

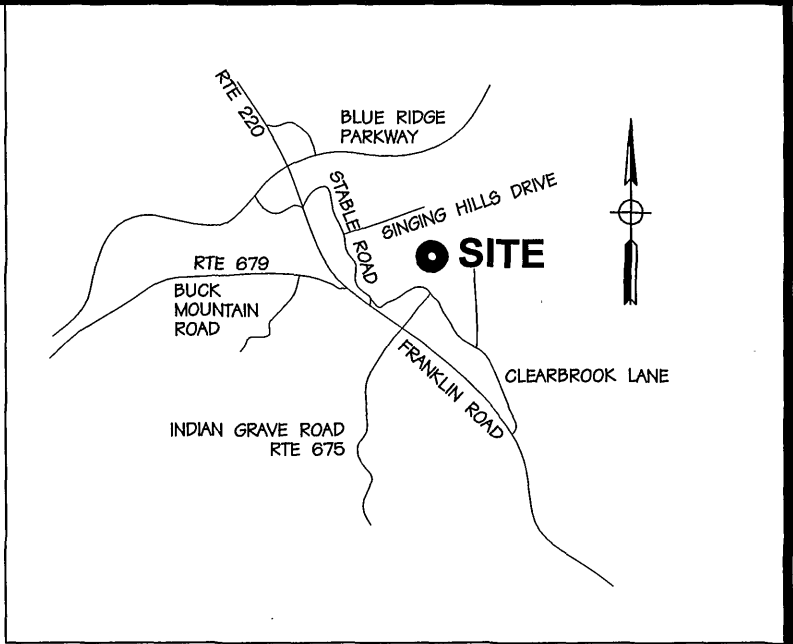
SOURCE OF TITLE:  
WAL-MART REAL ESTATE BUSINESS TRUST  
PARCEL ID:  
88.03-01-02  
88.03-01-04  
88.03-01-09  
DB 2009/11234

NOTES

1. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
3. AS DETERMINED BY GRAPHIC SCALING ONLY A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE" (AREA WITHIN THE 100 YEAR FLOOD ZONE). THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE "X" (AREA OUTSIDE THE 100 YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON COMMUNITY PANEL #51161C02546, DATED SEPTEMBER 28, 2007.
4. THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS EASEMENT PLAT, GRANTS 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.
5. PROPERTY LINES AS SHOWN HEREON ARE BASED ON A PLAT TITLED "PLAT OF COMBINATION AND RESUBDIVISION AND RIGHT OF WAY VACATION FOR WALMART REAL ESTATE BUSINESS TRUST STORE No. 1301-02" DATED JULY 31, 2009 LAST REVISED SEPTEMBER 28, 2011 PREPARED BY DEWBERRY & DAVIS, INC. SAID PLAT IS UNRECORDED AT THIS TIME AND THE UNDERSIGNED SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID PLAT BEING RECORDED. EASEMENTS ARE INTENDED TO ADJOIN PROPERTY LINES AS SHOWN HEREON.
6. THE SOLE PURPOSE OF THIS PLAT IS TO ILLUSTRATE EASEMENTS TO BE CONVEYED TO THE WESTERN VIRGINIA WATER AUTHORITY.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:30 O'CLOCK A.M. ON THIS DAY OF **MAR 06 2012**, 2012.

