

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BRC ORANGE AVENUE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 14 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 13, 2016, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #160000768 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 20, 2016, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #160001255, AS SHOWN ON PLAT INSTRUMENT #160003955.

THE ABOVE-DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE, OR LINES, TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC STREET, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE WESTERN VIRGINIA WATER AUTHORITY JOINS IN THE SIGNING OF THIS PLAT FOR THE SOLE PURPOSE OF VACATING THAT ALL OF THE EXISTING WATERLINE AND SANITARY SEWER EASEMENTS, AS RECORDED IN PLAT INSTRUMENT #160003955 AND AS SHOWN HEREON ON SHEET 2 OF 3 AND THE ACCEPTANCE OF THE NEW PUBLIC 20', 30' & VARIABLE WIDTH WATERLINE AND SANITARY SEWER EASEMENTS AS SHOWN HEREON SHEET 2 OF 3.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 14TH DAY OF APRIL, 2017.

OWNER: BRC ORANGE AVENUE, LLC

BY: Chris Dunbar
CHRIS DUNBAR, ITS MANAGER

WESTERN VIRGINIA WATER AUTHORITY

BY: Robert W. Benninger
ROBERT W. BENNINGER, ITS DIRECTOR OF ENGINEERING

LEGEND

D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
EX.	EXISTING
R/W	RIGHT-OF-WAY
SHW	STATE HIGHWAY
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBERS 51161C0166G AND 51161C0167G, DATED SEPTEMBER 28, 2007, ZONE X (UNSHADED).
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. CURRENT OWNER: BRC ORANGE AVENUE, LLC - INSTRUMENT #160000768, INSTRUMENT #160001255 & PLAT INSTRUMENT #160003955.
4. THE PURPOSE OF THIS PLAT IS TO VACATE ALL OF THE PUBLIC 20', 30' & VARIABLE WIDTH WATERLINE AND SANITARY SEWER EASEMENTS AS CREATED ON SHEET 3 OF 4 OF THE PLAT RECORDED IN PLAT INSTRUMENT #160003955, AND VACATE PORTIONS OF THE PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT & ACCESS EASEMENTS AS CREATED ON SHEET 4 OF 4 OF THE PLAT RECORDED IN PLAT INSTRUMENT #160003955.
5. THIS PLAT IS BASED ON A CURRENT RECORDS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OR A SUBDIVISION OF LAND.
6. THE RECORDATION OF THIS EASEMENT PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
7. FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.

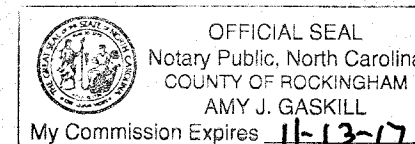
STATE OF NORTH CAROLINA

County of Guilford

I, Amy J. Gaskill, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT CHRIS DUNBAR, MANAGER FOR BRC ORANGE AVENUE, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 7, 2017.

MY COMMISSION EXPIRES ON 11-13-17 REG. # _____

Amy J. Gaskill
NOTARY PUBLIC



STATE OF VIRGINIA

City of Roanoke

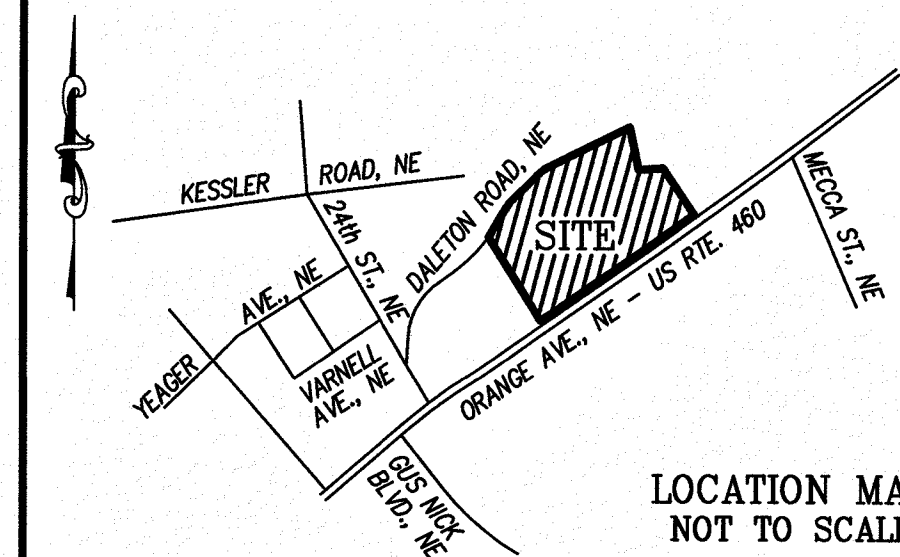
I, Rachel Taylor, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke AND STATE DO HEREBY CERTIFY THAT ROBERT W. BENNINGER, DIRECTOR OF ENGINEERING FOR THE WESTERN VIRGINIA WATER AUTHORITY, WHOSE NAME IS SIGNED HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City of Roanoke AND STATE AND ACKNOWLEDGED THE SAME ON 4-11, 2017.

