

INST. # 2010-00964

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DONALD GUY TURNER IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT NUMBER 200901902.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE 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 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.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE COUNTY OF ROANOKE THAT CERTAIN AREA SHOWN HEREON AS SET APART FOR USE AS A PUBLIC DRAINAGE EASEMENT.

THE ABOVE DESCRIBED OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

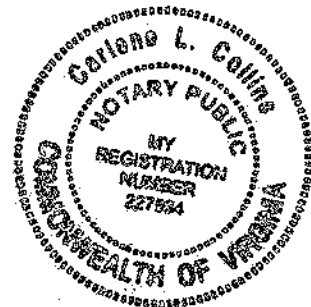
Donald Guy Turner  
DONALD GUY TURNER (OWNER)

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Carlene L. Collins, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Donald Guy Turner WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF January, 2010.

Carlene L. Collins  
NOTARY PUBLIC

REG. # 227934

MY COMMISSION EXPIRES 1-31-2013

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: John J. Muff  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

1-28-10  
DATE

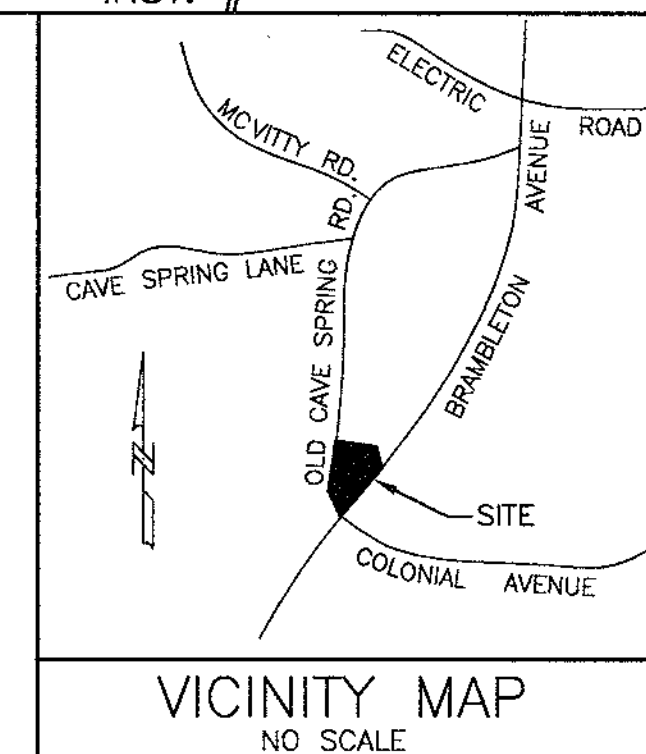
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 15:22 O'CLOCK P.M. ON THIS 29 DAY OF Jan, 2010, IN INSTRUMENT No. 2010-00964.

TESTE: STEVEN A. MCCRAW, Clerk  
CLERK

Robert W. H.  
DEPUTY CLERK

## NOTES:

- OWNERS OF RECORD: DONALD GUY TURNER
- LEGAL REFERENCES: INSTRUMENT #200901902, DEED BOOK 1708, PAGE 1376, & DEED BOOK 1176, PAGE 818 (SURVEY)
- TAX MAP NUMBERS: 076.20-02-11.00-0000 & 076.20-02-12.00-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0232G (EFFECTIVE DATE: 09/28/07). THIS DETERMINATION IS BASED UPON A REVIEW OF THE F.E.M.A. MAP PANEL & HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PROPERTIES ARE CURRENTLY ZONED C2.
- THE 10' SANITARY SEWER EASEMENT CROSSING TAX MAP NUMBER 076.20-02-12.00-0000 WAS SHOWN AS EXISTING ON "SEWER RELOCATION THROUGH MICK-OR-MACK PROPERTY AT RTE. 221 S" PREPARED BY RAYMOND WEEKS, DATED MAY 16, 1972 AND AVAILABLE UNDER ROANOKE COUNTY SCAN NUMBER SC-000216.
- A PORTION OF THE EXISTING 10' SANITARY SEWER EASEMENT CROSSING TAX MAP NUMBER 076.20-02-12.00-0000, AND SHOWN HATCHED HEREON, IS TO BE VACATED BY THE WESTERN VIRGINIA WATER AUTHORITY ONCE THE SANITARY SEWER LINE IS RELOCATED WITHIN THE NEW SANITARY SEWER EASEMENT CREATED HEREON.
- THE 20' SANITARY SEWER EASEMENT CROSSING TAX MAP NUMBER 076.20-02-12.00-0000 IS SHOWN ON "SEWER RELOCATION THROUGH MICK-OR-MACK PROPERTY AT RTE. 221 S" PREPARED BY RAYMOND WEEKS, DATED MAY 16, 1972 AND AVAILABLE UNDER ROANOKE COUNTY SCAN NUMBER SC-000216. THIS EASEMENT WAS GRANTED IN DEED BOOK 984, PAGE 439 AS A 20' SANITARY SEWER EASEMENT. IT IS FURTHER STATED IN THIS DEED THAT AT ANY TIME DURING CONSTRUCTION OR RECONSTRUCTION, BUT NO LONGER, THE EASEMENT CAN BE INCREASED TO 30 FEET IN WIDTH.
- THE OWNERS OF THIS PROPERTY SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA SHOWN ON THIS PLAT AND IN AN EASEMENT PROPERLY DEDICATED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	23692.8331	6909.9711
2	23800.5894	6861.2474
3	24013.2463	6892.9027
4	23988.1251	7064.4734
5	23896.5583	7087.0491
1	23692.8331	6909.9711

THIS PLAT SUPERSEDES AND RENDERS NULL & VOID PLAT INSTRUMENT #200916829. CHANGES TO PUBLIC SANITARY SEWER EASEMENTS.

REVISED  
COMBINATION & EASEMENT PLAT FOR  
DONALD GUY TURNER  
BEING THE COMBINATION OF  
TRACT 2 AS SHOWN ON  
"SURVEY FOR MICK OR MACK  
STORES CO., INCORPORATED"  
DEED BOOK 1176, PAGE 818  
ALSO KNOWN AS  
PARCEL 2 AS DESCRIBED IN  
DEED BOOK 1708, PAGE 1376  
AND  
PARCEL 1 AS DESCRIBED IN  
DEED BOOK 1708, PAGE 1376  
CREATING HEREON  
TRACT 2A (1.023 ACRES), A PUBLIC SANITARY  
SEWER EASEMENT, A PUBLIC DRAINAGE EASEMENT,  
AND A PRIVATE STORMWATER MANAGEMENT  
ACCESS & MAINTENANCE EASEMENT  
SITUATED ON BRAMBLETON AVENUE  
& OLD CAVE SPRING ROAD  
WINDSOR HILLS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
DATED JANUARY 15, 2010  
JOB #R0800418.00  
SHEET 1 OF 2 SCALE: 1" = 20'



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian Casella  
BRIAN J. CASELLA 002806

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

DRN: JLN  
CHK: BJC

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLANNERS ARCHITECTS  
ENGINEERS SURVEYORS