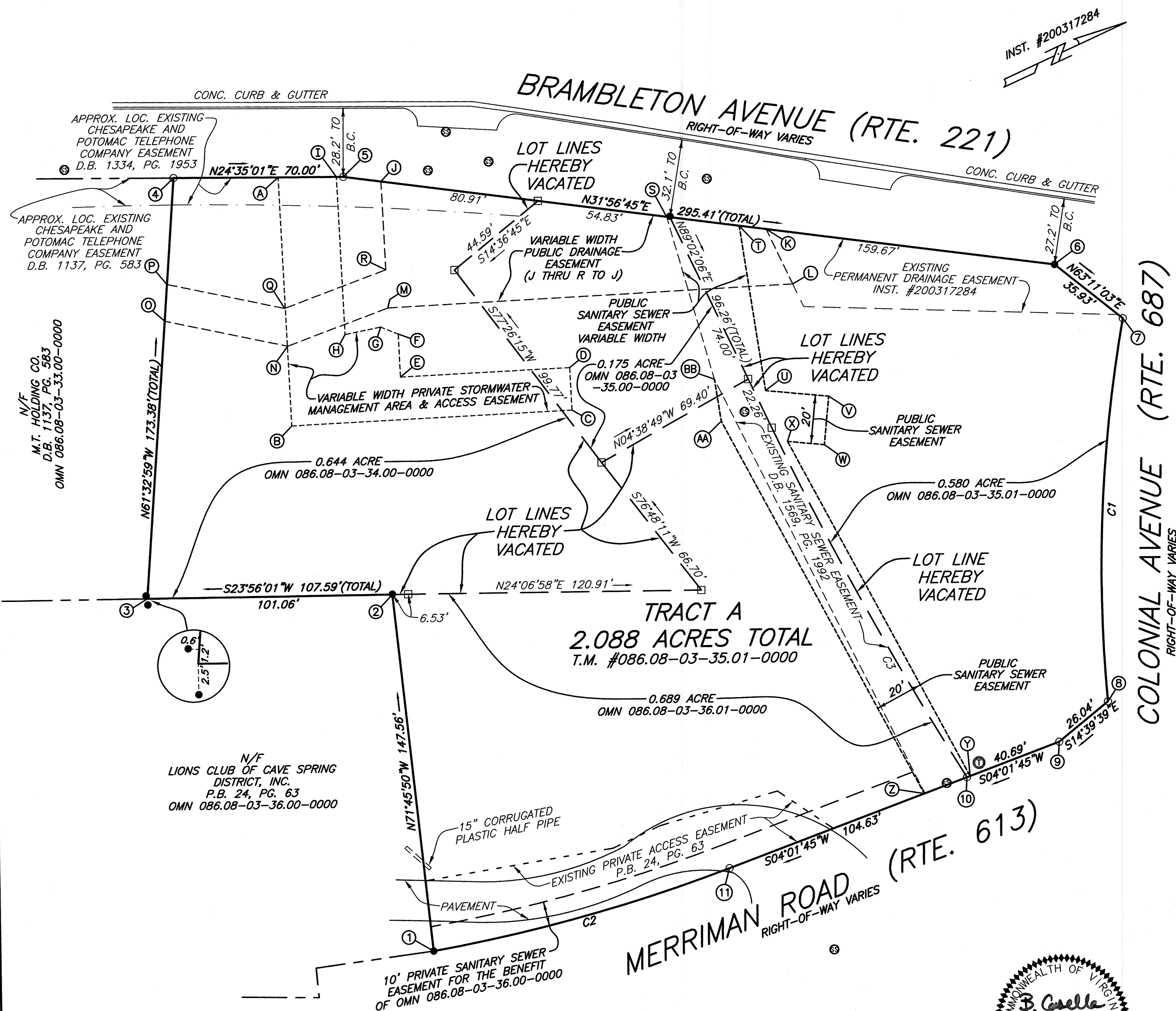




- LEGEND**
- IRON PIN FOUND
 - IRON PIN FOUND
 - DEED CORNER (NOT SET)
 - ⊗ SANITARY SEWER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - APPROX. LOCATION
 - LOC. LOCATION
 - B.C. BACK OF CURB

VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT AREA & ACCESS EASEMENT

LINE	BEARING	LENGTH	TIE LINE
4-A	N24°35'01"E	43.15'	
A-B	S68°17'26"E	102.39'	
B-C	N21°43'37"E	115.73'	
C-D	N68°16'23"W	17.50'	
D-E	S21°43'37"W	69.88'	
E-F	N68°08'29"W	17.70'	
F-G	S46°49'06"W	7.78'	
G-H	S13°11'54"W	15.02'	
H-I	N68°17'26"W	64.92'	
I-A	S24°35'01"W	24.03'	

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

LINE	BEARING	LENGTH	TIE LINE
5-J	N31°56'45"E	15.68'	
J-K	N31°56'45"E	160.06'	
K-L	N89°02'06"E	25.09'	
L-M	S21°32'38"W	167.20'	
M-N	S04°06'42"W	44.15'	
N-O	S36°20'35"W	51.85'	
O-P	N61°32'59"W	15.14'	
P-Q	N36°20'35"E	49.60'	
Q-R	N04°06'42"E	44.58'	
R-J	N68°16'38"W	36.34'	

PUBLIC SANITARY SEWER EASEMENT

LINE	BEARING	LENGTH	TIE LINE
5-S	N31°56'45"E	134.41'	
S-T	N31°56'45"E	30.09'	
T-U	S74°13'58"E	68.70'	
U-V	N29°55'51"E	26.12'	
V-W	S60°04'09"E	20.00'	
W-X	S29°55'51"W	15.23'	
X-Y	N86°15'25"E	156.93'	
Y-10	S04°01'45"W	1.38'	
10-Z	S04°01'45"W	18.81'	
Z-AA	S86°15'25"W	174.60'	
AA-BB	N74°27'30"W	17.51'	
BB-S	N81°30'57"W	69.64'	

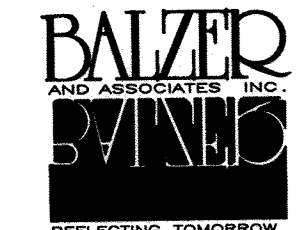
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	158.11'	591.25'	79.53'	S62°53'02"E	157.64'	15°19'19"
C2	126.80'	681.20'	63.59'	S09°21'43"W	126.62'	10°39'55"
C3	164.91'	1457.39'	82.54'	N85°40'16"E	164.82'	6°28'59"

COMBINATION & EASEMENT PLAT FOR
SEASIDE HEIGHTS, L.L.C.
BEING THE COMBINATION OF
ROANOKE COUNTY TAX PARCEL #'S
086.08-03-34.00-0000, 086.08-03-
35.00-0000, 086.08-03-035.01-0000,
& 086.08-03-036.00-0000
CREATING HEREON
TRACT A (2.088 ACRES)
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SITUATED ON BRAMBLETON AVENUE,
COLONIAL AVENUE, & MERRIMAN ROAD
DATED JANUARY 9, 2008
JOB #R0700128.00
SCALE: 1" = 30'
SHEET 2 OF 2



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



PLANNERS ARCHITECTS
ENGINEERS SURVEYORS