56°35'25" W | 118.91'      |
| M3-M4              | N 50°05'36" W | 101.43'      |
| M4-M5              | N 60°03'09" E | 10.65'       |
| M5-M1              | N 33°13'02" E | 133.45'      |
| AREA = 22,668 S.F. |               |              |

# AREA TO BE DEDICATED FOR STREET WIDENING PURPOSES TABLE

| LINE              | BEARING       | DISTANCE |
|-------------------|---------------|----------|
| 10-11             | N 18°11'29" E | 215.18'  |
| 11-11A            | S 56°46'58" E | 14.87'   |
| 11A-9A            | S 20°52'34" W | 213.45'  |
| 9A-10             | N 56°35'25" W | 4.53'    |
| AREA = 2,022 S.F. |               |          |

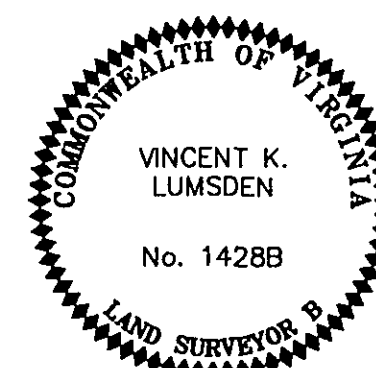
# NEW VARIABLE-WIDTH JOGGING TRAIL EASEMENT

| LINE            | BEARING       | DISTANCE |
|-----------------|---------------|----------|
| M5-D6           | N 56°35'25" W | 41.89'   |
| D6-T1           | N 87°30'45" E | 51.59'   |
| T1-M5           | S 33°13'02" W | 30.25'   |
| AREA = 634 S.F. |               |          |

| CURVE TABLE |         |         |         |         |               |            |
|-------------|---------|---------|---------|---------|---------------|------------|
| CURVE       | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA      |
| C1          | 285.41' | 270.98' | 146.67' | 260.91' | N 59°53'20" W | 54°23'53"  |
| C2          | 285.41' | 41.22'  | 20.65'  | 41.19'  | N 82°57'00" W | 8°16'33"   |
| C3          | 285.41' | 100.00' | 50.52'  | 99.49'  | N 68°46'29" W | 20°04'30"  |
| C4          | 285.41' | 100.00' | 50.52'  | 99.49'  | N 48°41'59" W | 20°04'30"  |
| C5          | 285.41' | 29.75'  | 14.89'  | 29.74'  | N 35°40'34" W | 5°58'20"   |
| C6          | 517.32' | 242.67' | 123.61' | 240.45' | S 46°07'42" E | 26°52'36"  |
| C7          | 25.00'  | 39.27'  | 25.00'  | 35.36'  | N 14°34'00" W | 90°00'00"  |
| C8          | 100.00' | 162.27' | 105.33' | 145.05' | N 76°55'17" E | 92°58'35"  |
| C9          | 100.00' | 87.90'  | 47.02'  | 85.10'  | N 55°36'56" E | 50°21'52"  |
| C10         | 100.00' | 74.37'  | 39.00'  | 72.67'  | S 77°53'46" E | 42°36'42"  |
| C11         | 280.00' | 70.08'  | 35.22'  | 69.90'  | S 49°25'13" E | 14°20'24"  |
| C12         | 280.00' | 58.61'  | 29.41'  | 58.51'  | S 50°35'36" E | 11°59'39"  |
| C13         | 280.00' | 11.46'  | 5.73'   | 11.46'  | S 43°25'24" E | 2°20'45"   |
| C14         | 30.00'  | 28.26'  | 15.28'  | 27.22'  | S 15°15'59" E | 53°58'05"  |
| C15         | 55.00'  | 276.40' | 40.01'  | 64.71'  | S 47°44'58" W | 287°56'10" |
| C16         | 55.00'  | 67.14'  | 38.47'  | 63.05'  | N 23°15'09" W | 69°56'26"  |
| C17         | 55.00'  | 68.04'  | 39.14'  | 63.78'  | S 86°20'23" W | 70°52'30"  |
| C18         | 55.00'  | 37.25'  | 19.37'  | 36.54'  | S 31°30'03" W | 38°48'10"  |
| C19         | 55.00'  | 36.33'  | 18.86'  | 35.67'  | S 06°49'24" E | 37°50'44"  |
| C20         | 55.00'  | 35.82'  | 18.57'  | 35.19'  | S 44°24'12" E | 37°18'52"  |
| C21         | 55.00'  | 31.83'  | 16.37'  | 31.39'  | S 79°38'22" E | 33°09'29"  |
| C22         | 30.00'  | 28.26'  | 15.28'  | 27.22'  | N 69°14'04" W | 53°58'05"  |
| C23         | 320.00' | 80.09'  | 40.25'  | 79.88'  | S 49°25'13" E | 14°20'24"  |
| C24         | 320.00' | 10.99'  | 5.50'   | 10.99'  | S 43°14'04" E | 1°58'06"   |
| C25         | 320.00' | 62.54'  | 31.37'  | 62.54'  | S 49°49'02" E | 11°11'49"  |
| C26         | 320.00' | 6.56'   | 3.28'   | 6.56'   | S 56°00'11" E | 1°10'29"   |
| C27         | 140.00' | 227.18' | 147.47' | 203.06' | N 76°55'17" E | 92°58'35"  |
| C28         | 140.00' | 33.40'  | 16.78'  | 33.32'  | S 63°25'30" E | 13°40'09"  |
| C29         | 140.00' | 73.55'  | 37.65'  | 72.71'  | S 85°18'36" E | 30°06'03"  |
| C30         | 140.00' | 48.50'  | 24.49'  | 48.26'  | N 69°42'56" E | 19°50'53"  |
| C31         | 140.00' | 48.50'  | 24.49'  | 48.26'  | N 49°52'03" E | 19°50'53"  |
| C32         | 140.00' | 23.24'  | 11.65'  | 23.21'  | N 35°11'18" E | 9°30'36"   |
| C33         | 25.00'  | 39.27'  | 25.00'  | 35.36'  | S 75°26'00" W | 90°00'00"  |