MY COMMISSION EXPIRES ON 9-30-17 REG. # 265472

Rachel Taylor
NOTARY PUBLIC



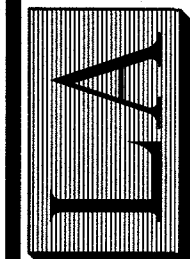
INSTRUMENT # 170005109



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E-MAIL: MAIL@LUMSDENPC.COM

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

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



DATE: March 8, 2017
COMM. NO.: 2015-005
SCALE: NONE

5160013

APPROVED: [Signature]

SUBDIVISION AGENT, CITY OF ROANOKE

DATE 4/14/17

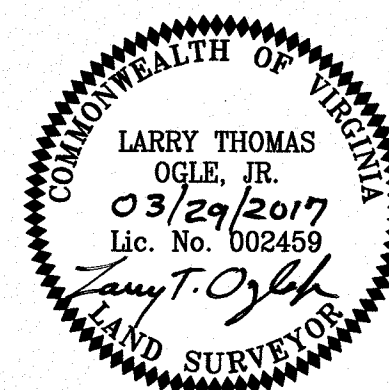
CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD, ON April 17, 2017, AT 2:08 O'CLOCK P.M.

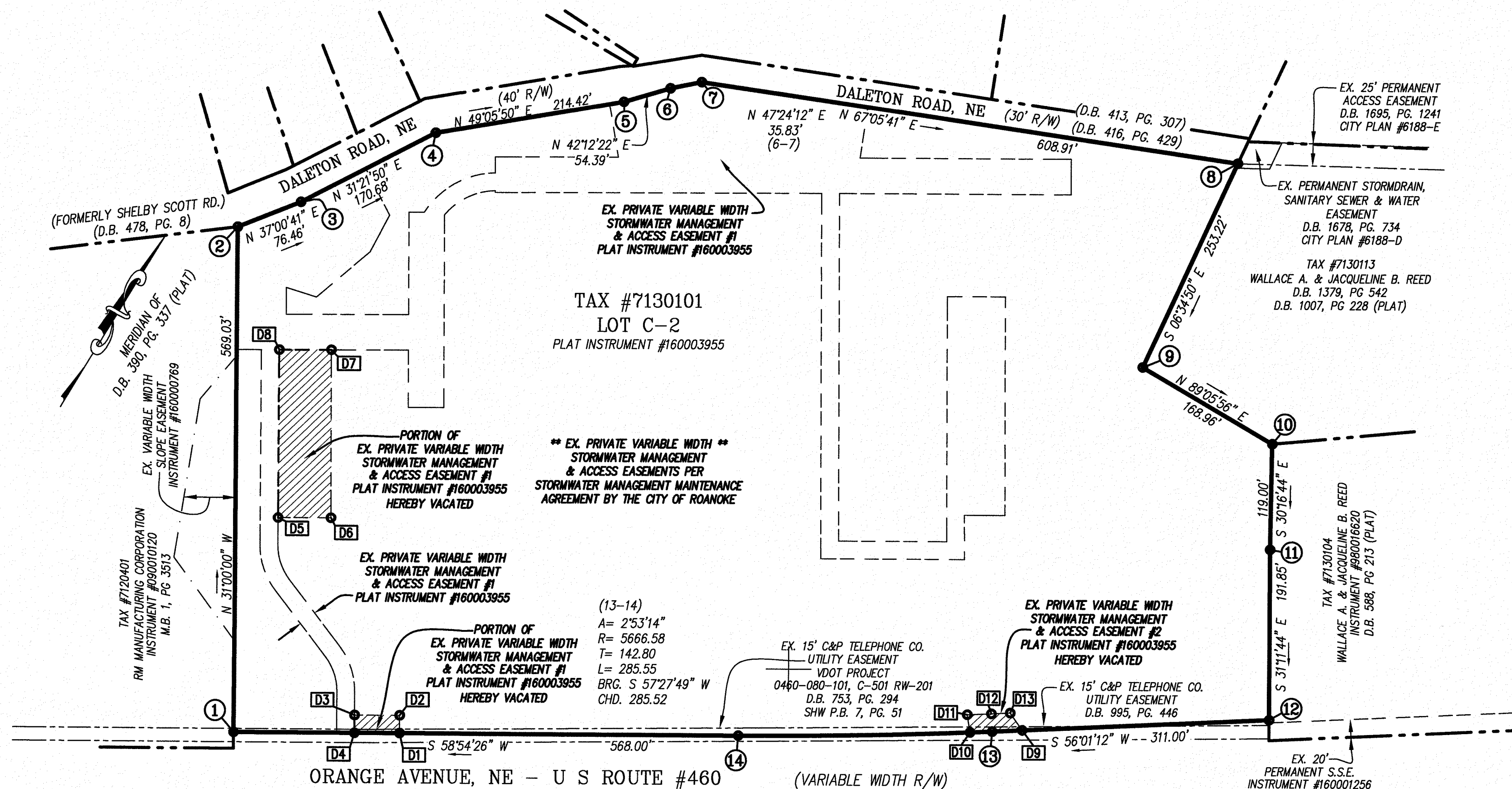
TESTED: Brenda S. Hamilton

DEPUTY CLERK

EASEMENT PLAT SHOWING
THE VACATION OF
EX. PUBLIC 20' 30' & VARIABLE WIDTH
WATERLINE & SANITARY SEWER EASEMENTS
PLAT INSTRUMENT #160003955
AND VACATING PORTIONS OF
EX. PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT & ACCESS
EASEMENTS
PLAT INSTRUMENT #160003955
AND CREATING HEREON THE
NEW PUBLIC 20' 30' & VARIABLE WIDTH
WATERLINE & SANITARY SEWER EASEMENTS
LOCATED ON THE PROPERTY OF
BRC ORANGE AVENUE, LLC
LOT C-2
PLAT INSTRUMENT #160003955
SITUATED AT #2548 ORANGE AVE., NE
CITY OF ROANOKE, VIRGINIA



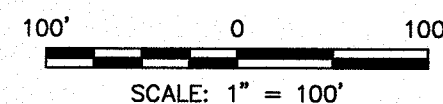
