



N/F
RCC EQUITY GROUP, LLC
INST. 150006421
TM#2660501

N/F
RCC EQUITY GROUP, LLC
INST. 150006421
TM#2660504

EX. 10' ROAD
R/W EASEMENT

S59°38'03"E 401.07'

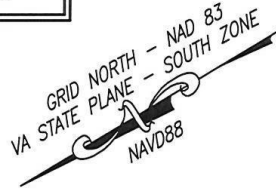
20' SETBACK
M.B. 1, PG 831

EX. SANITARY
MANHOLE

N/F
BLM MANAGEMENT, LLC
2.615 ACRES
TM#2660519
INST. #220001218

N/F
SDG ROANOKE LLC
INST. 190008072
TM#2660503

S11°29'42"W 166.69'



N/F
ALTON B. PRILLAMAN
WB.36 PG.899
TM#2660518

N58°43'05"W 120.68'

S11°29'42"W 200.34'

6" SANITARY CLEANOUT W/ TRAFFIC BEARING LID
TOP: 1071.55

6" SANITARY LATERAL

N10°09'42"E 365.00'

20' SETBACK
M.B. 1, PG 831

EX. SANITARY
MANHOLE

N59°02'24"W 273.07'

MELROSE AVENUE, N.W.

100' R/W

COUNTRY CLUB DRIVE, N.W.
30' R/W

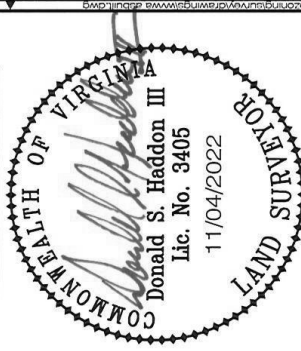
LEGEND	
O	DEEDED CORNER

DRAWN BY: EJP
CHECKED BY: DSH

THE INTENT OF THIS EXHIBIT IS TO SHOW THE LOCATION OF A SEWER CLEANOUT FOR AS-BUILT PURPOSES AND IS NOT INTENDED TO REPRESENT A PHYSICAL IMPROVEMENTS SURVEY.

THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS OR IMPROVEMENTS MAY BE SHOWN.

AS-BUILT DRAWING NOTE:
AS-BUILT DRAWING FOR SANITARY SEWER IMPROVEMENTS ARE FOR AS-BUILT PURPOSES ONLY. NO IMPROVEMENTS OTHER THAN SANITARY SEWER STRUCTURES WERE AS-BUILT OR INDICATED AS SUCH ON THIS EXHIBIT. UNDERGROUND PIPING WAS NOT LOCATED. LOCATION SHOWN IS APPROXIMATE BASED ON SURFACE FEATURES AND INFORMATION PROVIDED BY THE CONTRACTOR.



REV#1: WVA COMMENTS
(11/04/2022)



BALZER
& ASSOCIATES

AS-BUILT SANITARY SEWER EXHIBIT
FOR

**WESTERN VIRGINIA
WATER AUTHORITY**

3361 MELROSE AVENUE, NW
CITY OF ROANOKE, VIRGINIA
DATED OCTOBER 03, 2022
JOB #04210075.01
SCALE: 1" = 60'

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc