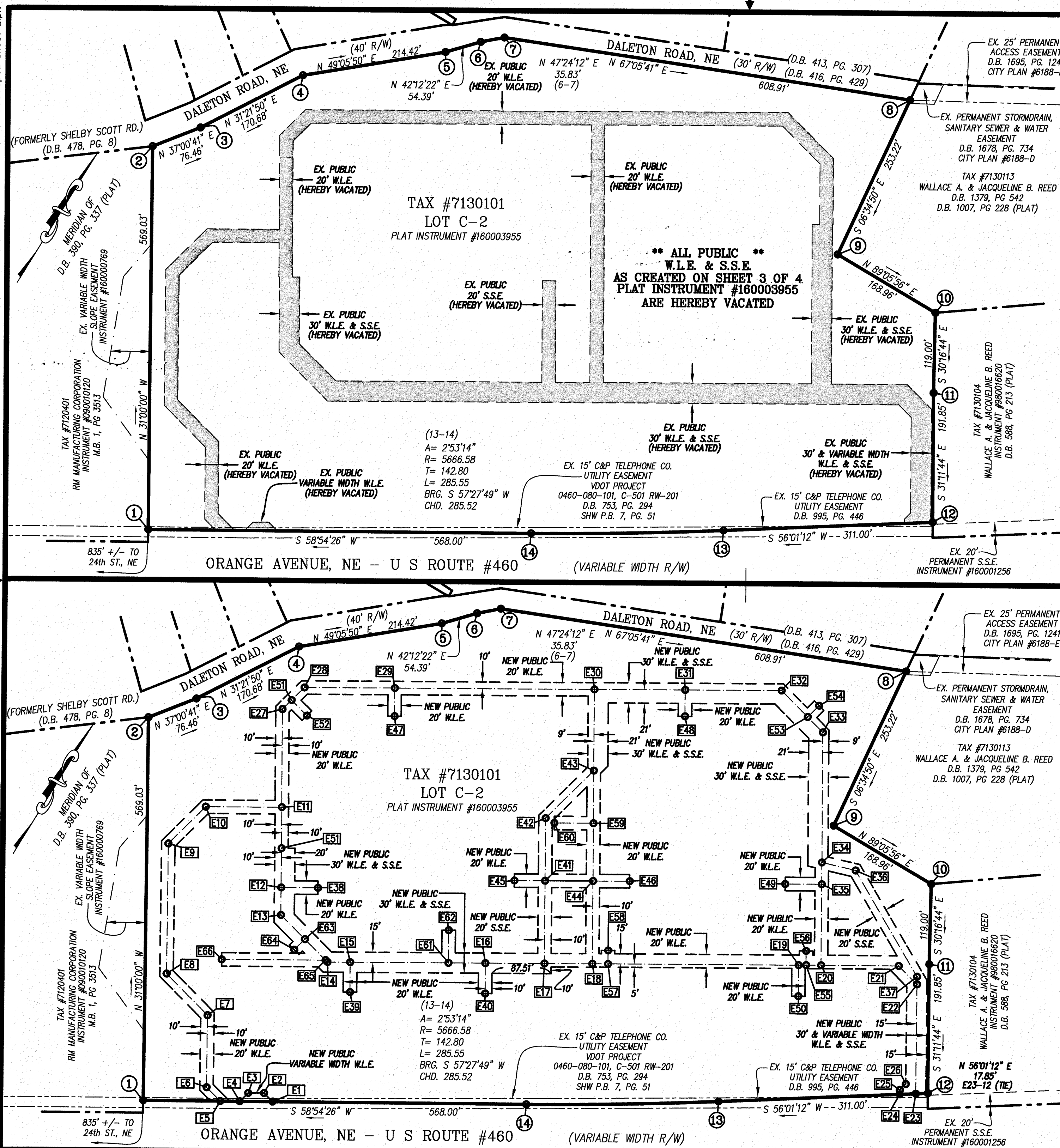
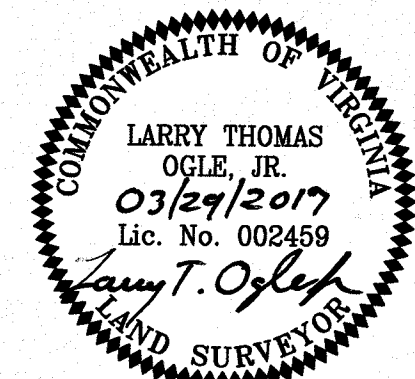




