

N/F  
GEORGE STEVEN ROBINSON  
T.M.#060.16-08-23.00-0000  
INST.#201201181

N/F  
R W MORRIS, INC.  
T.M.#060.16-08-24.01-0000  
INST.#202406028

N/F  
T.M.#060.16-08-24.02-0000  
INST.#200617791

N/F  
529 E JACKSON AVENUE LLC  
T.M.#060.16-08-25.00-0000  
INST.#202116517

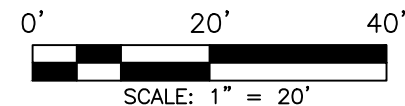
VA STATE PLANE  
NAD83 SOUTH ZONE

**AS-BUILT DRAWING NOTE:**  
AS-BUILT DRAWING FOR SANITARY SEWER  
AND WATERLINE IMPROVEMENTS ARE FOR  
AS-BUILT PURPOSES ONLY. NO  
IMPROVEMENTS OTHER THAN SANITARY  
SEWER AND WATERLINE 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.

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

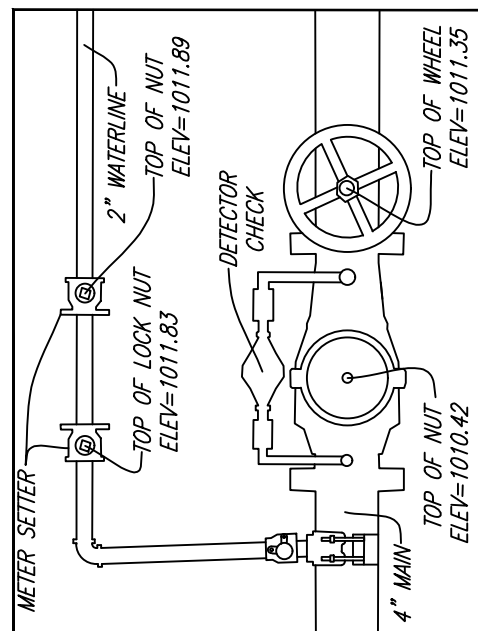
THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF  
A TITLE REPORT AND IS SUBJECT TO INFORMATION  
WHICH MAY BE DISCLOSED BY SUCH. NOT ALL  
EASEMENTS OR IMPROVEMENTS MAY BE SHOWN.

**LEGEND**  
O DEEDED CORNER



N/F  
SARAH L. SOWERS  
RYAN B. HOOSE  
T.M.#060.16-08-31.00-0000  
INST.#201504105

N 15°34'44" E 115.00'



SMART HOLDINGS LLC  
T.M.#060.16-08-30.00-0000  
INST.#202305299  
AREA: 0.229 AC FROM RECORDS  
ZONING: GB

SANITARY CLEANOUT  
(IN-ACCESSIBLE AT TIME  
OF AS-BUILT SURVEY)

#528  
EXISTING  
2-STORY  
BUILDING

SMART HOLDINGS LLC  
T.M.#060.16-08-29.00-0000  
INST.#202305299  
AREA: 0.216 AC FROM RECORDS  
ZONING: GB

VARIABLE WIDTH PUBLIC  
WATERLINE EASEMENT

WATER VAULT  
TOP:1013.20  
TOP OF NUT:1010.42  
TOP OF WHEEL:1011.35  
TOP OF LOCK NUT:1011.83  
TOP OF NUT:1011.89

PINE STREET  
50' R/W

FIRE HYDRANT  
TOP OF NUT:1015.77

AS-BUILT SANITARY & WATERLINE EXHIBIT  
FOR

**WESTERN VIRGINIA  
WATER AUTHORITY**

528 E. CLEVELAND AVENUE  
CITY OF ROANOKE, VIRGINIA  
DATED SEPTEMBER 27, 2024  
JOB #04220103.01  
SCALE: 1" = 20'



DRAWN BY: EJP  
CHECKED BY: DSH

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°25'16" W	30.93'
L2	N 74°25'16" W	10.00'
L3	S 75°00'16" E	13.90'

**EAST CLEVELAND AVENUE**

50' R/W