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09021sswr-esmt-easements.plt

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CENTERLINE OF NEW 20' & 30' PUBLIC SANITARY SEWER EASEMENT #1

LINE	BEARING	DISTANCE
1-2	S 10°26'31" W	231.63'
2-3	S 13°58'08" W	206.76'
3-4	S 06°01'20" W	313.25'
4-5	S 57°08'42" W	280.46'
5-6	S 41°15'30" W	220.22'
6-7	S 28°34'19" W	189.42'
7-8	S 30°02'36" W	138.60'

CENTERLINE OF NEW 20' PUBLIC SANITARY SEWER EASEMENT #2

LINE	BEARING	DISTANCE
7-9	S 62°32'43" E	216.20'
9-10	S 89°52'15" E	354.43'
10-11	S 89°59'42" E	152.00'

CENTERLINE OF NEW 25' PUBLIC SANITARY SEWER EASEMENT #3

LINE	BEARING	DISTANCE
2-12	N 76°01'52" W	273.85'
12-13	N 88°24'12" W	207.03'

CENTERLINE OF NEW 20' PRIVATE SANITARY SEWER EASEMENT #4

LINE	BEARING	DISTANCE
3-14	S 89°52'24" E	273.85'
14-15	S 19°03'13" E	108.58'

CENTERLINE OF NEW 20' PRIVATE SANITARY SEWER EASEMENT #5

LINE	BEARING	DISTANCE
4-16	S 36°32'17" E	83.84'
16-17	S 89°59'59" E	258.58'
17-18	S 59°53'15" E	125.83'
18-19	N 30°00'00" E	20.42'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	94.25'	60.00'	84.85'	S 34°33'29" E	90°00'00"
C2	30.00'	47.12'	30.00'	42.43'	S 55°26'31" W	90°00'00"
C3	25.00'	41.45'	27.28'	36.86'	S 32°03'29" E	95°00'00"
C4	50.00'	130.90'	186.60'	96.59'	S 75°00'00" W	150°00'00"

CENTERLINE OF NEW 20' PRIVATE SANITARY SEWER EASEMENT #6

LINE	BEARING	DISTANCE
2-20	N 83°54'48" E	91.06'
20-21	S 81°01'47" E	98.55'
21-22	N 10°25'38" E	29.88'

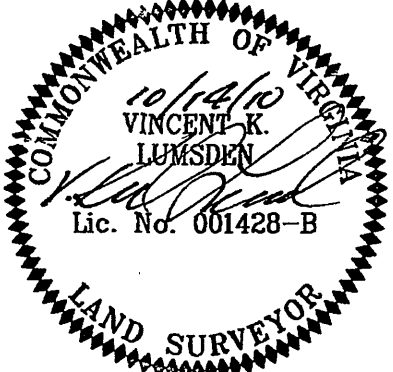
BK 0987 PG 02448 **ROUTE #122**
(VARIABLE-WIDTH RIGHT-OF-WAY)

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THE 20', 25' & 30' PUBLIC SANITARY SEWER EASEMENTS #1, #2 & #3 AS NOTED HEREON AND TO CREATE 20' PRIVATE SANITARY SEWER EASEMENTS #4, #5 & #6 ONLY. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY, PHYSICAL IMPROVEMENT OR TOPOGRAPHIC SURVEY.
2. THIS PLAT 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. LEGAL REFERENCES: DEED BOOK 1269, PAGE 1452; PLAT BOOK 3, PAGE 185
4. FOR CLARITY PURPOSES, NO PHYSICAL IMPROVEMENTS TO SUBJECT PROPERTIES ARE SHOWN HEREON.
5. THE OWNER, WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC SHALL GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER BY SEPARATE INSTRUMENT.

LEGEND

R/W	RIGHT-OF-WAY
EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
P	PROPERTY LINE



SCALE: 1" = 100'

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OR COMBINATION OF LAND UNDER THE FRANKLIN COUNTY SUBDIVISION AND/OR ZONING ORDINANCES

PLAT SHOWING NEW 20', 25' & 30' PUBLIC SANITARY SEWER EASEMENTS #1, #2 & #3 BEING GRANTED TO
WESTERN VIRGINIA WATER AUTHORITY
BY
WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC
AND NEW 20' PRIVATE SANITARY SEWER EASEMENTS #4, #5 & #6 TO BE CREATED BY
WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, LLC
SITUATED AT WESTLAKE TOWNE CENTER ALONG VIRGINIA ROUTE #122
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON
Oct 20, 2010 AT 4:57 O'CLOCK A.M.
TESTEE: Teresa J. Brown, clerk by: Sarah M. Philaman, Reg.
CLERK

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ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

DATE: October 14, 2010
COMM. NO.: 09-021
SCALE: 1" = 100'
SHEET 1 OF 1