

07130rp02-sheet2.plt

Printed On 08/29/2011 By WESTERN VIRGINIA WATER

BOUNDARY TABLE		
LINE	BEARING	DISTANCE
1-2	S 37°24'22" W	438.65'
2-3	S 39°21'23" E	276.91'
3-4	S 43°25'00" W	959.48'
4-5	S 37°42'00" E	833.90'
5-6	S 48°59'59" W	301.96'
6-7	N 25°24'03" W	49.86'
7-8	N 00°04'02" E	17.36'
8-9	N 05°10'45" W	27.70'
9-10	N 33°44'23" W	11.51'
10-11	N 86°25'51" W	24.46'
11-12	N 47°13'00" W	12.97'
12-13	N 12°09'46" W	17.94'
13-14	N 44°16'58" W	18.99'
14-15	N 31°31'45" W	25.78'
15-16	N 32°45'55" W	23.40'
16-17	N 54°43'48" W	23.99'
17-18	N 32°39'14" W	34.16'
18-19	N 34°35'40" W	30.95'
19-20	N 72°32'26" W	28.05'
20-21	N 52°54'46" W	21.46'
21-22	N 40°17'28" W	34.99'
22-23	N 51°20'49" W	163.16'
23-24	N 60°52'05" W	225.23'
24-25	N 36°18'10" W	176.40'
25-26	N 18°58'06" W	144.44'
26-27	N 05°30'08" W	113.00'
27-28	N 09°38'23" E	201.81'
28-29	N 17°19'42" E	300.00'
29-30	N 07°54'29" E	183.29'
30-31	N 16°34'12" E	377.89'
31-32	N 51°53'39" E	576.39' (CH.)
32-33	S 70°49'20" E	428.43' (CH.)
33-34	S 44°27'17" E	28.55'
34-35	N 45°32'43" E	30.00'
35-1	S 44°27'17" E	40.50'

