

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIST.
A	39.27	25.00	25.00	90°00'00"	N14°21'02"W	35.36
B	94.33	120.00	49.75	45°02'23"	N81°52'13"W	91.92
B1	71.94	120.00	37.09	34°20'59"	N76°31'32"W	70.87
B2	22.39	120.00	11.23	10°41'24"	S80°57'17"W	22.36
C	40.37	27.00	25.03	85°39'38"	S32°46'46"W	36.71
D	47.13	35.00	27.92	77°09'37"	S48°37'51"E	43.65
E	246.86	55.00	68.95	257°09'37"	S41°22'09"W	85.99
E1	104.58	55.00	77.03	108°56'48"	S32°44'16"E	89.52
E2	110.05	55.00	85.73	114°38'18"	N79°03'17"E	92.59
E3	32.23	55.00	16.59	33°34'31"	S26°50'18"E	31.77
F	41.16	25.00	26.97	94°20'22"	N57°13'14"W	36.67
G	179.41	120.00	111.24	85°39'37"	S32°46'46"W	163.16
G1	33.05	120.00	16.63	15°46'47"	S67°43'12"W	32.94
G2	146.36	120.00	83.84	69°52'50"	S66°16'21"W	137.45
H	120.21	160.00	63.10	43°02'46"	N54°05'12"E	117.40
H1	68.06	160.00	34.55	24°22'18"	N44°44'58"E	67.55
H2	52.15	160.00	26.31	18°40'28"	N66°16'21"E	51.92
J	125.77	160.00	66.34	45°02'23"	S81°52'13"E	122.56
J1	60.52	160.00	30.63	21°40'23"	N86°26'47"E	60.16
J2	65.25	160.00	33.09	23°22'00"	S71°02'02"E	64.80
K	39.27	25.00	25.00	90°00'00"	N75°38'58"E	35.36
L	37.15	19.72	27.11	107°56'02"	S43°57'37"W	31.89
M	235.48	55.00	85.82	245°18'43"	S24°46'48"E	92.61

LEGEND

I.P.F.	IRON PIN FOUND
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT
R.O.W.	RIGHT-OF-WAY
---	CORPORATION LINE
---	PROPERTY LINE
---X---	WIRE FENCE

ORIGINAL ACREAGE = 27.607 Acres
 LESS ACREAGE TO SUBDIVISION = 7.745 Acres
 NEW TAX PARCEL 56.03-02-43 = 19.862 Acres

EXISTING PRIVATE STORMWATER
 MANAGEMENT EASEMENT MAIN-
 TAINED BY THE HOMEOWNERS
 ASSOCIATION. SEE SECTION 1,
 FOXFIELD AT RUSSLER FARMS
 PB. 25, Pg. 167

MAP # 56.03-3-18 → 40
 OUT OF # 56.03-2-43

SUBDIVISION PLAT
 for
**FOXFIELD at
 RUSSLER FARMS**
 SECTION 2

Property of
 RUSSLER FARMS DEVELOPMENT, LLC
 CATAWBA MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, NW P.O. Box 6260 ROANOKE, VIRGINIA 24017
 (540) 366-3400 Fax: (540) 366-8702 E-Mail: CWAROANOKE@AOL.COM
 Drawn: J.V.J. Scale: 1" = 60'
 Checked: F.B. Caldwell, III Date: Oct. 24, 2003
 Field Book: Johnston Estate W.O. No.: 01-0090

