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

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



DATE: February 22, 2013
COMM. NO.: 2012-210
SCALE: 1" = 50'
SHEET 1 OF 1

NEW 15' PUBLIC & PRIVATE SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
A-B (TIE)	N 00°00'00" E	14.49'
B-C (TIE)	S 89°59'42" E	15.27'
C-S1 (TIE)	N 00°00'18" E	17.31'
S1-S2	N 59°14'59" E	15.66'
S2-S3	N 30°45'01" W	5.77'
S3-S4	N 10°09'37" E	42.21'
S4-S5	N 00°02'30" E	60.00'
S5-S6	N 01°32'36" E	103.56'
S6-S7	N 00°33'42" E	135.51'
S7-S8	N 90°00'00" E	163.92'
S8-D (TIE)	N 00°00'00" W	21.74'
S2-S9	S 30°45'01" E	4.10'
S9-S10	S 81°22'08" E	30.44'
S10-S11	S 87°38'03" E	33.73'
S11-S12	N 90°00'00" E	62.34'
S12-S13	N 45°06'25" E	110.73'
S13-S14	N 90°00'00" E	174.45'
S14-S15	N 45°00'00" E	83.90'
S15-S17	N 00°00'00" E	112.80'
S17-S18	N 45°00'00" W	26.58'
S18-S19	N 00°05'15" W	27.96'
S15-E (TIE)	N 00°00'00" E	102.32'
E-F (TIE)	S 90°00'00" E	91.43'

(C1)	(C2)
A= 24'48"09"	A= 59'26"09"
R= 575.00	R= 75.00
T= 126.43	T= 42.81
L= 248.91	L= 77.80
BRG. S 39°22'41" W	BRG. S 81°29'49" W
CHD. 246.97	CHD. 74.36
(C3)	(C4)
A= 77°50'40"	A= 53°08'06"
R= 100.00	R= 75.00
T= 80.75	T= 37.50
L= 135.86	L= 69.55
BRG. S 72°17'34" W	BRG. S 63°25'57" W
CHD. 125.65	CHD. 67.09

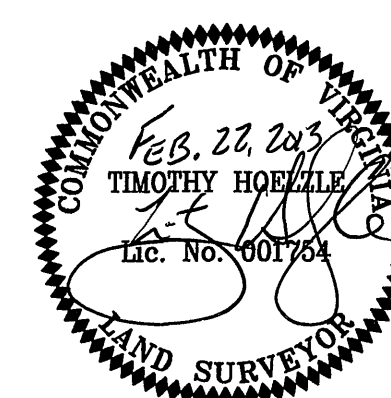
THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION
OR COMBINATION OF LAND UNDER THE FRANKLIN
COUNTY SUBDIVISION AND/OR ZONING ORDINANCES

PLAT SHOWING A
NEW 20' PUBLIC SANITARY EASEMENT
BEING GRANTED TO THE
WESTERN VIRGINIA WATER AUTHORITY
LOCATED ON

TAX #0300005223
AND THE
NEW 15' PRIVATE SANITARY
SEWER EASEMENTS
LOCATED ON

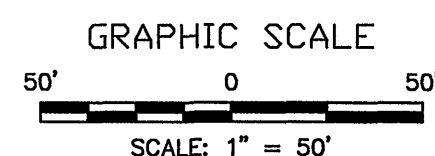
TAX #0300005216, #0300005220, #0300005221
#0300005222 & #0300005223

PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, L.L.C.
BEING SITUATED WITHIN
"PROFESSIONAL PARK"
AT WESTLAKE TOWNE CENTER
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 MARCH 6
2013 AT 14:26 O'CLOCK P. M.

TESTEE: _____
CLERK



- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE THE NEW 20' PUBLIC SANITARY SEWER EASEMENT AND TO CREATE NEW 15' PRIVATE SANITARY SEWER EASEMENTS ONLY. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY 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. FOR CLARITY PURPOSES, NO PHYSICAL IMPROVEMENTS TO SUBJECT PROPERTIES ARE SHOWN HEREON.
 4. 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 SEPERATE INSTRUMENTS.

TRACT 15-A-1
TAX #0300005203
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 777, PG. 1855

EX VARIABLE WIDTH PRIVATE
ROADWAY EASEMENT
(D.B. 766, PG. 1974-1976)
(PLAT)

EXISTING 15' PRIVATE SEPTIC
AND PUMP STATION EASEMENT
(D.B. 766, PG. 1974-1976)
(PLAT)

EX 15' DRAINAGE
EASEMENT
(D.B. 766, PG. 1974-1976)
(PLAT)

EX 20' WATER LINE
EASEMENT
(D.B. 766, PG. 1974-1976)
(PLAT)

EX VARIABLE WIDTH PUBLIC UTILITY
& PRIVATE ROADWAY EASEMENT
(D.B. 766, PG. 1974-1976)
(PLAT)

EX 20' SANITARY
SEWER EASEMENT #5
(D.B. 987, PG. 2448)
(PLAT)

COMMON AREA
PART OF TAX #0300005223
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

EX 20' WATER
LINE EASEMENT
(D.B. 885, PG. 2399-2400)
(PLAT)

TAX #0300005200
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367

TAX #0300005224
PROPERTY OF
WESTERN VIRGINIA WATER
AUTHORITY
D.B. 960, PG. 249
WATER TANK LOT

LOT 3
TAX #0300005218
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

LOT 4
TAX #0300005219
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

LOT 5
TAX #0300005220
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

LOT 6
TAX #0300005221
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

NEW 15' PRIVATE
SANITARY SEWER EASEMENT
(S3-S8)

LOT 2
TAX #0300005217
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

COMMON AREA
PART OF TAX #0300005223
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

NEW 15' PRIVATE
SANITARY SEWER
EASEMENT
(S9-S19)

LOT 7
TAX #0300005222
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

EX 20' WATER
LINE EASEMENT
(D.B. 885, PG. 2399-2400)
(PLAT)

LOT 1
TAX #0300005216
PROPERTY OF
WILLARD CONSTRUCTION OF
SMITH MOUNTAIN LAKE, LLC
D.B. 667, PG. 367
D.B. 885, PG. 2399-2400
(PLAT)

PROFESSIONAL DRIVE
(50' PRIVATE ROAD & UTILITY EASEMENT)

EX 20' PUBLIC UTILITY
EASEMENT
(D.B. 885, PG. 2399-2400)
(PLAT)

EX 20' WATER
LINE EASEMENT
(D.B. 885, PG. 2399-2400)
(PLAT)

EX 20' SANITARY
SEWER EASEMENT #2
(D.B. 987, PG. 2448)
(PLAT)

NEW 20' PUBLIC
SANITARY SEWER EASEMENT
(S1-S2)