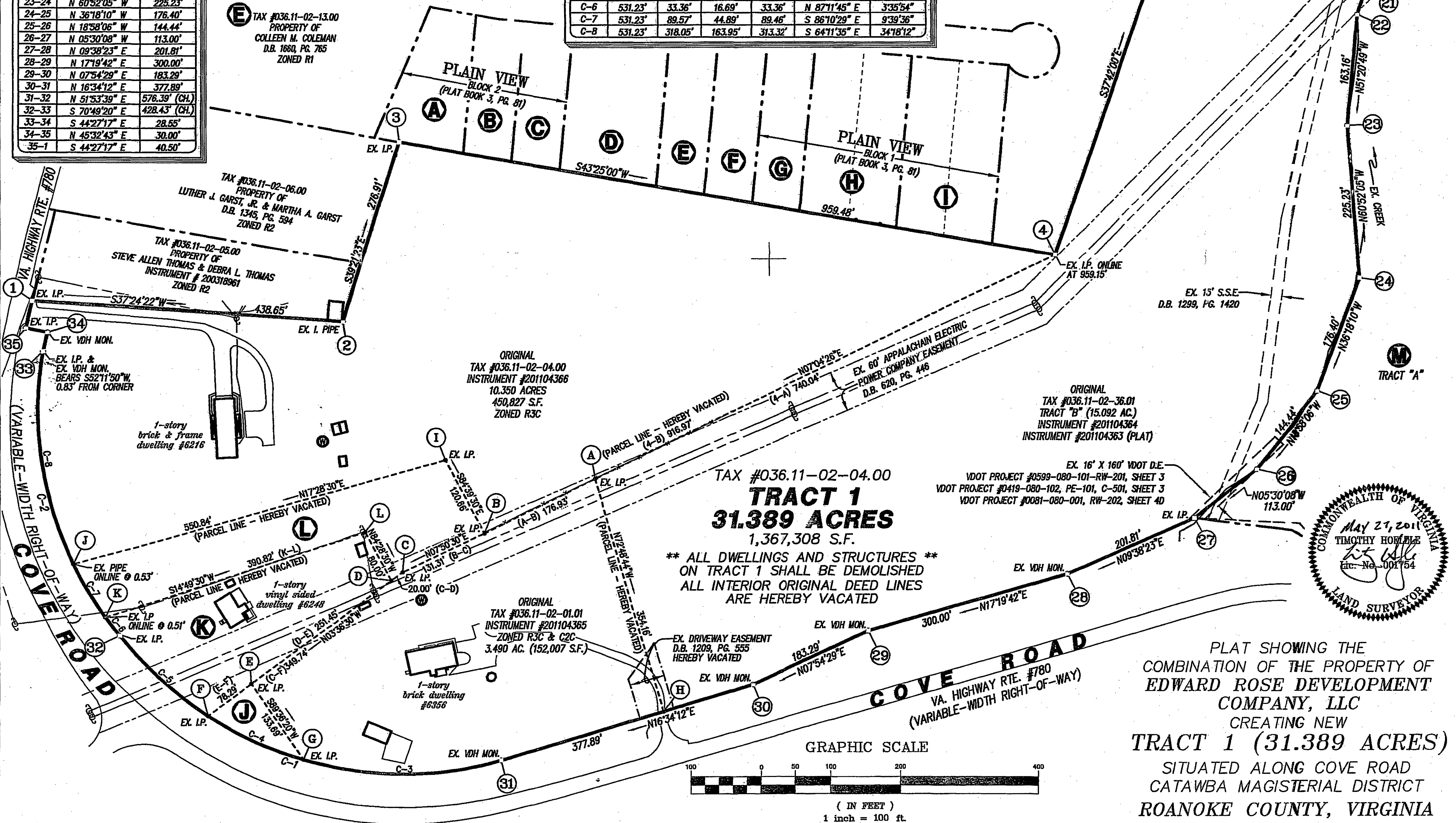
- A** TAX #036.11-02-09.00 LOT 3 PROPERTY OF LUTHER J. GARST JR. & MARTHA A. GARST D.B. 1587, PG. 219 ZONED R1
- B** TAX #036.11-02-10.00 LOT 2 PROPERTY OF LUTHER J. GARST JR. & MARTHA A. GARST D.B. 1587, PG. 219 ZONED R1
- C** TAX #036.11-02-11.00 LOT 1 PROPERTY OF LUTHER J. GARST JR. & MARTHA A. GARST INSTRUMENT # 200614898 ZONED R1
- D** TAX #036.11-02-12.00 PROPERTY OF JAMES WARREN KOKNER INSTRUMENT # 200702453 ZONED R1
- E** TAX #036.11-02-13.00 PROPERTY OF COLLEEN M. COLEMAN D.B. 1660, PG. 765 ZONED R1
- F** TAX #036.11-02-14.00 PROPERTY OF TRISTAN M. ROBERTSON INSTRUMENT # 200616056 ZONED R1
- G** TAX #036.11-02-15.00 LOT 5 PROPERTY OF TRISTAN M. ROBERTSON INSTRUMENT # 200616056 ZONED R1
- H** TAX #036.11-02-16.00 LOTS 3 & 4 PROPERTY OF WILLIAM C. & STEPHANIE Y. HILL D.B. 1565, PG. 1009 ZONED R1
- I** TAX #036.11-02-17.00 LOTS 1 & 2 PROPERTY OF JACK C. A. GARST INSTRUMENT # 200800607 (WLL) D.B. 579, PG. 537 D.B. 579, PG. 540 (PLAT) ZONED R1

- J** ORIGINAL TAX #036.11-02-01.00 INSTRUMENT #201104367 ZONED C2C 0.133 AC. (5,795 S.F.)
- K** ORIGINAL TAX #036.11-02-02.00 INSTRUMENT #201104367 ZONED R3C & C2C 1.152 AC. (50,186 S.F.)
- L** ORIGINAL TAX #036.11-02-03.00 INSTRUMENT #201104367 ZONED R3C & C2C 1.173 AC. (51,107 S.F.)