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LEGEND

D.B. DEED BOOK
M.B. MAP BOOK
PG. PAGE
EX. EXISTING
R/W RIGHT-OF-WAY
SHW STATE HIGHWAY
W.L.E. WATER LINE EASEMENT
S.S.E. SANITARY SEWER EASEMENT

GRAPHIC SCALE

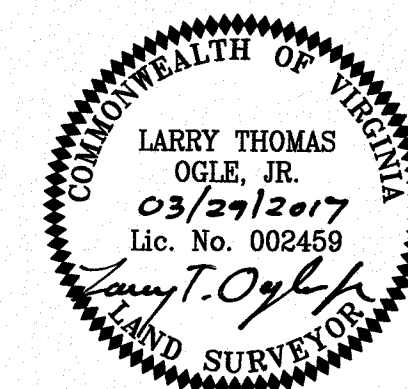


PORTION OF EX. PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT AND ACCESS EASEMENT #1 HEREBY VACATED			
LINE	BEARING	DISTANCE	
14-D1	S 58°54'26" W	380.81' (TIE)	
D1-D2	N 31°05'34" W	20.00'	
D2-D3	S 58°54'26" W	51.00'	
D3-D4	S 31°05'34" E	20.00'	
D4-D1	N 58°54'26" E	51.00'	
D5-D6	N 58°44'48" E	59.54'	
D6-D7	N 31°15'12" W	189.26'	
D7-D8	S 58°41'06" W	58.71'	
D8-D5	S 31°00'00" E	189.20'	

EX. PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT AND ACCESS EASEMENT HEREBY VACATED					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
13-D10	5666.58'	24.75'	12.38'	24.75'	S 56°08'43" W
D11-D12	5646.58'	27.09'	13.55'	27.09'	N 56°09'27" E

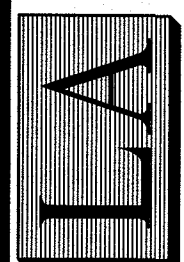
EX. PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT AND ACCESS EASEMENT #2 HEREBY VACATED		
LINE	BEARING	DISTANCE
D9-13	S 56°01'12" W	33.78'
*13-D10	S 56°08'43" W	24.75'
D10-D11	N 40°38'51" W	20.15'
*D11-D12	N 56°09'27" E	27.09'
D12-D13	N 56°01'12" E	21.10'
D13-D9	S 66°21'24" E	23.68'

