

EX. PRIMARY & SECONDARY CONSERVATION AREA LINE TABLE-P.B. 30, PG. 141

LINE	BEARING	DISTANCE
L31	N 123°50' E	58.40'
L32	N 77°05' E	51.05'
L33	N 101°00' E	204.30'
L34	N 79°45' W	203.85'
L35	N 107°00' E	22.65'
L36	S 00°40' E	98.41'
L37	N 83°20' E	158.38'
L38	S 05°31' E	268.03'
L40	S 31°04' E	221.41'
L41	S 25°00' E	104.00'
L42	S 14°30' W	148.56'
L43	S 40°07' W	70.00'
L44	S 47°30' W	178.00'
L45	S 65°21' W	144.00'
L46	S 80°41' W	77.00'
L47	N 76°30' W	56.44'
L48	N 57°31' W	84.12'
L49	N 06°45' W	108.17'
L50	S 59°02' W	281.13'

EX. VARIABLE WIDTH W.L.E. LINE TABLE-P.B. 30, PG. 141

LINE	BEARING	DISTANCE
W1-W2	N 15°00' W	61.34'
W2-W3	N 37°30' W	64.01'
W3-W4	N 61°34' W	43.88'

EX. VARIABLE WIDTH D.E. LINE TABLE-P.B. 30, PG. 141

LINE	BEARING	DISTANCE
A-B	S 35°20' W	44.00'
B-C	S 01°30' W	38.27'
C-D	N 13°24' E	108.04'
D-E	S 75°51' W	30.40'

EX. S.W.M.E. LINE TABLE-P.B. 30, PG. 141

LINE	BEARING	DISTANCE
P-Q	S 78°10' E	61.27'
Q-R	S 101°20' W	183.07'
R-S	N 78°10' W	58.96'
S-T	S 47°00' W	10.37'
T-U	N 43°10' E	23.33'
U-V	N 101°00' E	138.89'
V-W	N 51°24' E	30.20'

