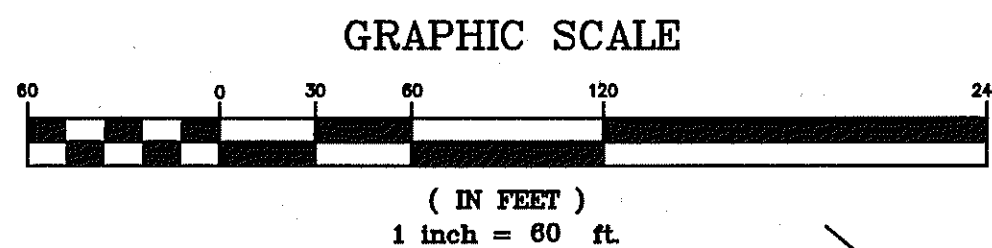


LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PUB.	PUBLIC
S.D.E.	SIGHT DISTANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT



SANITARY SEWER EASEMENT		
LINE	BEARING	LENGTH
11-Q	N46°01'30"E	244.39 (TIE LINE ONLY)
Q-R	N40°01'43"W	252.28
R-S	S63°23'03"W	33.69
S-T	N73°24'56"W	29.13 (TIE LINE ONLY)
T-U	N55°52'30"E	69.17
U-V	S40°01'43"E	275.92
V-Q	S46°01'30"W	20.04

PRIVATE DRAINAGE EASEMENT #1		
LINE	BEARING	LENGTH
2-A	S44°09'26"W	20.00
A-B	S45°50'34"E	20.00
B-C	N44°09'26"E	13.67
C-D	N71°09'13"E	140.48
D-E	N77°39'49"W	38.63 (TIE LINE ONLY)
E-2	S71°09'13"W	110.52

PUBLIC DRAINAGE EASEMENT #2		
LINE	BEARING	LENGTH
D-F	S30°59'17"E	35.92
F-G	N21°40'51"W	30.75 (TIE LINE ONLY)
G-D	N72°43'17"W	7.47

SIGHT DISTANCE EASEMENTS		
LINE	BEARING	LENGTH
H-I	S82°45'45"E	162.78
I-J	S68°54'53"E	58.85 (TIE LINE ONLY)
J-K	S48°37'08"E	110.75

PRIVATE DRAINAGE EASEMENT #3		
LINE	BEARING	LENGTH
L-M	S20°04'38"E	7.09 (TIE LINE ONLY)
M-N	S39°39'59"W	100.55
N-O	N50°33'59"W	20.00
O-P	N39°39'59"E	117.01
P-L	S07°38'17"E	18.88 (TIE LINE ONLY)

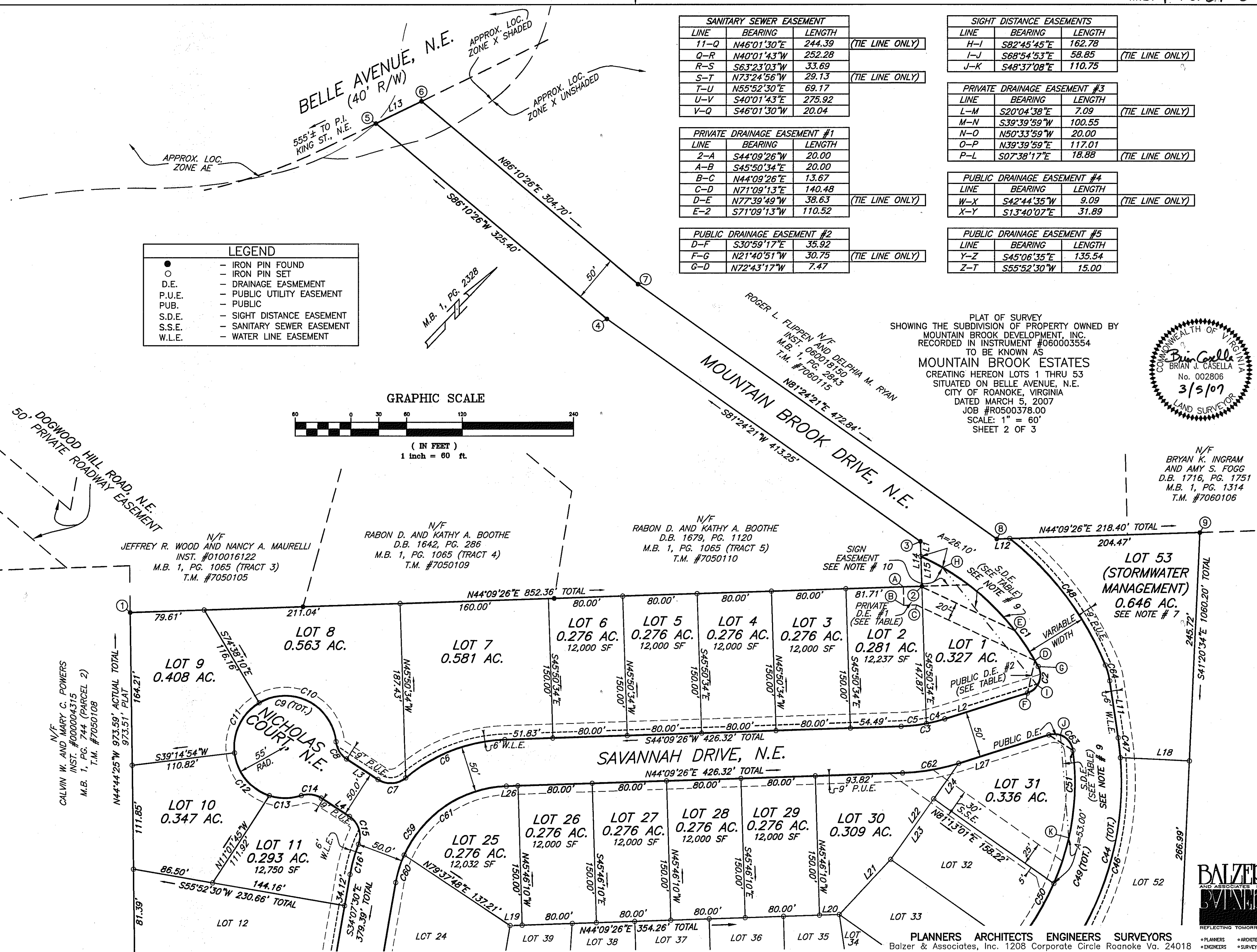
PUBLIC DRAINAGE EASEMENT #4		
LINE	BEARING	LENGTH
W-X	S42°44'35"W	9.09 (TIE LINE ONLY)
X-Y	S13°40'07"E	31.89

PUBLIC DRAINAGE EASEMENT #5		
LINE	BEARING	LENGTH
Y-Z	S45°06'35"E	135.54
Z-T	S55°52'30"W	15.00

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
MOUNTAIN BROOK DEVELOPMENT, INC.
RECORDED IN INSTRUMENT #060003554
TO BE KNOWN AS
MOUNTAIN BROOK ESTATES
CREATING HEREON LOTS 1 THRU 53
SITUATED ON BELLE AVENUE, N.E.
CITY OF ROANOKE, VIRGINIA
DATED MARCH 5, 2007
JOB #R0500378.00
SCALE: 1" = 60'
SHEET 2 OF 3



N/F
BRYAN K. INGRAM
AND AMY S. FOGG
D.B. 1716, PG. 1751
M.B. 1, PG. 1314
T.M. #7060106



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018