

#070009698 9/10/07

SUBDIVISION APPROVED:
[Signature] 9/25/07
 DIRECTOR OF ENGINEERING, LYNCHBURG, VIRGINIA
[Signature] 9/25/07
 CITY PLANNER, LYNCHBURG, VIRGINIA
[Signature] 9/25/07
 CLERK OF COUNCIL, LYNCHBURG, VIRGINIA

108.055 ACRES (ORIGINAL PARCELS)
 2.496 ACRES (R/W HEREBY DEDICATED TO THE CITY OF LYNCHBURG)
 37.451 ACRES (LOTS 1-5)
 68.108 ACRES (RESIDUE PROPERTIES)

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	5'13'08"	29.60	325.00	29.59	N 22'02'05" E
C2	27'25'34"	131.64	275.00	130.38	N 05'42'44" E
C3	9'53'32"	66.34	384.26	66.26	N 39'17'59" W
C4	31'44'57"	365.73	660.02	361.07	N 19'45'16" E
C5	11'15'43"	129.73	660.00	129.52	N 41'15'36" E
C6	25'17'52"	152.77	346.00	151.53	S 48'16'41" W
C7	90'00'00"	54.98	35.00	49.50	S 15'55'37" W
C8	32'28'30"	314.57	555.00	310.38	S 02'56'02" W
C9	15'46'10"	152.75	555.00	152.27	S 21'11'18" E
C10	90'00'00"	54.98	35.00	49.50	N 74'04'23" W
C11	19'37'54"	95.94	280.00	95.47	N 77'29'26" E
C12	16'11'48"	62.19	220.00	61.98	N 79'12'29" E
C13	25'17'52"	126.28	286.00	125.25	N 48'16'41" E
C14	0'32'34"	6.82	720.00	6.82	N 35'54'02" E
C15	10'43'09"	134.70	720.00	134.51	N 41'31'53" E
C16	15'47'42"	136.46	495.00	136.03	N 21'10'32" W
C17	30'19'27"	261.99	495.00	258.94	N 01'53'06" E
C18	6'44'51"	32.97	280.00	32.96	S 64'18'03" W
C19	6'44'51"	25.91	220.00	25.89	S 64'18'03" W

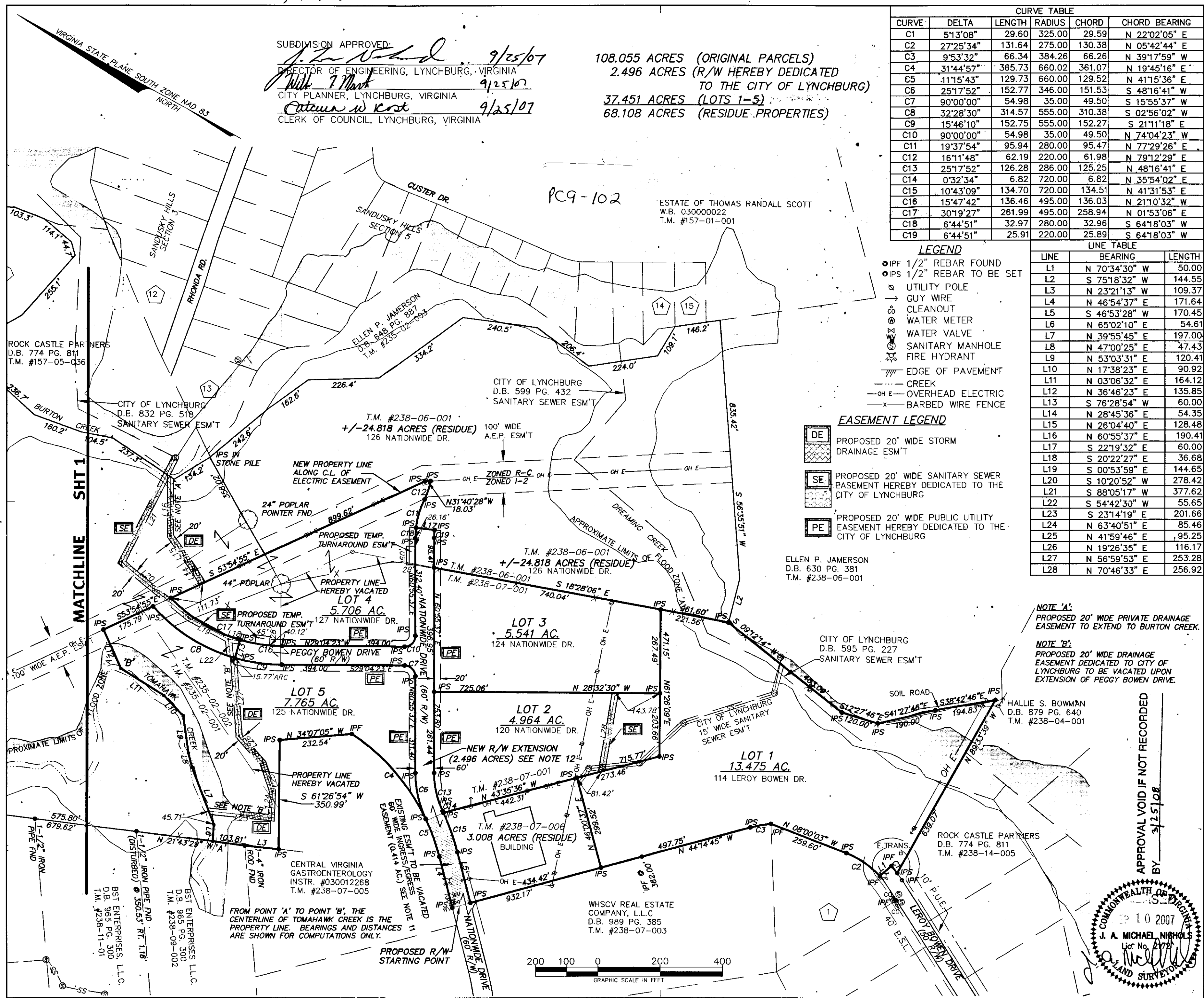
- LEGEND**
- IPF 1/2" REBAR FOUND
 - IPS 1/2" REBAR TO BE SET
 - UTILITY POLE
 - GUY WIRE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - EDGE OF PAVEMENT
 - CREEK
 - OH E OVERHEAD ELECTRIC
 - BARBED WIRE FENCE

