

**TRACT 2B1**  
**RUSSELEN FARMS DEVELOPMENT, LLC**  
 T.M. #056.03-05-10.01-0000  
 10.163 ACRES REMAINING FROM RECORDS  
 FOR FUTURE DEVELOPMENT

**TRACT 2B**  
 RUSSELEN FARMS DEVELOPMENT, LLC  
 T.M. #056.03-05-10.01-0000  
 9.791 ACRES REMAINING FROM RECORDS  
 FOR FUTURE DEVELOPMENT  
 INST. #200615200 (PLAT)

N/F  
 MARVIN L. & EVELYN I. LOYD  
 INST. #201509937  
 T.M. #056.03-02-42.00

**TRACT 2A1**  
 RUSSELEN FARMS DEVELOPMENT, LLC  
 T.M. #056.03-02-37.01-0000  
 40.645± ACRES REMAINING FROM RECORDS  
 FOR FUTURE DEVELOPMENT  
 INST. #201204979 (PLAT)

PUBLIC WATER AND SANITARY SEWER EASEMENT  
 (LINES SW1 THROUGH SW5 TO SW1,  
 INCLUSIVE: 4,157 S.F.)

TEMP. TURN AROUND EASEMENT  
 (TO BE VACATED UPON FUTURE  
 EXTENSION OF THE ROAD)  
 (LINES T1 THROUGH T5 TO T1,  
 INCLUSIVE: 6,640 S.F.)

TEMP. TURN AROUND EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
T1	S64°49'48"W	55.00'
T2	N25°10'12"W	48.00'
T3	S64°49'48"W	45.00'
T4	N25°10'12"W	40.00'
T5	N64°49'48"E	100.00'

PUBLIC WATER & SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SW1	S64°49'48"W	63.71'
SW2	N25°10'12"W	21.00'
SW3	S64°49'48"W	53.73'
SW4	N25°10'12"W	24.00'
SW5	N64°49'48"E	117.44'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N64°49'47"E	25.87'
L2	S25°10'13"E	40.00'
L3	S25°10'13"E	40.00'
L4	N64°49'47"E	20.79'

CURVE TABLE

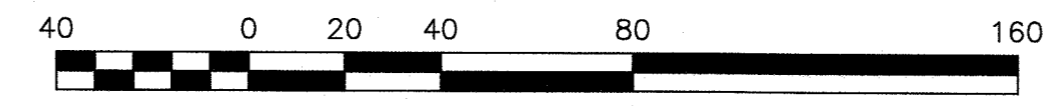
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	348.00'	91.31'	S26°26'18"E	91.05'	15°02'02"	45.92'
C2	25.00'	42.77'	S15°45'58"W	37.74'	98°00'57"	28.77'
C3	25.00'	29.80'	S80°38'53"E	28.07'	68°18'19"	16.96'
C4	348.00'	67.59'	S54°01'13"E	67.48'	11°07'39"	33.90'
C5	504.00'	139.73'	S51°38'32"E	139.28'	15°53'04"	70.31'
C6	224.93'	29.81'	S67°50'33"W	29.79'	7°35'41"	14.93'
C7	480.00'	57.41'	S68°15'22"W	57.37'	6°51'08"	28.74'
C8	520.00'	62.19'	N68°15'22"E	62.15'	6°51'08"	31.13'
C9	186.06'	25.03'	N67°45'48"E	25.01'	7°42'29"	12.53'
C10	224.93'	19.92'	S66°34'56"W	19.91'	5°04'27"	9.97'
C11	224.93'	9.89'	S70°22'46"W	9.89'	2°31'13"	4.95'
C12	480.00'	48.29'	S68°48'01"W	48.27'	5°45'51"	24.16'
C13	480.00'	9.12'	S65°22'27"W	9.12'	1°05'17"	4.56'
C14	520.00'	14.58'	N65°38'00"E	14.58'	1°36'24"	7.29'
C15	520.00'	47.61'	N69°03'34"E	47.59'	5°14'44"	23.82'
C16	504.00'	47.04'	S56°54'38"E	47.03'	5°20'53"	23.54'
C17	504.00'	92.68'	S48°58'06"E	92.55'	10°32'11"	46.47'
C18	25.00'	46.58'	S11°12'54"W	40.13'	106°45'30"	33.64'
C19	25.00'	35.97'	S73°58'27"E	32.95'	82°26'50"	21.90'

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLE

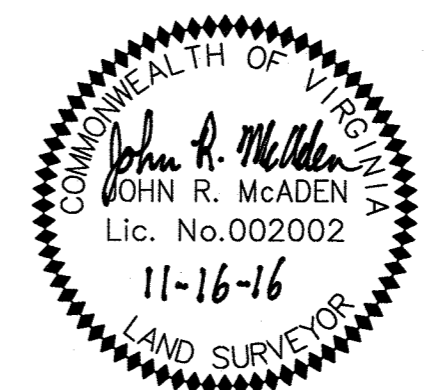
LINE	BEARING	DISTANCE
D1-14	N25°10'12"W	3.74'
14-21	N41°28'37"W	33.95'
21-D2	N64°49'48"E	224.07'
D2-D3	N58°56'08"E	85.91'
D3-D4	S25°10'13"E	3.82'
D4-D5	N64°49'52"E	120.32'
D5-D6	N68°30'23"E	77.98'
D6-20	N64°49'48"E	80.29'
20-1	S18°55'17"E	5.49'
D7-D8	N25°09'02"W	110.02'
D8-D9	S64°49'47"W	251.67'
D9-D10	S25°10'13"E	3.32'
D10-D11	S58°56'08"W	122.33'
D11-D1	S63°04'53"W	178.40'

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
1-2	348.00'	91.31'	S26°26'18"E	91.05'	15°02'02"	45.92'
2-3	25.00'	42.77'	S15°45'58"W	37.74'	98°00'57"	28.77'
3-D7	186.06'	3.49'	S64°26'46"W	3.49'	1°04'26"	1.74'



THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.



PLAT OF SURVEY  
 SHOWING A ZERO LOT LINE SUBDIVISION  
 OWNED BY RUSSELEN FARMS  
 DEVELOPMENT, LLC  
 TO BE KNOWN AS  
**FOXFIELD AT RUSSELEN FARMS**  
 SECTION 6  
 CREATING HEREON  
 LOTS 91 THROUGH 110  
 TRACT 2A1 - 36.283 ACRES FROM RECORDS  
 TRACT 2B1 - 10.163 ACRES FROM RECORDS  
 SITUATED ALONG MILLWHEEL DRIVE  
 CATAWBA MAGISTERIAL DISTRICT  
 ROANOKE COUNTY, VIRGINIA  
 DATED NOVEMBER 16, 2016  
 JOB #R1400109.00  
 SCALE: 1" = 40'  
 SHEET 2 OF 2

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- - PLATTED CORNER FROM RECORDS

- Ⓐ EX. VAR. WIDTH PRIVATE D.E. P.B. 30, PG. 134 HEREBY VACATED (HATCHED)
- Ⓑ EX. VAR. WIDTH PUBLIC D.E. P.B. 30, PG. 134
- Ⓒ EX. VAR. WIDTH PUBLIC D.E. P.B. 30, PG. 134
- Ⓓ EX. VAR. WIDTH PUBLIC S.S.E. & W.L.E. P.B. 30, PG. 134
- Ⓔ EX. SIGHT DISTANCE ESM'T P.B. 30, PG. 134