* DENOTES CHORD BEARING & DISTANCE



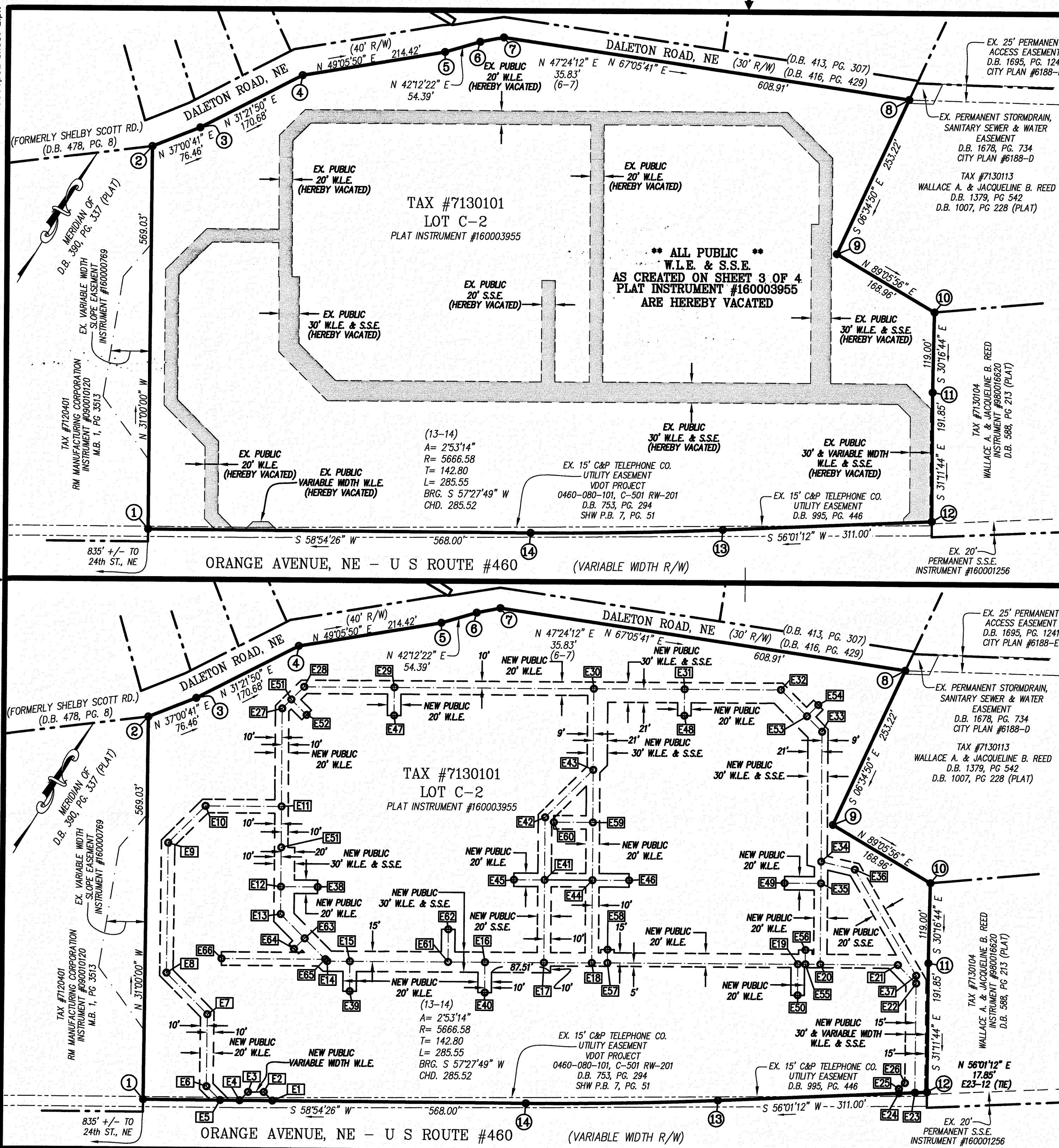
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LOT C-2
PLAT INSTRUMENT #160003955
SITUATED AT #2548 ORANGE AVE., NE
CITY OF ROANOKE, VIRGINIA

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



DATE: March 8, 2017
COMM. NO.: 2015-005
SCALE: 1" = 100'

