

C1

A= 12'13'36"
R= 178.15'
T= 19.08'
L= 38.02'
BRG. N 21'43'56" E
CHD. 37.94'

LEGEND

AC. ACRES
D.B. DEED BOOK
D.E. DRAINAGE EASEMENT
EX. EXISTING
M.B.L. MINIMUM BUILDING LINE
P.B. PLAT BOOK
PG. PAGE
P.U.E. PUBLIC UTILITY EASEMENT
S.F. SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT

NEW 20' PUBLIC SANITARY SEWER
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1-S2	N 71'32'42" W	54.15' (TIE)
S2-S3	S 14'29'46" W	59.61'
S3-S4	S 28'16'28" W	19.35'
AREA = 1,579 S.F. - 0.0363 AC.		

CLUBHOUSE DRIVE
(50' Right-of-Way)
Route #1821

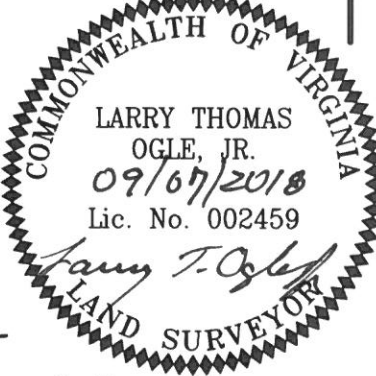
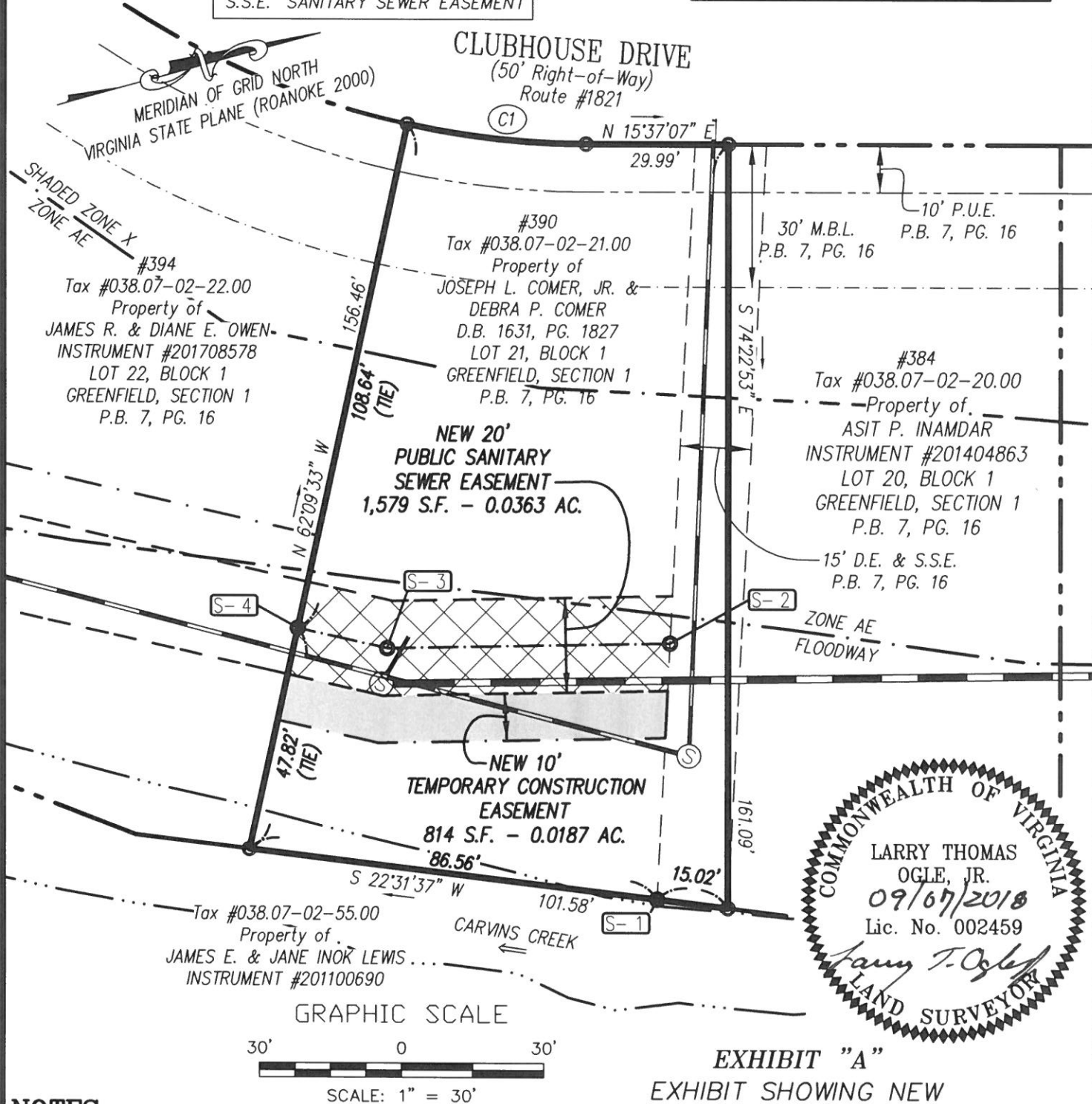