TESTE: STEVEN MCGRAW, CLERK BY: *Robert Chan*  
DEPUTY CLERK



DEWBERRY & DAVIS PLAT  
FILE NO. V3129B

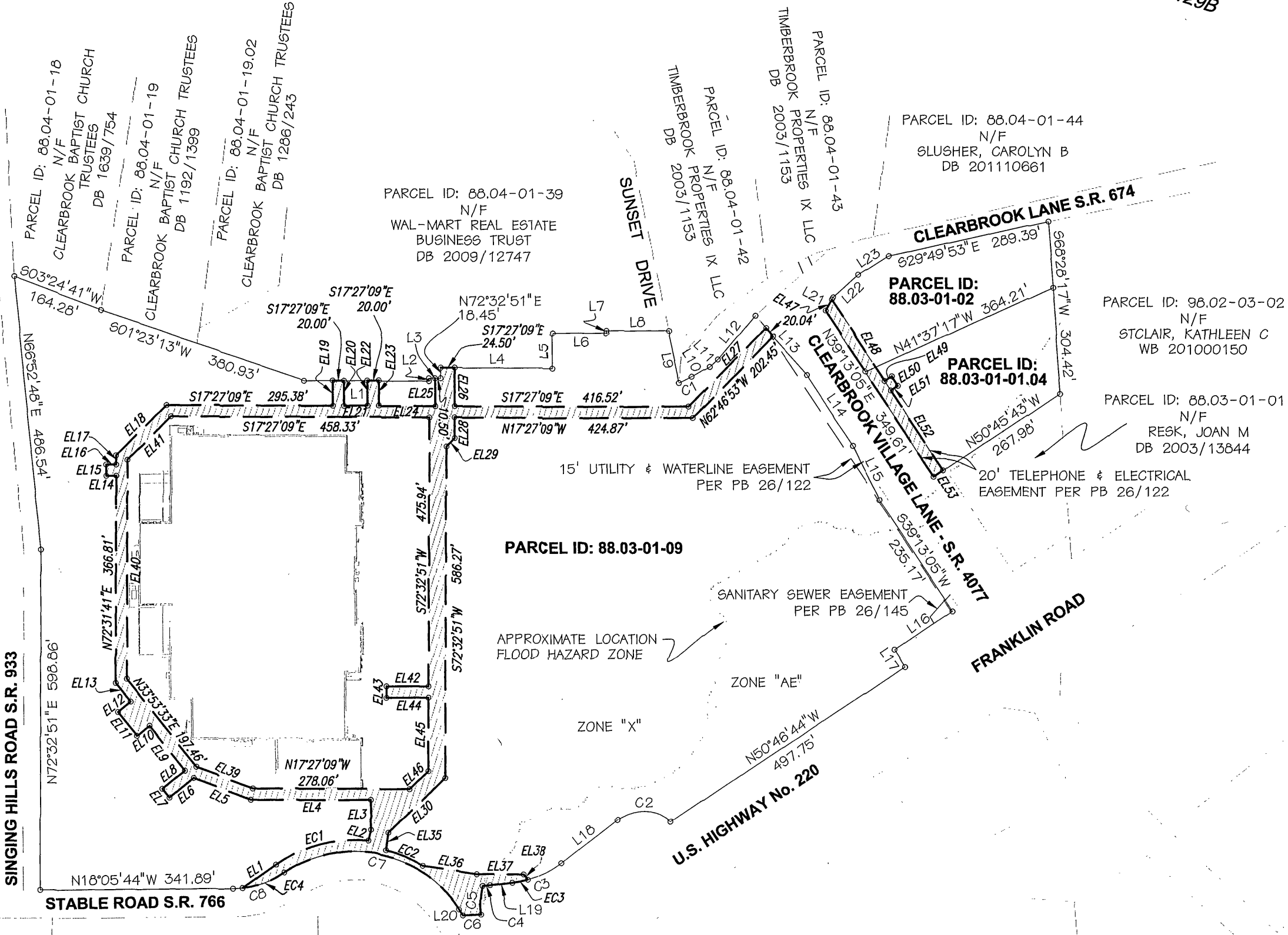
Vicinity Map  
NTS

EASEMENT LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| EL1  | S52°16'13"E | 72.59'  |
| EL2  | N66°50'05"E | 19.64'  |
| EL3  | N71°05'53"E | 52.77'  |
| EL4  | N17°27'09"W | 213.16' |
| EL5  | N03°07'25"E | 108.02' |
| EL6  | N56°06'27"W | 55.75'  |
| EL7  | N33°53'33"E | 20.00'  |
| EL8  | S56°06'27"E | 51.43'  |
| EL9  | N33°53'33"E | 101.31' |
| EL10 | N56°06'27"W | 28.62'  |
| EL11 | N33°53'33"E | 53.60'  |
| EL12 | S56°06'27"E | 28.62'  |
| EL13 | N33°53'33"E | 42.32'  |
| EL14 | N17°27'09"W | 17.78'  |
| EL15 | N72°32'51"E | 20.00'  |
| EL16 | S17°27'09"E | 17.78'  |
| EL17 | N72°31'41"E | 16.52'  |
| EL18 | S62°27'09"E | 125.65' |
| EL19 | N72°32'51"E | 44.10'  |
| EL20 | S72°32'51"W | 44.10'  |
| EL21 | S17°27'09"E | 41.24'  |
| EL22 | N72°32'51"E | 44.10'  |
| EL23 | S72°32'51"W | 44.10'  |
| EL24 | S17°27'09"E | 100.00' |
| EL25 | N72°32'51"E | 49.05'  |
| EL26 | S72°32'51"W | 67.50'  |
| EL27 | S62°27'09"E | 195.42' |
| EL28 | S72°32'51"W | 36.49'  |
| EL29 | N62°27'09"W | 21.21'  |
| EL30 | N61°16'11"W | 138.49' |
| EL35 | S60°36'09"W | 31.19'  |
| EL36 | S08°43'47"E | 97.59'  |
| EL37 | S16°56'17"E | 83.43'  |
| EL38 | S33°33'11"W | 11.99'  |
| EL39 | N03°07'25"E | 107.32' |
| EL40 | N72°31'41"E | 366.03' |
| EL41 | S62°27'09"E | 109.08' |
| EL42 | N17°27'09"W | 74.63'  |
| EL43 | S72°32'51"W | 20.00'  |
| EL44 | S17°27'09"E | 74.63'  |
| EL45 | S72°32'51"W | 129.04' |
| EL46 | N61°16'11"W | 46.37'  |
| EL47 | S78°26'54"E | 22.59'  |
| EL48 | S39°13'05"W | 170.94' |
| EL49 | S50°46'55"E | 14.76'  |
| EL50 | S39°13'05"W | 20.00'  |
| EL51 | N50°46'55"W | 14.76'  |
| EL52 | S39°13'05"W | 169.18' |
| EL53 | N50°46'55"W | 20.00'  |

LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | S17°27'09"E | 221.54' |
| L2   | N72°32'51"E | 4.95'   |
| L3   | S17°27'09"E | 21.50'  |
| L4   | S17°27'09"E | 200.00' |
| L5   | N72°32'51"E | 61.80'  |
| L6   | S17°27'09"E | 95.00'  |
| L7   | N72°32'51"E | 4.05'   |
| L8   | S17°27'09"E | 110.91' |
| L9   | S60°48'43"W | 93.81'  |
| L10  | S47°36'59"E | 36.72'  |
| L11  | S59°00'19"E | 19.60'  |
| L12  | S66°56'27"E | 100.98' |
| L13  | S31°01'19"W | 139.22' |
| L14  | S39°13'05"W | 149.43' |
| L15  | S46°00'50"W | 107.97' |
| L16  | N50°46'55"W | 123.29' |
| L17  | S39°13'05"W | 36.34'  |
| L18  | N54°37'44"W | 125.33' |
| L19  | N23°28'53"W | 40.04'  |
| L20  | N39°26'30"E | 12.23'  |
| L21  | S78°26'54"E | 26.67'  |
| L22  | S59°00'19"E | 59.81'  |
| L23  | S49°21'24"E | 63.69'  |



PARCEL ID: 88.03-01-09

PARCEL ID: 88.04-01-44  
N/F  
BLUSHER, CAROLYN B  
DB 201110661

PARCEL ID: 88.03-01-02

PARCEL ID: 88.03-01-04

PARCEL ID: 98.02-03-02  
N/F  
STOLAIR, KATHLEEN C  
WB 201000150

PARCEL ID: 88.03-01-01  
N/F  
REOK, JOAN M  
DB 2003/13844

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CURRENT ROANOKE COUNTY SUBDIVISION AND/OR ZONING ORDINANCES.

LEGEND

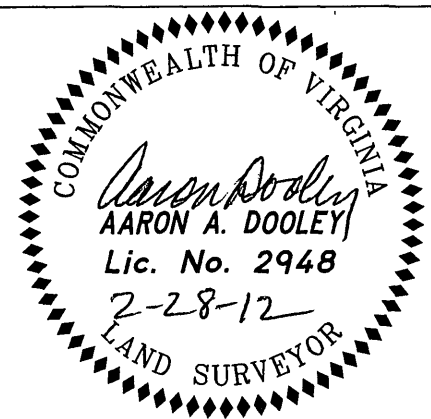
LIMITS OF WATER & SEWER EASEMENT

TOTAL EASEMENT AREA = 97874 SF, 2.25 ACRES

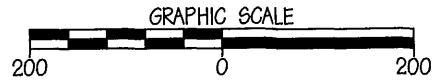
| CURVE | LENGTH  | RADIUS  | BEARING     | CHORD   | DELTA     |
|-------|---------|---------|-------------|---------|-----------|
| C1    | 24.75'  | 182.85' | S43°46'18"E | 24.73'  | 7°45'22"  |
| C2    | 100.97' | 74.82'  | N15°58'10"W | 93.48'  | 77°19'07" |
| C3    | 97.65'  | 179.63' | N39°03'16"W | 96.45'  | 31°08'51" |
| C4    | 12.86'  | 547.96' | N22°48'33"W | 12.86'  | 1°20'41"  |
| C5    | 50.70'  | 135.50' | S75°27'20"W | 50.40'  | 21°26'11" |
| C6    | 31.93'  | 597.96' | N19°56'07"W | 31.93'  | 3°03'35"  |
| C7    | 352.93' | 223.00' | N05°53'49"W | 317.23' | 90°40'41" |
| C8    | 97.29'  | 168.21' | N34°39'55"W | 95.94'  | 33°08'21" |
| EC1   | 173.22' | 243.00' | S31°50'55"E | 169.58' | 40°50'36" |
| EC2   | 70.47'  | 233.00' | S05°18'02"W | 70.21'  | 17°19'47" |
| EC3   | 28.65'  | 179.63' | N28°04'58"W | 28.82'  | 9°12'11"  |
| EC4   | 79.94'  | 168.21' | N37°37'11"W | 79.19'  | 27°13'50" |

EASEMENT PLAT SHOWING  
WATER & SEWER EASEMENTS GRANTED TO THE  
WESTERN VIRGINIA WATER AUTHORITY  
ON THE PROPERTY OF  
**WAL-MART REAL ESTATE BUSINESS TRUST**  
LOCATED ON FRANKLIN RD. (RTE. 220)  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

SHEET 1 OF 2



|       |              |
|-------|--------------|
| REV:  | 2/28/12 MAD  |
| DWN:  | AAD/JMD      |
| DATE: | 2/1/2012     |
| DWG:  | V-EP-12031-A |
| JOB:  | 12031        |



**PERKINS & ORRISON**  
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

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