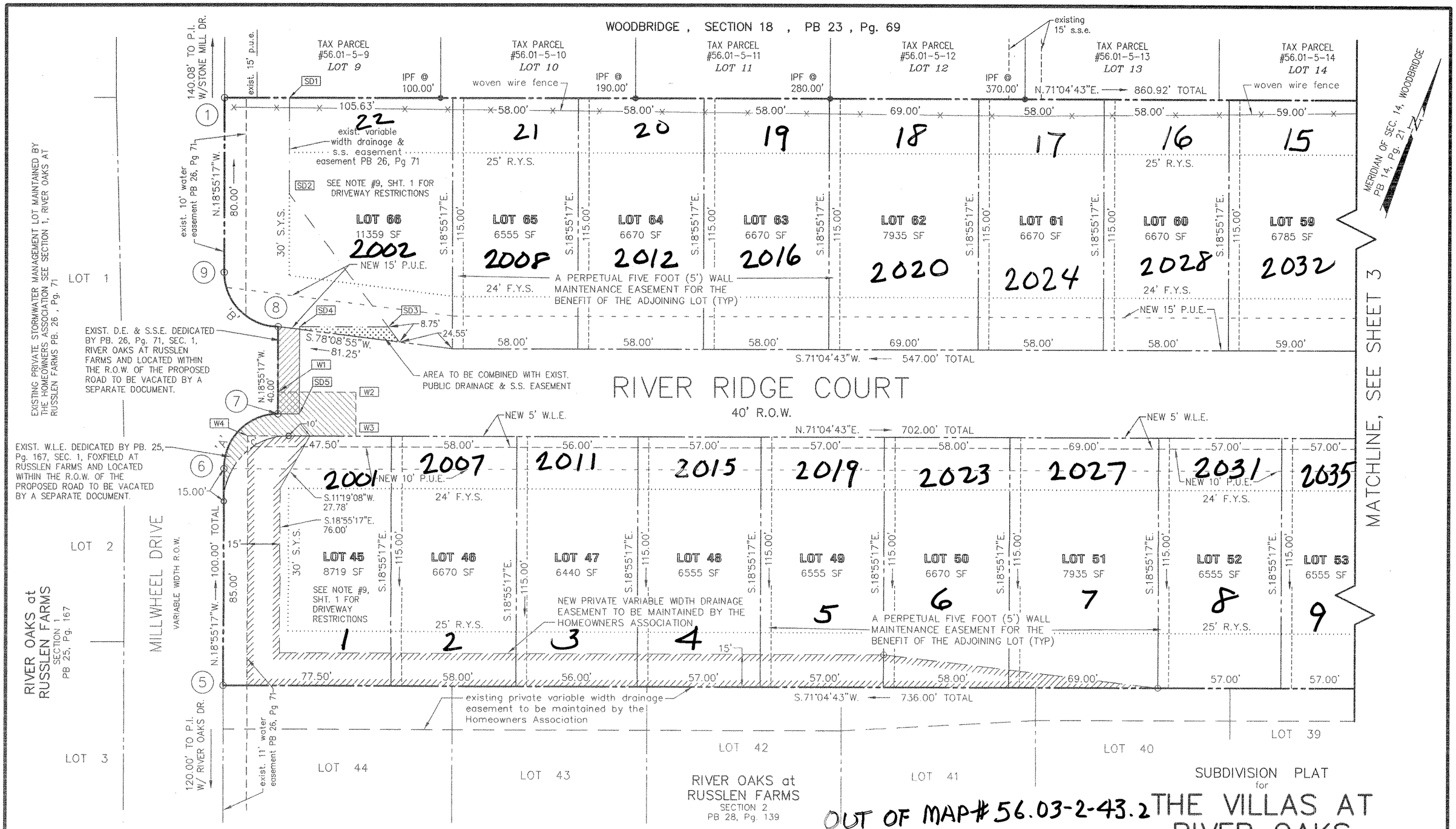
INSTRUMENT # 2005-16624



LEGEND

D.E.	DRAINAGE EASEMENT	I.P.F.	IRON PIN FOUND
P.U.E.	PUBLIC UTILITY EASEMENT	F.Y.S.	FRONT YARD SETBACK
S.S.E.	SANITARY SEWER EASEMENT	S.Y.S.	SIDE YARD SETBACK
W.L.E.	WATERLINE EASEMENT	R.Y.S.	REAR YARD SETBACK
—·—·—	CORPORATION LINE	R.O.W.	RIGHT-OF-WAY
————	PROPERTY LINE		
—×—×—	WIRE FENCE		

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIST.
A	39.27	25.00	25.00	90°00'00"	N.26°04'43"E.	35.36
B	39.27	25.00	25.00	90°00'00"	N.63°55'17"W.	35.36
C	47.12'	30.00'	30.00'	90°00'00"	N.26°04'43"E.	42.43'

EXISTING VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT ACROSS TAX PARCEL 56.03-2-43.2

1-SD1	N.71°04'43"E.	30.00'
SD1-SD2	S.18°55'17"E.	44.08'
SD2-SD3	S.55°58'13"E.	76.33'
SD3-SD4	S.71°04'43"W.	41.00'
SD4-SD5	S.18°55'17"E.	40.00'
SD5-7	S.71°04'43"W.	10.00'

EXISTING VARIABLE WIDTH WATERLINE ACROSS TAX PARCEL 56.03-2-43.2

7-W1	N.18°55'17"W.	10.00'
W1-W2	N.71°04'43"E.	36.00'
W2-W3	S.18°55'17"E.	20.00'
W3-W4	S.71°04'43"W.	50.00'

THEN 11.0' PARALLEL OFFSET FROM R.O.W.

COMMONWEALTH OF VIRGINIA
FRANK B. CALDWELL, III
NO 1335
20 APRIL '05
LAND SURVEYOR

30' 0' 30' 60'
1"=30' GRAPHIC SCALE

SUBDIVISION PLAT
for

OUT OF MAP# 56.03-2-43.2
NEW MAP #'S 56.03-6-1→22

THE VILLAS AT RIVER OAKS

BEING A ZERO LOT LINE SUBDIVISION

Property of
RUSSLEN FARMS DEVELOPMENT, LLC
SITUATE OFF OF MILLWHEEL DRIVE
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW P.O. Box 6260 ROANOKE, VIRGINA 24017
(540) 366-3400 Fax: (540) 366-8702 E-Mail: CWAROANOKE@AOL.COM

Drawn: J.V.J. Date: April 20, 2005
Checked: F.B. Caldwell,III W.O. No.: 01-0090
Field Book: Russlen Farms SHT. 2 OF 3

P.B. 29, PG. 120