EXHIBIT "A"
EXHIBIT SHOWING NEW
20' PUBLIC
SANITARY SEWER EASEMENT &
10' TEMPORARY
CONSTRUCTION EASEMENT
BEING GRANTED BY
JOSEPH L. COMER, JR. &
DEBRA P. COMER
TO THE
WESTERN VIRGINIA WATER AUTHORITY
SITUATED AT 390 CLUBHOUSE DRIVE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO CREATE A NEW 20' PUBLIC SANITARY SEWER EASEMENT AND A 10' TEMPORARY CONSTRUCTION EASEMENT AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN ON THIS EXHIBIT.
4. THIS EXHIBIT IS BASED ON A CURRENT FIELD SURVEY.

DATE: September 7, 2018
SCALE: 1" = 30'
COMM. NO.: 2018-061E



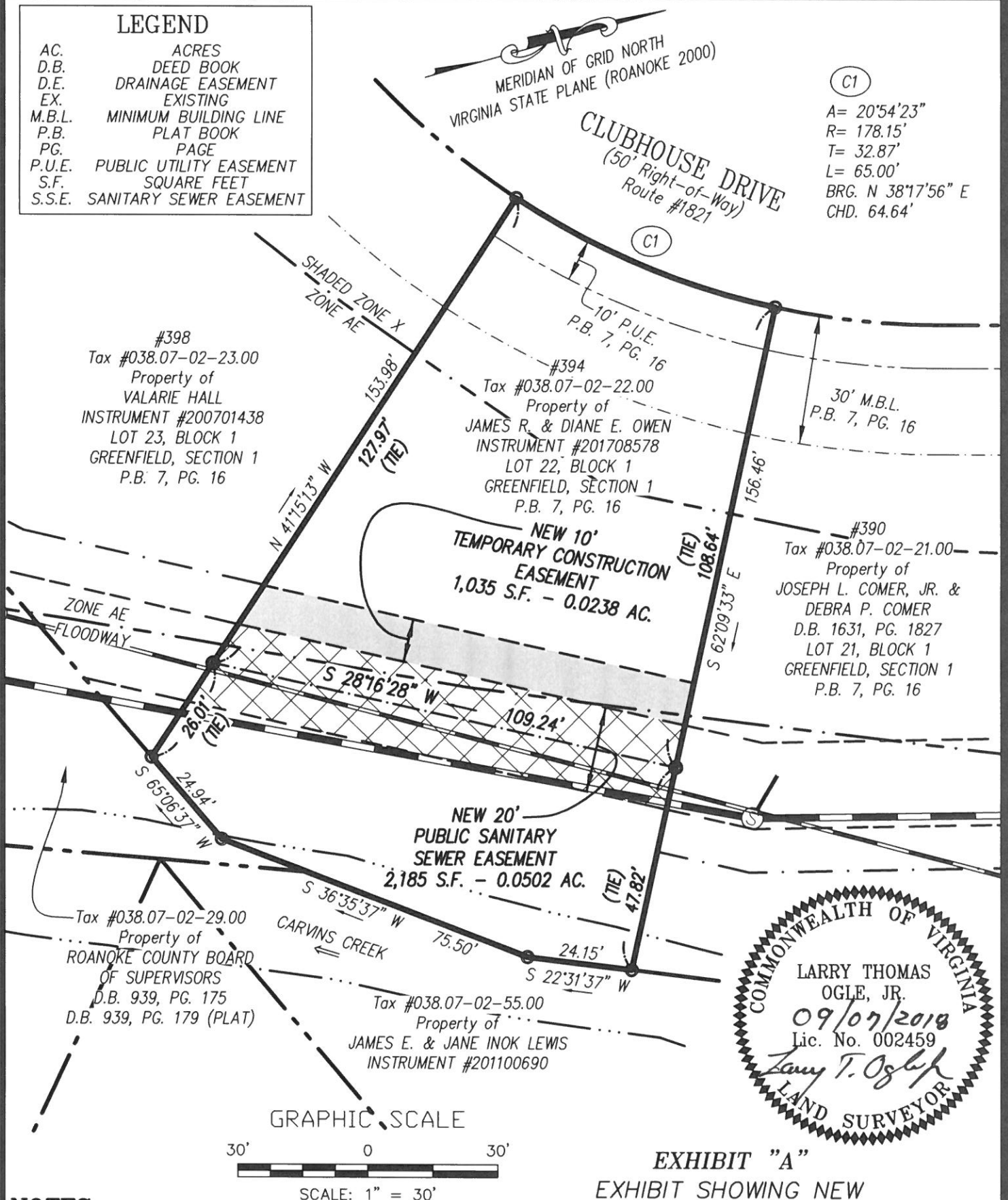
Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

