AUTHORITY THE NEW 20' SANITARY SEWER EASEMENT WITHIN SAID BOUNDARY. IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS DAY OF \_

4-5

8-9 9-10 10-11

14-15 5–6 4-5

BLOCK G, SECTION 🛭 J

"Penn Forest"

P.B. 6, PG, 83

PB 13, PG. 41 N & W RAILWAY

EXIST 20 S.S.E -

1RACT C-18 TAX #087 14-03-02 05-0000 PROPERTY OF

COMMONWEALTH OF VA INSTRUMENT #200606689

—EXIST APCO EASEMENT

(MDTH UNSPECIFIED)

MEADOWLARK ROAD

100' BUITER YARD
PER ROANOKE COUNTY.
ORDINANCE NO. 121989-19
DATED DEC. 19 1989

TRACT "C-IA"

PROPERTY OF

ROANOKE CITY MILLS INCORPORATED

PB 30, PG 37

INSTRUMENT NO. 200610092

TAX #087 14-03-02 04-0000

ROANOKE CITY MILLS, INCORPORATED

ROANOKE CITY MILLS, INCORPORATED, AGENT

NOTARY PUBLIC

COMMONWEALTH L
(VA. SEC. RIE. ( 1723)
(50' R/W)

TAX # 87 14-03-01 09

PROPERTY OF

SIDNEY A. MAUPIN

D.B. 1376, PG. 831

EXIST 15' PUE.

PB 12, PG, 197

EXIST 20' S.S.E.

PB 12, PG, 197

STATE OF VIRGINIA . OF \_

> A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT AGENT WITH ROANOKE CITY WILLS, INCORPORATED, OWNER,

\_\_ 2007.

WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME ON MY COMMISSION EXPIRES ON

CURVE TABLE CURVE RADIUS LENGTH TANGENT CHORD BEARING DELTA CI 42.56 28.53" 3761' | S 8572'41" W 97'33'05" \_25.00" C2 1482.69' 276.24' 138.52' 275.84' \$ 35'44'32" W 10'40'29"

BOUNDARY LINE TABLE			NEW VARIARI E V	NEW VARIABLE WIDTH		
VΕ	BEARING	DISTANCE		STORM DRAIN EASEMENT		
-\$	N 38'40'59" E	129.12				
-9	S 3772'57" E	50.00'	LINE BEARING	DISTAN		
-10	N 34'48'20" E	50.00'	17-D1S_51'49'51" W	239 7		
-11	N 3772'57" W	_ 50.00'	D1-D2 5 7649'51" W	54.80		
-15	S 447501" W	50.00'	D2-D3 S_1310'09° E	20.00		
-6	N 28'44'39" E	176,42'	D3-D4 <u>N 76</u> 49'51" E	32 22		
-5	N 41'05'08" E	_132.40'	D4-D5 S_1370'09° E	111 15		
-4	_N_00'55'36" E	96.20	D5-D6 S 40'48'57" W	261 7		
				62.85		
			D7-D8 N 40'48'57" E	317 30		
			D8-D9 N 1370'09" W	132.9		
			08-09 N 13'10'09" W 09-010 N 51'49'51" E 010-17 N 37'45'39" W	251 7		
			GRIDI PO 010-17 N 3745'39" W	20.00		

10

EASEMENT TO CEMETERY) EXIST 100' APCO

TRACT "B" PHASE I

TAX # 87 10-02-05

PROPERTY OF

ROANOKE CITY MILLS, INCORPORATED

PB 13, PG, 41

INSTRUMENT NO 200610092

EASEMENT-

(0 B. 1467, PG. 421,

606 97

-TAX # 87 10-02-08.01

EXIST CEMETERY DB 1317, PG 677

EXIST 20' APCO. EASEMENT

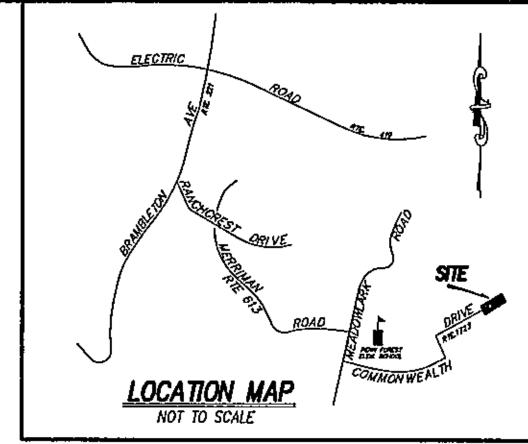
EXIST 20" APCO EASEMENT (UNSPECIFIED INCRESS & ECRESS—INSTRUMENT \$200606687 EASEMENT TO CEMETERY) EXC

BLOCK G, SECTION # 5

"PENN FOREST"

P B. 5, PG. 98

(VA. SEC. RIE / 1564,



**NEW 20' SANITARY SEWER** EASEMENT BEARING DISTANCE N 5274'21" E 100.98 S 40 48'57" W 308.77° 19A-52 N 6046'57" W 20.42 18A-18 N 40 48'57° E

	LEGEND				
R/W	RIGHT OF WAY				
EXIST,	EXISTING				
P B	PLAT BOOK				
D.B	DEED BOOK				
PG	PAGE				
S.F.	SQUARE FEET				
I P	IRON PIN				
AC.	ACRE				
WL.E.	WATER LINE EASEMENT				
SSE	SANITARY SEWER EASEMENT				
DE.	Drainage easement				
PUE	PUBLIC UTILITY EASEMENT )				

APPROVED.