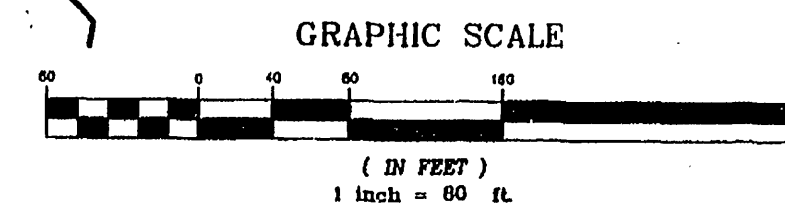
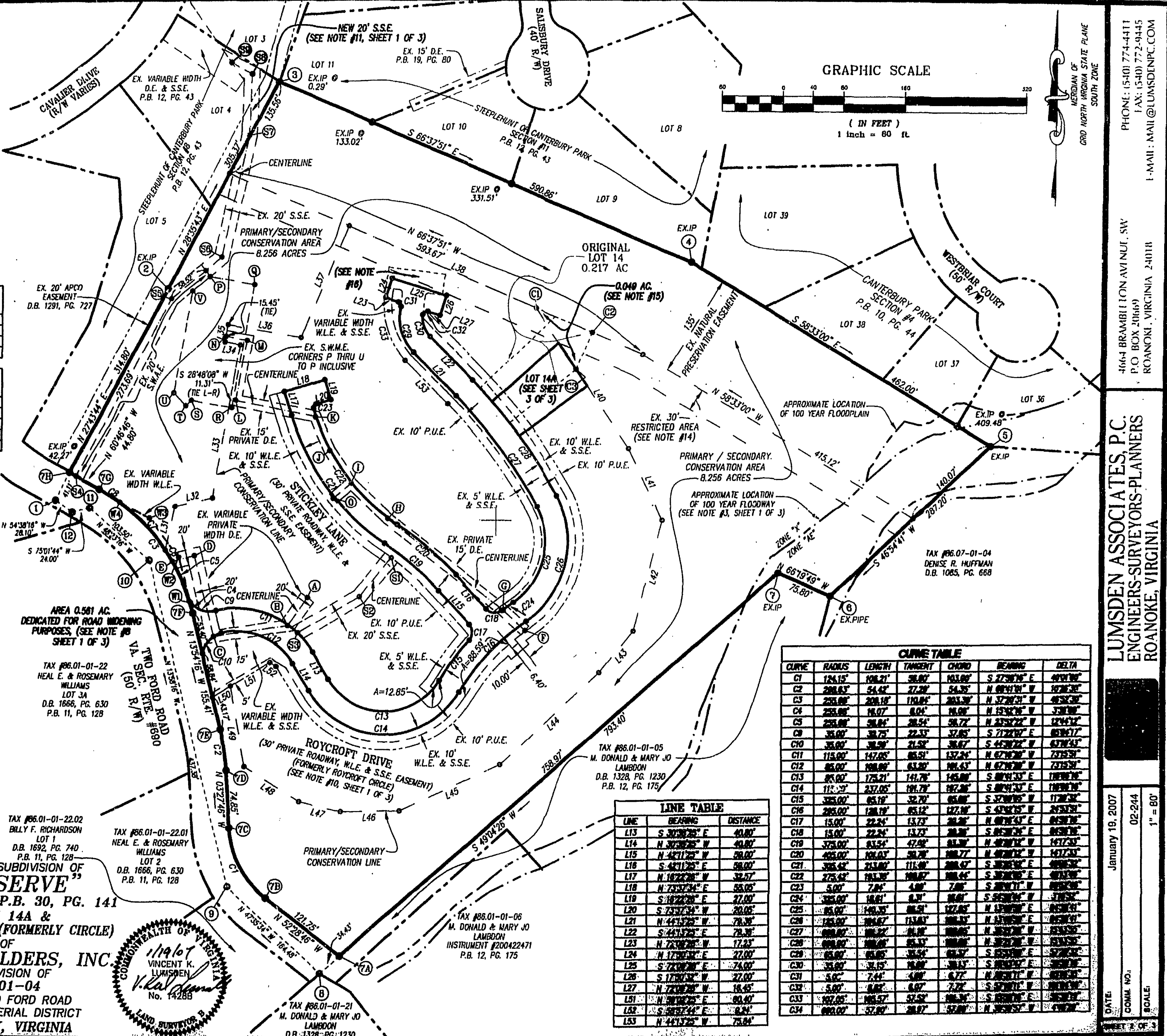
EX. 15' D.E. LINE TABLE-P.B. 30, PG. 141

LINE	BEARING	DISTANCE
F-G	N 47°15' W	38.71'
G-H	N 51°00' W	191.51'
H-I	N 49°22' W	87.48'
I-J	N 24°22' W	51.80'
J-K	N 23°00' W	46.03'
K-L	N 78°14' W	105.31'
L-M	N 101°00' E	78.74'
M-N	N 78°10' W	26.33'
N-O	S 51°20' W	31.40'

EX. 20' S.S.E. LINE TABLE-P.B. 30, PG. 141

LINE	BEARING	DISTANCE
ST-S2	S 30°14' W	85.80'
S2-S3	S 80°00' W	84.50'
S4-S5	N 27°45' E	284.00'
S5-S6	N 51°24' E	284.41'
S6-S7	N 12°30' E	181.83'
S7-S8	N 02°00' E	78.00'
S8-S9	N 01°30' W	30.40'