# LEGEND

|        |                           |
|--------|---------------------------|
| EX.    | EXISTING                  |
| AC.    | ACRES                     |
| S.F.   | SQUARE FEET               |
| D.B.   | DEED BOOK                 |
| P.B.   | PLAT BOOK                 |
| PG.    | PAGE                      |
| BOT.   | BOTETOURT COUNTY          |
| ROA.   | ROANOKE COUNTY            |
| D.E.   | DRAINAGE EASEMENT         |
| P.U.E. | PUBLIC UTILITY EASEMENT   |
| W.M.E. | WALL MAINTENANCE EASEMENT |
| W.L.E. | WATERLINE EASEMENT        |
| S.S.E. | SANITARY SEWER EASEMENT   |
| M.B.L. | MINIMUM BUILDING LINE     |
| R/W    | RIGHT-OF-WAY              |
| TYP.   | TYPICAL                   |

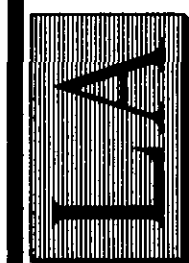


| BOUNDARY COORDINATES<br>ORIGIN OF COORDINATES ASSUMED |            |            |
|-------------------------------------------------------|------------|------------|
| CORNER                                                | NORTHING   | EASTING    |
| 1                                                     | 3372.09137 | 2090.89336 |
| 2                                                     | 3367.47609 | 2181.62606 |
| 3                                                     | 3236.58268 | 2407.32940 |
| 4                                                     | 3054.33055 | 2524.28828 |
| 5                                                     | 2887.68848 | 2697.62649 |
| 6                                                     | 2683.20012 | 3045.70436 |
| 7                                                     | 2579.90093 | 2985.01827 |
| 8                                                     | 2594.07356 | 2963.37432 |
| 9                                                     | 2411.21284 | 2855.46674 |
| 10                                                    | 3000.02332 | 1962.81561 |
| 11                                                    | 3205.11549 | 2030.21265 |
| 12                                                    | 3196.60740 | 2043.20590 |
| 13                                                    | 3275.33590 | 2071.96280 |
| 1                                                     | 3372.09137 | 2090.89336 |
| AREA = 9.469 AC.                                      |            |            |

PLAT SHOWING  
THE RESUBDIVISION AND COMBINATION OF  
LOTS 58 THRU 63 AND LOT 54 THRU 57  
PHASE 1 - STONEGATE  
(P.B. 24, PG. 1-3) BOTETOURT COUNTY  
(P.B. 24, PG. 35) ROANOKE COUNTY  
PROPERTY OF  
STONEGATE PROPERTIES, LLC  
WITH PROPERTY (5.272 AC.)  
PROPERTY OF  
SUMMERS PROPERTIES, LLC  
(D.B. 1678, PG. 568)  
CREATING HEREON  
A ZERO LOT LINE SUBDIVISION  
"VILLAGE AT STONEGATE"  
LOTS 1-30, TRACT A & TRACT B, (8.397 AC.) AND  
DEDICATING 1.026 AC. FOR "STONECREEK WAY", A PUBLIC  
STREET AND 0.046 AC. FOR ROAD WIDENING  
PURPOSES AT VA. ROUTE # 1151  
LOCATED IN THE VALLEY MAGISTERIAL DISTRICT  
BOTETOURT COUNTY, VIRGINIA  
AND THE HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: AUGUST 7, 2002  
SCALE: 1" = 40'  
COM. NO.: 02-029  
CADD FILE: F:\2002\02029\SURVEY\02029RP.DWG  
SHEET 2 OF 6

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