TAX # 8710-02-04 PROPERTY OF

KNUPPEL PROPERTIES LLC

INSTRUMENT # 015540518

TAX # 87 10-02-05 PROPERTY OF WHITLOW ENTERPRISES LLC INSTRUMENT # 200401557

BENOIS ROAD
(VA. SEC. RIE. | 633)
(40 R/M)

AGENT, ROANOKE COUNTY PLANNING COMMISSION

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON ... 2007, AT \_\_\_\_ O'CLOCK \_\_.м

TESTEE STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

PLAT SHOWING

EXISTING RIGHT OF WAY TO BE ABANDONED (0.164 AC.)

(SEE NOTE #8) AND THE

DEDICATION OF NEW PUBLIC RIGHT OF WAY (0.078 AC.) (SEE NOTE #7) AND THE

DEDICATION OF NEW 20' PUBLIC SANITARY SEWER EASEMENT AND THE

> NEW VARIABLE WIDTH STORM DRAIN EASEMENT

> > LOCATED ON THE PROPERTY OF

ROANOKE CITY MILLS, INCORPORATED

SITUATED AT THE TERMINUS OF BENOIS ROAD CAVE SPRING MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

## NEW VARIABLE RIGHT-OF-WAY TO BE DEDICATED (0.078 AC.) DISTANCE BEARING \_\$ 46'00'46" E JJ.37 18-17 N 37'45'39" W 50 00' N 5274'21" E 79.22'

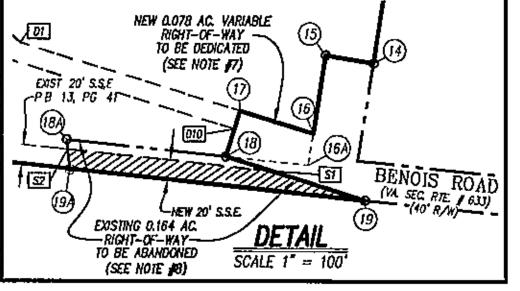
11	EXISTING FIGHT-OF-WAY TO BE ABANDONED (0.164 AC.)					
LINE	BEARING	DISTANCE				
18-19	N 5274'21" E	151 47'				
19-19A	N 40'48'57" E	308.77'				
19A-18A	N 6046'57" W	30.63'				
18A-1B	N 40,48'57" E	166.46				

-- EXIST 15" D.E

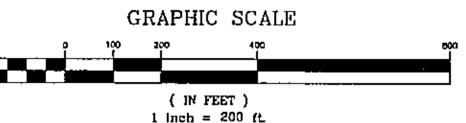
PB 13, PG 41

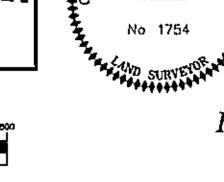
## <u>NOTES</u>

- 1. THIS PLAT WAS PREPARED TO VACATED A 40' EXISTING RIGHT OF WAY OF BENOIS ROAD AND DEDICATE A NEW VARIABLE WIDTH RIGHT OF WAY, NEW VARIABLE WIDTH STORM DRAIN EASEMENT, AND A NEW 20' SANITARY SEWER EASEMENT. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY
- 3 THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED IN THE FIELD SEE COMMUNITY PANEL NO. 510190 0062 D MAP NUMBER 51161C0062 D, DATED OCTOBER 15, 1993.
- 4. 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
- 5. FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON 6 LINES FROM 16 THROUGH 19 TO 19A ARE NEW DIVISION LINES
- 7 THE DEDICATION OF NEW PUBLIC RIGHT OF WAY BEING (0.078 AC) FROM CORNERS 16 TO 16A TO 18 TO 17 TO 16
- 8 THE EXISTING RIGHT OF WAY BEING (0 164 AC ) FROM BENOIS ROAD FROM CORNERS 18 TO 19 TO 19A TO 18A TO 18 IS TO BE ABANDONED AND TO BE MADE A PART OF TRACT "B" (P.B. 13, PG. 41)

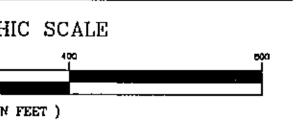


NEW VARIABLE WIDTH-STORM DRAIN EASEMENT





Columon



TIMOTHY

HOELZLE

M:11:

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

774-4411 772-9445 NPC COM

(540) (540) ASDEN

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

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