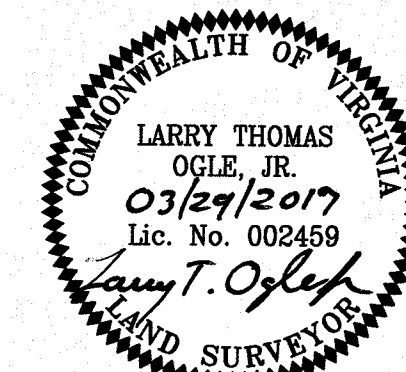
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EASEMENT PLAT SHOWING
THE VACATION OF
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SITUATED AT #2548 ORANGE AVE., NE
CITY OF ROANOKE, VIRGINIA

NEW PUBLIC 20', 30' & VARIABLE WIDTH WATERLINE & SANITARY SEWER EASEMENT LINE TABLE			NEW PUBLIC 20' WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1-E2	S 58°54'26" W	376.17' (TIE)	E27-E31	N 13°41'06" E	18.92'
E1-E2	N 76°27'02" W	18.00'	E31-E32	S 76°18'54" E	32.26'
E2-E3	S 58°32'58" W	23.28'	E32-E33	S 76°18'54" E	55.10'
E3-E4	S 13°32'58" W	17.57'	E33-E34	N 13°41'06" E	23.86'
E4-E5	S 58°54'26" W	29.10' (TIE)	E34-E35	N 58°41'06" E	11.17'
E5-E6	N 76°27'02" W	28.85'	E35-E36	N 31°18'54" W	21.19'
E6-E7	N 31°05'34" W	106.98'	E36-E37	N 58°41'06" E	23.40'
E7-E8	N 76°05'34" W	86.91'	E37-E38	N 31°18'54" W	19.90'
E8-E9	N 31°00'00" W	193.12'	E38-E39	N 31°18'54" W	85.81'
E9-E10	N 13°41'06" E	77.74'	E39-E40	S 58°41'06" W	58.00'
E10-E11	N 58°41'06" E	112.95'	E40-E41	S 58°41'06" E	145.77'
E11-E12	S 31°18'54" E	60.79'	E41-E42	N 31°18'54" W	48.50'
E12-E13	S 31°18'54" E	58.35'	E42-E43	S 76°18'54" E	50.72'
E13-E14	S 76°18'54" E	40.74'	E43-E44	S 13°41'06" W	22.21'
E14-E15	N 58°41'06" E	33.80'	E44-E45	S 76°18'54" E	43.48'
E15-E16	N 58°41'06" E	200.29'	E45-E46	S 58°41'06" W	154.03'
E16-E17	N 58°41'06" E	87.51'			
E17-E18	N 58°41'06" E	71.00'			
E18-E19	N 58°41'06" E	306.23'			
E19-E20	N 58°41'06" E	33.57'			
E20-E21	N 58°41'06" E	115.52'			
E21-E22	S 76°18'54" E	38.43'			
E22-E23	S 31°11'44" E	162.61'			
E23-E24	S 56°01'12" W	23.81'			
E24-E25	N 31°11'44" W	6.60'			
E25-E26	N 13°48'16" E	12.43'			
E26-E27	N 31°18'54" W	145.74'			
E27-E28	N 13°41'06" E	45.74'			
E28-E29	N 58°41'06" E	134.04'			
E29-E30	N 58°41'06" E	295.71'			
E30-E31	N 58°41'06" E	134.99'			
E31-E32	N 58°41'06" E	143.02'			
E32-E33	S 76°18'54" E	87.39'			
E33-E34	S 31°18'54" E	193.01'			
E34-E35	S 31°18'54" E	32.31'			
E35-E36	S 31°18'54" E	120.33'			
E36-E37	N 31°18'54" W	122.91'			
E37-E38	N 31°18'54" W	92.96'			
E38-E39	N 13°41'06" E	100.41'			
E39-E40	N 31°18'54" W	120.58'			
E40-E41	N 31°18'54" W	122.91'			
E41-E42	N 31°18'54" W	163.96'			
E42-E43	N 31°18'54" W	51.48'			
E43-E44	S 61°50'01" E	182.19'			
E44-E45	S 31°11'44" E	11.44'			
E45-E46	N 58°41'06" E	54.50'			
E46-E47	S 31°18'54" E	44.49'			
E47-E48	S 31°18'54" E	45.17'			
E48-E49	S 58°41'06" W	45.50'			
E49-E50	S 58°41'06" W	54.36'			
E50-E51	S 31°18'54" E	39.27'			
E51-E52	S 31°18'54" E	41.70'			

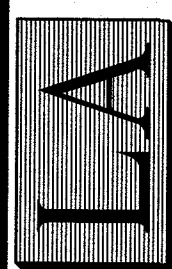


GRAPHIC SCALE
100' 0 100'
SCALE: 1" = 100'

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SHEET 2 OF 3

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