PLAT SHOWING THE RESUBDIVISION OF "THE PRESERVE" AT TWO FORD ROAD - P.B. 30, PG. 141 CREATING LOT 14A & REVISED ROYCROFT DRIVE (FORMERLY CIRCLE) PROPERTY OF BENCHMARK BUILDERS, INC. BEING THE SUBDIVISION OF TAX #86.01-01-04 SITUATED ALONG TWO FORD ROAD WINDSOR HILLS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	124.15'	108.21'	58.07'	103.89'	S 27°30' E	40°00'
C2	208.63'	54.42'	27.28'	54.38'	N 60°10' W	10°00'
C3	253.88'	208.18'	110.84'	203.38'	N 37°20' W	45°00'
C4	253.88'	16.07'	8.04'	16.06'	N 15°00' W	5°00'
C5	253.88'	58.64'	28.54'	58.72'	N 23°22' E	12°40'
C6	35.00'	38.75'	22.33'	37.85'	S 71°20' E	18°00'
C7	35.00'	38.75'	21.52'	36.87'	S 44°00' E	13°00'
C8	115.00'	147.00'	85.51'	137.24'	N 67°00' W	23°00'
C9	85.00'	108.00'	63.30'	101.63'	N 67°00' W	23°00'
C10	85.00'	175.21'	141.78'	145.88'	S 80°10' E	10°00'
C11	115.00'	237.00'	191.78'	192.38'	S 80°10' E	10°00'
C12	325.00'	65.19'	32.70'	65.08'	S 57°00' W	11°00'
C13	325.00'	198.19'	95.12'	192.18'	S 43°00' E	14°00'
C14	15.00'	22.24'	13.72'	20.38'	S 85°00' E	8°00'
C15	15.00'	22.24'	13.72'	20.38'	N 85°00' W	8°00'
C16	375.00'	83.54'	47.04'	81.38'	N 40°00' E	14°00'
C17	405.00'	104.07'	58.78'	100.77'	N 40°00' E	14°00'
C18	305.62'	213.00'	111.48'	208.47'	S 30°00' E	10°00'
C19	275.42'	193.38'	108.07'	188.44'	S 30°00' E	10°00'
C20	5.00'	7.84'	4.88'	7.86'	S 80°00' W	10°00'
C21	325.00'	18.81'	9.31'	18.81'	S 85°00' W	5°00'
C22	85.00'	140.33'	86.91'	137.87'	N 15°00' E	8°00'
C23	125.00'	204.67'	133.83'	198.33'	N 15°00' E	8°00'
C24	85.00'	85.00'	53.53'	85.00'	S 85°00' E	5°00'
C25	85.00'	85.00'	53.53'	85.00'	S 85°00' E	5°00'
C26	35.00'	38.75'	22.33'	37.85'	S 71°20' E	18°00'
C27	35.00'	38.75'	21.52'	36.87'	S 44°00' E	13°00'
C28	115.00'	147.00'	85.51'	137.24'	N 67°00' W	23°00'
C29	85.00'	108.00'	63.30'	101.63'	N 67°00' W	23°00'
C30	85.00'	175.21'	141.78'	145.88'	S 80°10' E	10°00'
C31	115.00'	237.00'	191.78'	192.38'	S 80°10' E	10°00'
C32	325.00'	65.19'	32.70'	65.08'	S 57°00' W	11°00'
C33	325.00'	198.19'	95.12'	192.18'	S 43°00' E	14°00'
C34	15.00'	22.24'	13.72'	20.38'	S 85°00' E	8°00'

LINE TABLE

LINE	BEARING	DISTANCE
L13	S 30°00' E	40.00'
L14	N 30°00' W	40.00'
L15	N 42°11' W	28.00'
L16	S 42°11' E	28.00'
L17	N 18°22' W	32.57'
L18	N 73°24' E	58.00'
L19	S 18°22' E	27.00'
L20	S 73°24' W	20.00'
L21	N 41°37' W	78.38'
L22	S 41°37' E	78.38'
L23	N 72°00' W	17.23'
L24	N 17°00' E	27.00'
L25	S 72°00' E	24.00'
L26	S 17°00' W	27.00'
L27	N 72°00' W	16.45'
L28	S 16°24' E	80.40'
L29	N 41°37' W	78.38'

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LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA
 DATE: January 19, 2007 COMM. NO.: 02-264 SCALE: 1" = 80'