

LEGEND

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

CURVE.	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIST.
E	229.66	195.00	130.24	67°28'46"	N.37°20'20"E.	216.61
E1	68.80	195.00	34.76	201°23'52"	N.60°58'17"E.	68.44
E2	80.43	195.00	40.80	233°37'56"	N.39°02'52"E.	79.86
E3	80.43	195.00	40.80	233°37'56"	N.15°24'55"E.	79.86
F	24.33	55.00	13.23	55°46'16"	N.31°29'05"E.	23.39
G	279.88	55.00	37.42	291°32'32"	N.86°24'03"W.	61.88
G1	8.67	55.00	4.34	09°01'52"	N.09°01'52"E.	8.66
G2	55.65	55.00	45.15	78°46'12"	N.10°35'15"E.	69.80
G3	55.65	55.00	30.47	57°58'12"	N.57°24'57"W.	53.30
G4	54.55	55.00	30.47	57°58'12"	S.64°36'51"W.	53.30
G5	75.61	55.00	45.15	78°46'12"	S.03°45'20"E.	69.80
G6	8.67	55.00	4.34	09°01'52"	S.47°39'23"E.	8.66
H	24.33	25.00	13.23	55°46'16"	N.24°17'11"E.	23.39
J	182.55	155.00	103.53	67°28'46"	S.37°20'20"W.	172.18
J1	28.81	155.00	14.45	103°39'04"	S.08°55'29"W.	28.77
J2	153.74	155.00	83.66	56°49'42"	S.42°39'52"W.	147.51

NEW VARIABLE WIDTH DRAINAGE
EASEMENT ACROSS LOT 36

NEW VARIABLE WIDTH WATER AND
DRAINAGE EASEMENT ACROSS
LOTS 29, 30 AND TAX #56.03-2-43

DE1-DE2	N.33°25'23"E.	64.67
DE2-DE3	N.20°24'56"W.	31.86

WD1-WD2	N.42°20'55"W.	66.00'
WD2-WD3	N.62°46'04"W.	128.04'

WD3-WD4	CH=N.31°47'28"E.	6.02'
	R=195.0', L=6.02'	
WD4-WD5	S.62°46'04"E.	127.92'
WD5-WD6	N.30°38'58"E.	15.73'
WD6-WD7	N.68°13'54"E.	4.50'
WD7-WD8	S.42°20'55"E.	97.78'
WD8-WD9	S.47°39'05"W.	25.00'
WD9-WD1	N.42°20'55"W.	27.01'

SUBDIVISION PLAT
for

RIVER OAKS at RUSSLEN 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. Date: Jan. 21, 2005
Checked: F.B. Caldwell, III W.O. No.: 01-0090
Field Book: Russlen Farms. SHT. 3 OF 3

P.B. _____, PG. _____