M TAX #036.11-02-36.00 PROPERTY OF ESTELLE HUFFMAN RONK, D.B. 1464, PG. 746, DEC. 19, 1994 & ELSE ABBOTT HUFFMAN AND ALAN ABBOTT HUFFMAN TRUSTEES OF THE FAMILY TRUST UNDER THE LEONARD L. HUFFMAN REVOCABLE TRUST AGREEMENT D.B. 1685, PG. 214, SEPT. 22, 1999 & LOWELL ELMER BOWER & EILEEN BOWER EDWARDS WILL CASE # CHF200300583, DEC. 19, 2003 TRACT "A" (12.280 AC.) INSTRUMENT #201104363 (PLAT)

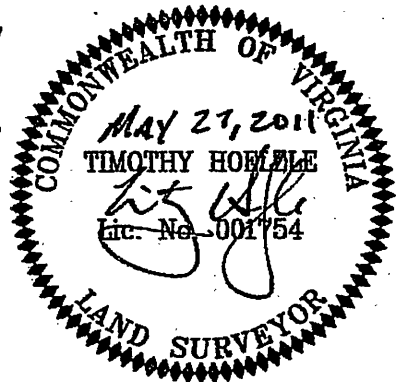
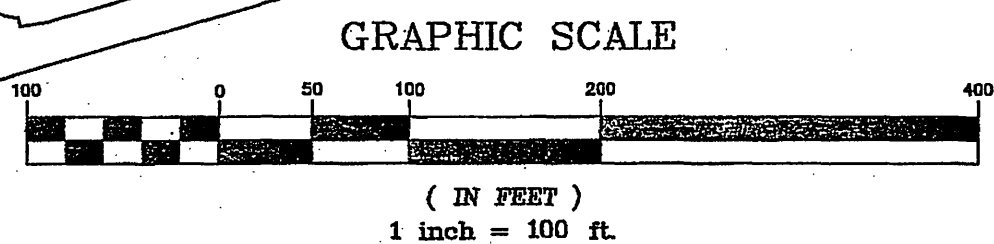
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	507.96'	612.90'	349.97'	576.39'	N 51°53'39" E	69°07'56"
C-2	531.23'	440.98'	234.08'	428.43'	S 70°49'20" E	47°33'43"
C-3	507.96'	288.77'	148.40'	284.90'	N 33°36'52" E	32°34'20"
C-4	507.96'	151.66'	76.40'	151.09'	N 58°27'13" E	17°06'22"
C-5	507.96'	172.47'	87.07'	171.64'	N 76°44'01" E	19°27'13"
C-6	531.23'	33.36'	16.69'	33.36'	N 87°11'45" E	3°35'54"
C-7	531.23'	89.57'	44.89'	89.46'	S 86°10'29" E	9°39'36"
C-8	531.23'	318.05'	163.95'	313.32'	S 64°11'35" E	34°18'12"

LEGEND	
R/W	RIGHT OF WAY
EX.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
S.F.	SQUARE FEET
IP	IRON PIN
AC.	ACRE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
OHE	OVERHEAD ELECTRIC
(CH.)	CHORD
⊙	SEWER MANHOLE
⊕	UTILITY POLE



TRACT 1
31.389 ACRES
1,367,308 S.F.

**** ALL DWELLINGS AND STRUCTURES ****
ON TRACT 1 SHALL BE DEMOLISHED
ALL INTERIOR ORIGINAL DEED LINES
ARE HEREBY VACATED



PLAT SHOWING THE
COMBINATION OF THE PROPERTY OF
EDWARD ROSE DEVELOPMENT
COMPANY, LLC
CREATING NEW
TRACT 1 (31.389 ACRES)
SITUATED ALONG COVE ROAD
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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

DATE: May 27, 2011
COMM. NO.: 07-130A
SCALE: 1" = 100'
SHEET 2 OF 2