

LEGEND:

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- GUY WIRE
- ⊗ GAS VALVE
- ⊗ WATER VALVE
- ⊗ WATER MANHOLE
- ⊗ STORM DRAINAGE INLET
- ⊗ STORM DRAINAGE MANHOLE
- ⊗ STORM DRAINAGE GRATE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ CLEANOUT

P.S.S.E. PUBLIC SANITARY SEWER EASEMENT

P.W.L.E. PUBLIC WATER LINE EASEMENT

P.D.E. PUBLIC DRAINAGE EASEMENT

RCP REINFORCED CONCRETE PIPE

CMP CORRUGATED METAL PIPE

C&P CHESAPEAKE AND POTOMAC

ESM'T EASEMENT

W/ WITH

CONC. CONCRETE

B.C. BACK OF CURB

T.B.R. TO BE REMOVED

— DHU — OVERHEAD WIRES

— X — FENCE

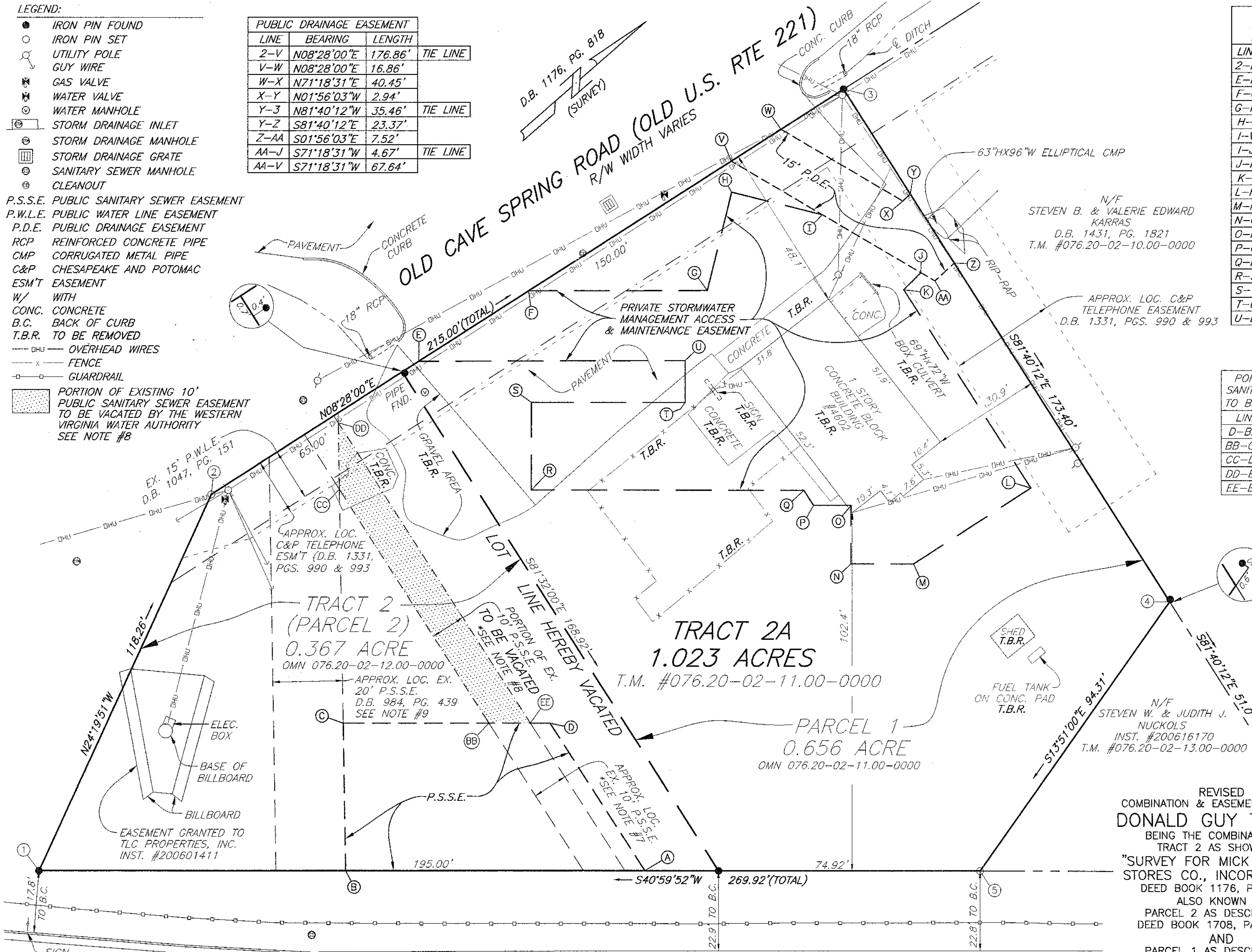
— □ — GUARDRAIL

PORTION OF EXISTING 10' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED BY THE WESTERN VIRGINIA WATER AUTHORITY SEE NOTE #8