INSTRUMENT # 170005109

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

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-E51	N 13°41'06" E	18.92'
E1-E2	N 76°27'02" W	18.00'	E51-E52	S 76°18'54" E	32.26'
E2-E3	S 58°32'58" W	23.28'	E52-E53	S 76°18'54" E	55.10'
E3-E4	S 13°32'58" W	17.57'	E53-E54	N 13°41'06" E	23.86'
E4-E5	S 58°54'26" W	29.10' (TIE)	E54-E55	N 58°41'06" E	11.17'
E5-E6	N 76°27'02" W	28.85'	E55-E56	N 31°18'54" W	21.19'
E6-E7	N 31°05'34" W	106.98'	E56-E57	N 58°41'06" E	23.40'
E7-E8	N 76°05'34" W	86.91'	E57-E58	N 31°18'54" W	19.90'
E8-E9	N 31°00'00" W	193.12'	E58-E59	N 31°18'54" W	85.81'
E9-E10	N 13°41'06" E	77.74'	E59-E60	S 58°41'06" W	58.00'
E10-E11	N 58°41'06" E	112.95'	E60-E61	N 58°41'06" E	145.77'
E11-E12	S 31°18'54" E	60.79'	E61-E62	N 31°18'54" W	48.50'
E12-E13	S 31°18'54" E	58.35'	E62-E63	S 76°18'54" E	50.72'
E13-E14	S 31°18'54" E	40.74'	E63-E64	S 13°41'06" E	22.21'
E14-E15	S 31°18'54" E	98.27'	E64-E65	S 76°18'54" E	43.48'
E15-E16	S 31°18'54" E	33.80'	E65-E66	S 58°41'06" W	154.03'
E16-E17	S 31°18'54" E	200.29'			
E17-E18	S 31°18'54" E	87.51'			
E18-E19	S 31°18'54" E	71.00'			
E19-E20	S 31°18'54" E	306.23'			
E20-E21	S 31°18'54" E	33.57'			
E21-E22	S 31°18'54" E	115.52'			
E22-E23	S 31°18'54" E	38.43'			
E23-E24	S 31°18'54" E	162.61'			
E24-E25	S 31°18'54" E	23.81'			
E25-E26	S 31°18'54" E	6.60'			
E26-E27	S 31°18'54" E	12.43'			
E27-E28	S 31°18'54" E	145.74'			
E28-E29	S 31°18'54" E	45.74'			
E29-E30	S 31°18'54" E	134.04'			
E30-E31	S 31°18'54" E	295.71'			
E31-E32	S 31°18'54" E	134.99'			
E32-E33	S 31°18'54" E	143.02'			
E33-E34	S 31°18'54" E	87.39'			
E34-E35	S 31°18'54" E	193.01'			
E35-E36	S 31°18'54" E	32.31'			
E36-E37	S 31°18'54" E	120.33'			
E37-E38	S 31°18'54" E	122.91'			
E38-E39	S 31°18'54" E	92.96'			
E39-E40	S 31°18'54" E	100.41'			
E40-E41	S 31°18'54" E	120.58'			
E41-E42	S 31°18'54" E	122.91'			
E42-E43	S 31°18'54" E	163.96'			
E43-E44	S 31°18'54" E	51.48'			
E44-E45	S 31°18'54" E	182.19'			
E45-E46	S 31°18'54" E	11.44'			
E46-E47	S 31°18'54" E	54.50'			
E47-E48	S 31°18'54" E	44.49'			
E48-E49	S 31°18'54" E	45.17'			
E49-E50	S 31°18'54" E	45.50'			
E50-E51	S 31°18'54" E	54.36'			
E51-E52	S 31°18'54" E	39.27'			
E52-E53	S 31°18'54" E	41.70'			



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DATE: March 8, 2017
COMM. NO.: 2015-005
SCALE: 1" = 100'
SHEET 2 OF 3

INSTRUMENT # 170005109