

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY ALL INGRESS EGRESS EASEMENT RIGHTS WITHIN THE 20' ACCESS EASEMENT AS DEFINED AND RECORDED IN INSTRUMENT NUMBER 200813691

THE INTENT OF THIS EASEMENT PLAT IS TO REESTABLISH THE LOCATION OF THE ACCESS EASEMENT AS SHOWN ON INSTRUMENT NUMBER 2008-12654. ALL LANGUAGE AND AGREEMENTS RELATING TO THE ORIGINAL ACCESS EASEMENT AS DEFINED AND RECORDED IN INSTRUMENT NUMBER 200813691 SHALL APPLY TO THE 20' PRIVATE ACCESS EASEMENT RELOCATED BY RECORDATION OF THIS PLAT.

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

WESTERN VIRGINIA WATER AUTHORITY

BY: [Signature] ITS: Director of Engineering

R. FRALIN DEVELOPMENT CORP.

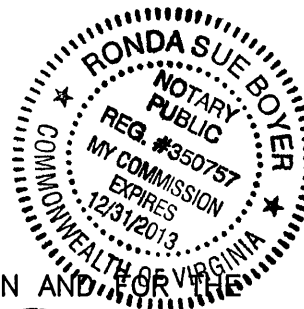
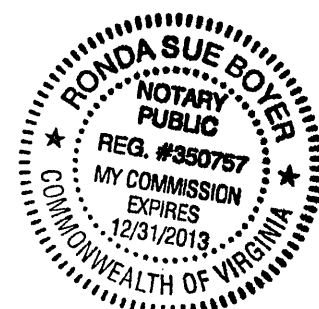
BY: [Signature]

ITS: President

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Ronda Sue Boyer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT R. FRALIN WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25<sup>th</sup> DAY OF October, 2010.

Ronda Sue Boyer  
NOTARY PUBLIC  
REG. # 350757 MY COMMISSION EXPIRES Dec. 31, 2013



STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Ronda Sue Boyer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT GREG REED WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26<sup>th</sup> DAY OF October, 2010.

Ronda Sue Boyer  
NOTARY PUBLIC  
REG. # 350757 MY COMMISSION EXPIRES Dec. 31, 2013

| ACCESS EASEMENT CURVE TABLE |         |         |         |               |         |           |
|-----------------------------|---------|---------|---------|---------------|---------|-----------|
| CURVE #                     | LENGTH  | RADIUS  | TANGENT | CHORD BEARING | CHORD   | DELTA     |
| A-B                         | 137.34' | 229.88' | 70.79'  | N51°25'16"E   | 135.30' | 34°13'48" |
| B-C                         | 49.37'  | 98.96'  | 25.21'  | N15°56'49"E   | 48.86'  | 28°34'59" |
| C-D                         | 85.74'  | 50.00'  | 57.77'  | N43°18'20"W   | 75.61'  | 98°14'58" |
| E-F                         | 32.29'  | 25.00'  | 18.84'  | N55°25'35"W   | 30.09'  | 74°00'29" |

| CURVE TABLE |        |        |         |               |        |           |
|-------------|--------|--------|---------|---------------|--------|-----------|
| CURVE #     | LENGTH | RADIUS | TANGENT | CHORD BEARING | CHORD  | DELTA     |
| C1          | 85.36' | 55.00' | 53.97'  | N14°29'38"W   | 77.04' | 88°55'10" |
| C2          | 60.35' | 55.00' | 33.62'  | S89°36'36"W   | 57.37' | 62°52'23" |

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE COUNTY SUBDIVISION ORDINANCE.

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 8:54 O'CLOCK A.M. ON THIS 2010-11-30 DAY OF NOV 01 2010, 2010, IN INSTRUMENT No. 2010-11356.

TESTE: STEVEN A. MCGRAW, Clerk  
CLERK

[Signature]  
DEPUTY CLERK

## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

N/F  
SPENCER J. FRANTZ ET. AL  
D.B. 1551, PG. 1119  
T.M. #035.00-01-26.00-0000

N/F  
WESTERN VIRGINIA WATER AUTHORITY  
INST. #200813691  
T.M. #035.00-02-02.01-0000

N/F  
R. FRALIN DEVELOPMENT CORPORATION  
INST. #200812654  
T.M. #035.00-02-02.00-0000

LOT 42A  
1.633 ACRES

PUBLIC UTILITY LOT  
1.046 ACRES

N/F  
R. FRALIN DEVELOPMENT CORPORATION  
INST. #200716573  
T.M. 035.00-02-03.00-0000

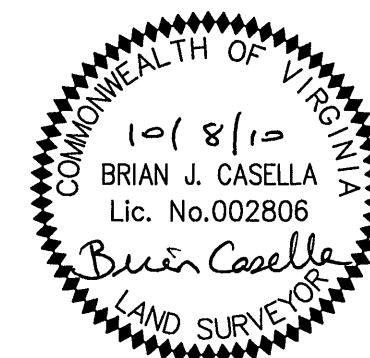
LOT 43  
1.554 ACRES

CENTERLINE REVISED  
20' PRIVATE ACCESS  
EASEMENT IS FOR THE  
SOLE BENEFIT OF THE  
PUBLIC UTILITY LOT, LOT 42A  
AND LOT 43

| ACCESS EASEMENT LINE TABLE |             |        |
|----------------------------|-------------|--------|
| LINE                       | BEARING     | LENGTH |
| D-E                        | S87°34'11"W | 55.01' |
| F-G                        | N18°25'21"W | 6.40'  |

## LEGEND

|          |                            |
|----------|----------------------------|
| ○        | PLATTED CORNER             |
| M.B.L.   | MINIMUM BUILDING LINE      |
| P.U.E.   | PUBLIC UTILITY EASEMENT    |
| P.W.L.E. | PUBLIC WATER LINE EASEMENT |
| PR.D.E.  | PRIVATE DRAINAGE EASEMENT  |
| S.Y.S.   | SIDE YARD SETBACK          |
| R.Y.S.   | REAR YARD SETBACK          |
| EX.      | EXISTING                   |
| CL       | CENTERLINE                 |



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

Brian Casella  
BRIAN J. CASELLA 002806

EASEMENT PLAT FROM RECORDS & PARTIAL SURVEY FOR  
R. FRALIN DEVELOPMENT CORPORATION &  
WESTERN VIRGINIA WATER AUTHORITY

SHOWING AN EXISTING 20' ACCESS EASEMENT  
CROSSING LOT 43  
HANGING ROCK TERRACE SECTION 3  
INSTRUMENT #200716573  
AND

LOT 42A AS SHOWN ON  
"RESUBDIVISION PLAT FOR R. FRALIN DEVELOPMENT CORP"  
RECORDED IN INSTRUMENT #200812654

TO BE VACATED  
AND

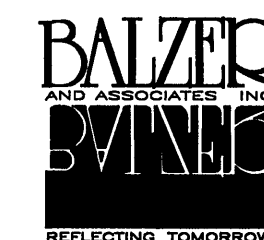
SHOWING HEREON

A REVISED 20' PRIVATE ACCESS EASEMENT  
FOR THE BENEFIT OF  
LOTS 43, 42A, AND PUBLIC UTILITY LOT  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SITUATED ON CONNORS RUN  
DATED OCTOBER 8, 2010  
JOB #R1010235.00.00  
SCALE: 1" = 40'

N/F  
FRANCES F. SELLECK  
IVAN MARK SELLECK  
D.B. 966, PG. 44  
T.M. #035.00-01-24.00-0000

DRN: SCB  
CHK: BJC

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



PLANNERS ARCHITECTS  
ENGINEERS SURVEYORS