

**CENTERLINE NEW VARIABLE WIDTH ACCESS AND WATERLINE EASEMENT**

LINE	DIRECTION	DISTANCE
F-G	S 55°27'27" E	52.67'
G-H	S 48°38'36" E	174.88'
H-I	S 38°12'02" E	85.48'
I-J	S 44°41'43" E	182.39'

NOTE: VARIABLE WIDTH ACCESS EASEMENT TO PROVIDE ACCESS TO LOTS 9, 10, BLOCK 2, AND STORAGE TANK LOT.

**AREA TO BE ADDED TO LOT 1, BLK. 2**

CORNER	BEARING	DISTANCE	RADIUS
A-B	N 85°52'11" E	3.76' CH.	305.00'
B-C	N 85°31'00" E	3.28'	
C-1	S 24°29'00" E	10.56'	
1-A	N 58°07'32" W	12.71' CH.	55.00'

TOTAL AREA = 40 S.F.

**AREA TO BE ADDED TO TAX #66.04-2-13 (TRACT III)**

CORNER	BEARING	DISTANCE	RADIUS
C-D	N 85°31'00" E	104.41'	
D-E	S 39°51'28" W	21.65' CH.	25.00'
E-1	S 84°43'12" W	84.90' CH.	55.00'
1-C	N 24°29'00" W	10.56'	

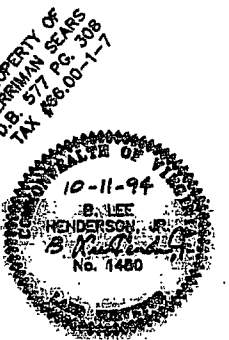
TOTAL AREA = 2,084 S.F.

**LEGEND**

EXIST. T.M.A.	EXISTING TREE MAINTENANCE AGREEMENT
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.C.	PAGE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.L.	MINIMUM BUILDING LINE
ZZZ	SANITARY SEWER EASEMENT
ZZZ	DRAINAGE EASEMENT

**"HIDDEN WOODS"**  
OF FAIRWAY FOREST ESTATES AND NEW LOT 8A

BLOCK 2, SECTION No. 4 FAIRWAY FOREST ESTATES BEING THE SUBDIVISION OF TRACT 1 P.B. 16, PG. 1 ORIGINAL TAX #66.04-4-15.2 AND ORIGINAL LOT 8, BLOCK 2, SECTION No. 4 "FAIRWAY FOREST ESTATES" (P.B. 14, PG. 3) TAX #66.04-2-5 AND COMBINING PORTION OF TAX #66.00-1-9 PROPERTY OF FFE DEVELOPMENT CORPORATION SITUATED IN WINDSOR HILLS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA



SCALE: 1" = 80' DATE: 29 AUGUST 1994  
**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA COMM. #92-111