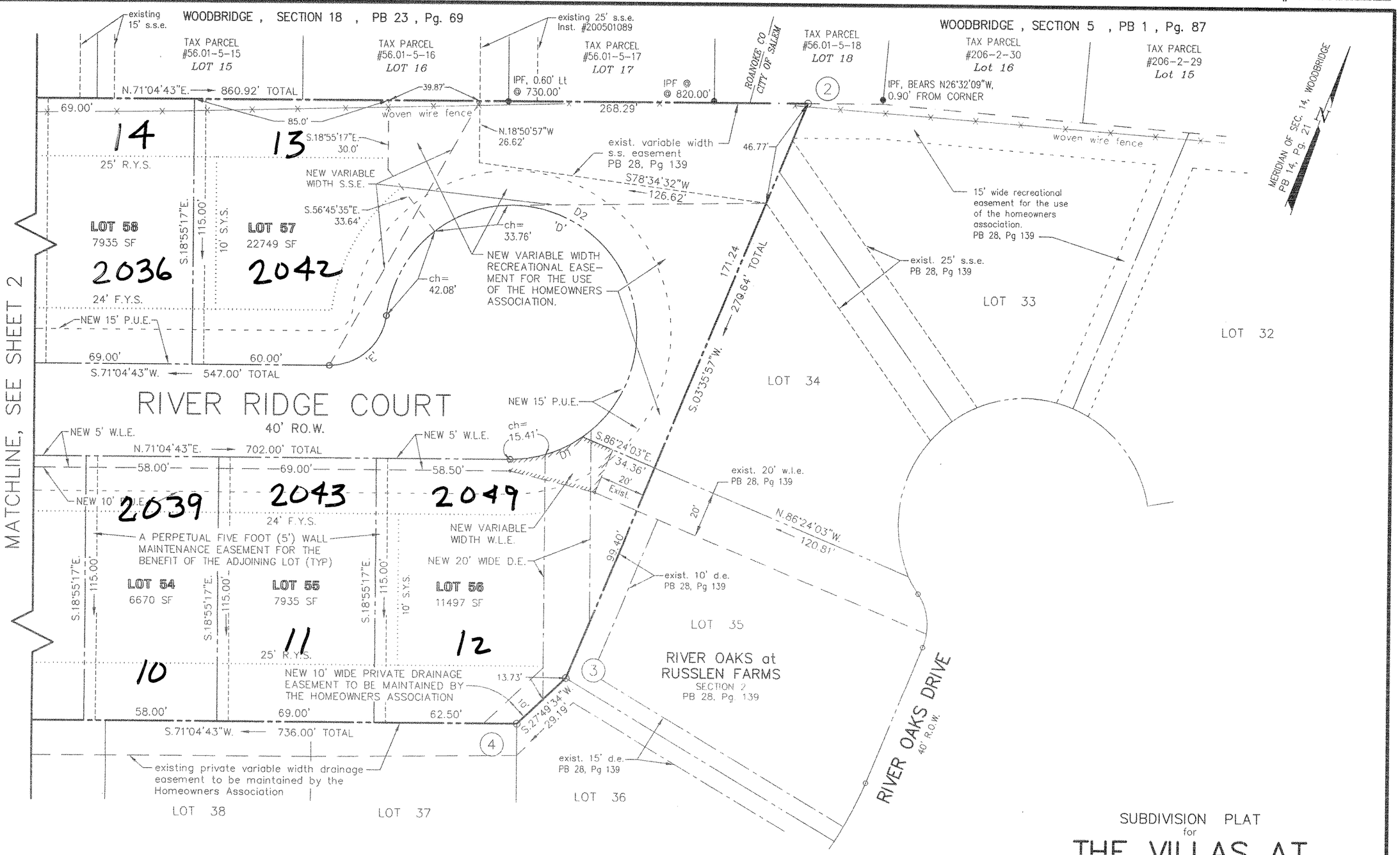
INSTRUMENT # 2005-16624



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIST.
D	252.29'	55.00'	62.36'	262°49'09"	N.60°19'52"W.	82.50'
D1	33.65'	55.00'	17.37'	35°03'21"	N.53°33'03"E.	33.13'
D2	218.64'	55.00'	124.22'	227°45'48"	N.77°51'32"W.	100.58'
E	36.14'	25.00'	22.05'	82°49'09"	S.29°40'08"W.	33.07'

BOUNDARY DATA

BASED ON AN ASSUMED DATUM

CORNER	NORTHING	EASTING
1	7334.015	6111.799
2	7613.186	6926.197
3	7343.081	6909.208
4	7317.268	6895.582
5	7078.605	6199.352
6	7173.201	6166.925
7	7204.957	6182.468
8	7242.796	6169.497
9	7258.338	6137.741
1	7334.015	6111.799

SUBDIVISION BOUNDARY CONTAINS 4.957 Acres

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

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, VIRGINIA 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. 3 OF 3

P.B. 29 PG. 120