| PUBLIC DRAINAGE EASEMENT |             |         |          |
|--------------------------|-------------|---------|----------|
| LINE                     | BEARING     | LENGTH  | TIE LINE |
| 2-V                      | N08°28'00"E | 176.86' |          |
| V-W                      | N08°28'00"E | 16.86'  |          |
| W-X                      | N71°18'31"E | 40.45'  |          |
| X-Y                      | N01°56'03"W | 2.94'   |          |
| Y-Z                      | N81°40'12"W | 35.46'  | TIE LINE |
| Z-AA                     | S01°56'03"E | 7.52'   |          |
| AA-J                     | S71°18'31"W | 4.67'   | TIE LINE |
| AA-V                     | S71°18'31"W | 67.64'  |          |

| PRIVATE STORMWATER MANAGEMENT ACCESS & MAINTENANCE EASEMENT |             |        |          |
|-------------------------------------------------------------|-------------|--------|----------|
| LINE                                                        | BEARING     | LENGTH | TIE LINE |
| 2-E                                                         | N08°28'00"E | 70.59' |          |
| E-F                                                         | N08°28'00"E | 37.35' |          |
| F-G                                                         | N40°50'35"E | 51.30' |          |
| G-H                                                         | N35°10'33"W | 28.92' |          |
| H-I                                                         | N54°49'27"E | 26.75' |          |
| I-V                                                         | S71°18'31"W | 30.20' | TIE LINE |
| I-J                                                         | N71°18'31"E | 32.78' |          |
| J-K                                                         | N04°08'50"W | 6.91'  |          |
| K-L                                                         | S81°49'05"E | 67.21' |          |
| L-M                                                         | S08°10'55"W | 39.99' |          |
| M-N                                                         | S41°08'03"W | 17.88' |          |
| N-O                                                         | N48°51'57"W | 16.61' |          |
| O-P                                                         | S41°08'03"W | 10.77' |          |
| P-Q                                                         | N81°49'05"W | 5.11'  |          |
| Q-R                                                         | S40°59'52"W | 78.17' |          |
| R-S                                                         | N49°00'08"W | 25.00' |          |
| S-T                                                         | N40°59'52"E | 44.09' |          |
| T-U                                                         | N49°09'25"W | 11.91' |          |
| U-E                                                         | S40°50'35"W | 76.41' |          |

| PORTION OF EXISTING 10' SANITARY SEWER EASEMENT TO BE VACATED, SEE NOTE #8 |             |         |          |
|----------------------------------------------------------------------------|-------------|---------|----------|
| LINE                                                                       | BEARING     | LENGTH  | TIE LINE |
| D-BB                                                                       | S40°59'11"W | 17.52'  |          |
| BB-CC                                                                      | N81°46'43"W | 79.35'  |          |
| CC-DD                                                                      | N49°57'55"W | 18.97'  |          |
| DD-EE                                                                      | S81°46'43"E | 101.91' |          |
| EE-BB                                                                      | S40°59'11"W | 11.89'  |          |



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

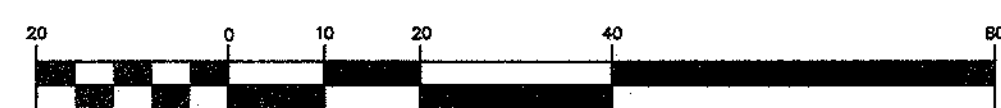
JOB #R0800418.00

SHEET 2 OF 2 SCALE: 1" = 20'



PLANNERS ARCHITECTS ENGINEERS SURVEYORS

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

DRN: JLN  
CHK: BJC

| PUBLIC SANITARY SEWER EASEMENT |             |        |          |
|--------------------------------|-------------|--------|----------|
| LINE                           | BEARING     | LENGTH | TIE LINE |
| 5-A                            | S40°59'52"W | 96.06' |          |
| A-B                            | S40°59'52"W | 85.88' |          |
| B-C                            | N49°57'55"W | 42.18' |          |
| C-D                            | N40°59'11"E | 59.35' |          |
| D-A                            | S81°51'26"E | 50.21' |          |

TEL: 540-772-9580 FAX: 540-772-8050  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018