LEGEND

AC.	ACRES
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
M.B.L.	MINIMUM BUILDING LINE
P.B.	PLAT BOOK
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT



C1

A= 20°54'23"
R= 178.15'
T= 32.87'
L= 65.00'
BRG. N 38°17'56" E
CHD. 64.64'

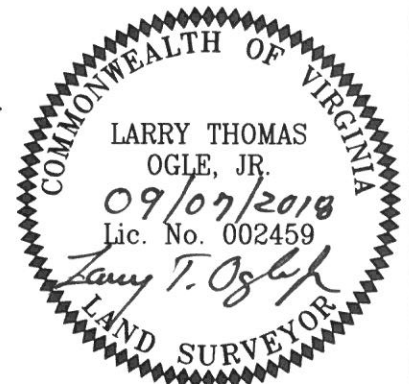


EXHIBIT "A"
EXHIBIT SHOWING NEW
20' PUBLIC
SANITARY SEWER EASEMENT &
10' TEMPORARY
CONSTRUCTION EASEMENT
BEING GRANTED BY
JAMES R. OWEN &
DIANE E. OWEN
TO THE

WESTERN VIRGINIA WATER AUTHORITY
SITUATED AT 394 CLUBHOUSE DRIVE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

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NEW 20' PUBLIC SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1-S2	S 28°16'28" W	24.54
S2-S3	S 65°06'37" W	36.63
S3-S4	N 42°47'28" E	7.82
S4-S5	N 28°16'28" E	53.75
S5-S1	S 41°15'13" E	21.35
AREA = 837 S.F. - 0.0192 AC.		

#404
Tax #038.07-02-24.00
Property of
LARRY W. DAY, SR. &
PATRICIA M. DAY
D.B. 1066, PG. 98
LOT 24, BLOCK 1
GREENFIELD, SECTION 1
P.B. 7, PG. 16

#398
Tax #038.07-02-23.00
Property of
VALARIE HALL
INSTRUMENT #200701438
LOT 23, BLOCK 1
GREENFIELD, SECTION 1
P.B. 7, PG. 16

CLUBHOUSE DRIVE
(50' Right-of-Way)
Route #1821
C1
A= 15°13'55"
R= 178.15'
T= 23.82'
L= 47.36'
BRG. N 56°22'08" E
CHD. 47.22'

LEGEND

AC.	ACRES
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
M.B.L.	MINIMUM BUILDING LINE
P.B.	PLAT BOOK
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET

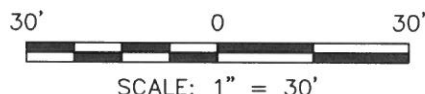
NEW 10' TEMPORARY CONSTRUCTION EASEMENT
743 S.F. - 0.0171 AC.

NEW 20' PUBLIC SANITARY SEWER EASEMENT
837 S.F. - 0.0192 AC.

#394
Tax #038.07-02-22.00
Property of
JAMES R. & DIANE E. OWEN
INSTRUMENT #201708578
LOT 22, BLOCK 1
GREENFIELD, SECTION 1
P.B. 7, PG. 16

Tax #038.07-02-29.00
Property of
ROANOKE COUNTY BOARD
OF SUPERVISORS
D.B. 939, PG. 175
D.B. 939, PG. 179 (PLAT)

GRAPHIC SCALE



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EXHIBIT SHOWING NEW
20' PUBLIC
SANITARY SEWER EASEMENT &
10' TEMPORARY
CONSTRUCTION EASEMENT
BEING GRANTED BY
VALARIE HALL
TO THE

WESTERN VIRGINIA WATER AUTHORITY
SITUATED AT 398 CLUBHOUSE DRIVE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DATE: September 7, 2018

SCALE: 1" = 30'

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