- EASEMENT LEGEND**
- [DE] PROPOSED 20' WIDE STORM DRAINAGE ESM'T
 - [SE] PROPOSED 20' WIDE SANITARY SEWER BASEMENT HEREBY DEDICATED TO THE CITY OF LYNCHBURG
 - [PE] PROPOSED 20' WIDE PUBLIC UTILITY EASEMENT HEREBY DEDICATED TO THE CITY OF LYNCHBURG

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 70'34'30" W	50.00
L2	S 75'18'32" W	144.55
L3	N 23'21'13" W	109.37
L4	N 46'54'37" E	171.64
L5	S 46'53'28" W	170.45
L6	N 65'02'10" E	54.61
L7	N 39'55'45" E	197.00
L8	N 47'00'25" E	47.43
L9	N 53'03'31" E	120.41
L10	N 17'38'23" E	90.92
L11	N 03'06'32" E	164.12
L12	N 36'46'23" E	135.85
L13	S 76'28'54" W	60.00
L14	N 28'45'36" E	54.35
L15	N 26'04'40" E	128.48
L16	N 60'55'37" E	190.41
L17	S 22'19'32" E	60.00
L18	S 20'22'27" E	36.68
L19	S 00'53'59" E	144.65
L20	S 10'20'52" W	278.42
L21	S 88'05'17" W	377.62
L22	S 54'42'30" W	55.65
L23	S 23'14'19" E	201.66
L24	N 63'40'51" E	85.46
L25	N 41'59'46" E	95.25
L26	N 19'26'35" E	116.17
L27	N 56'59'53" E	253.28
L28	N 70'46'33" E	256.92

NOTE 'A':
 PROPOSED 20' WIDE PRIVATE DRAINAGE EASEMENT TO EXTEND TO BURTON CREEK.

NOTE 'B':
 PROPOSED 20' WIDE DRAINAGE EASEMENT DEDICATED TO CITY OF LYNCHBURG TO BE VACATED UPON EXTENSION OF PEGGY BOWEN DRIVE.



HURT & PROFFITT
 INCORPORATED
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 434.847.7796 MAIN
 434.847.0047 FAX

PLAT SHOWING
 DIVISION OF THE PROPERTY OF
ROCK CASTLE PARTNERS/JAMERSON PROPERTIES
 CITY OF LYNCHBURG, VIRGINIA

PROJECT NO. 20070328
 G.L. NO. 229-13-B4.5
 FILE NO. SL-11850
 DATE: 03-01-07
 DRAWN BY: MBT
 CHECKED BY: JAMN

HURT & PROFFITT

SHEET NO.
2 OF 2

