

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

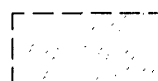
NOTES

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. 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.
4. 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.
5. THE SOLE PURPOSE OF THIS PLAT IS TO ILLUSTRATE EXISTING UTILITY ENCROACHMENTS INTO THE WATER AND SEWER 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 2/28/2012 O'CLOCK 00.M. ON THIS DAY OF Feb, 2012.

TESTE: STEVEN McGRAW, CLERK BY: Deputy Clerk DEPUTY CLERK

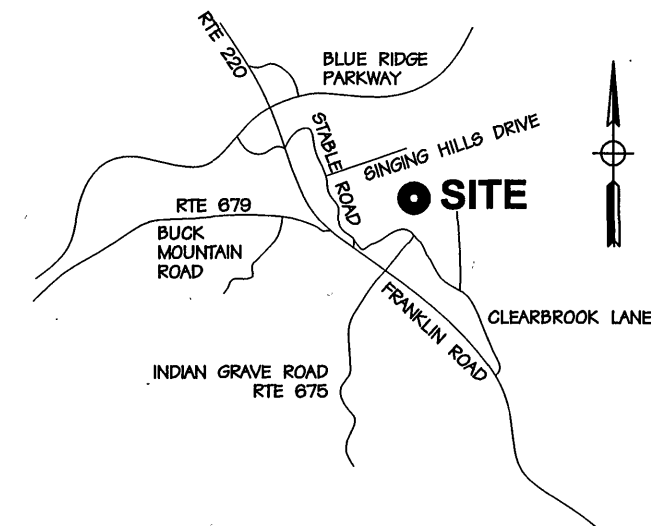
LEGEND



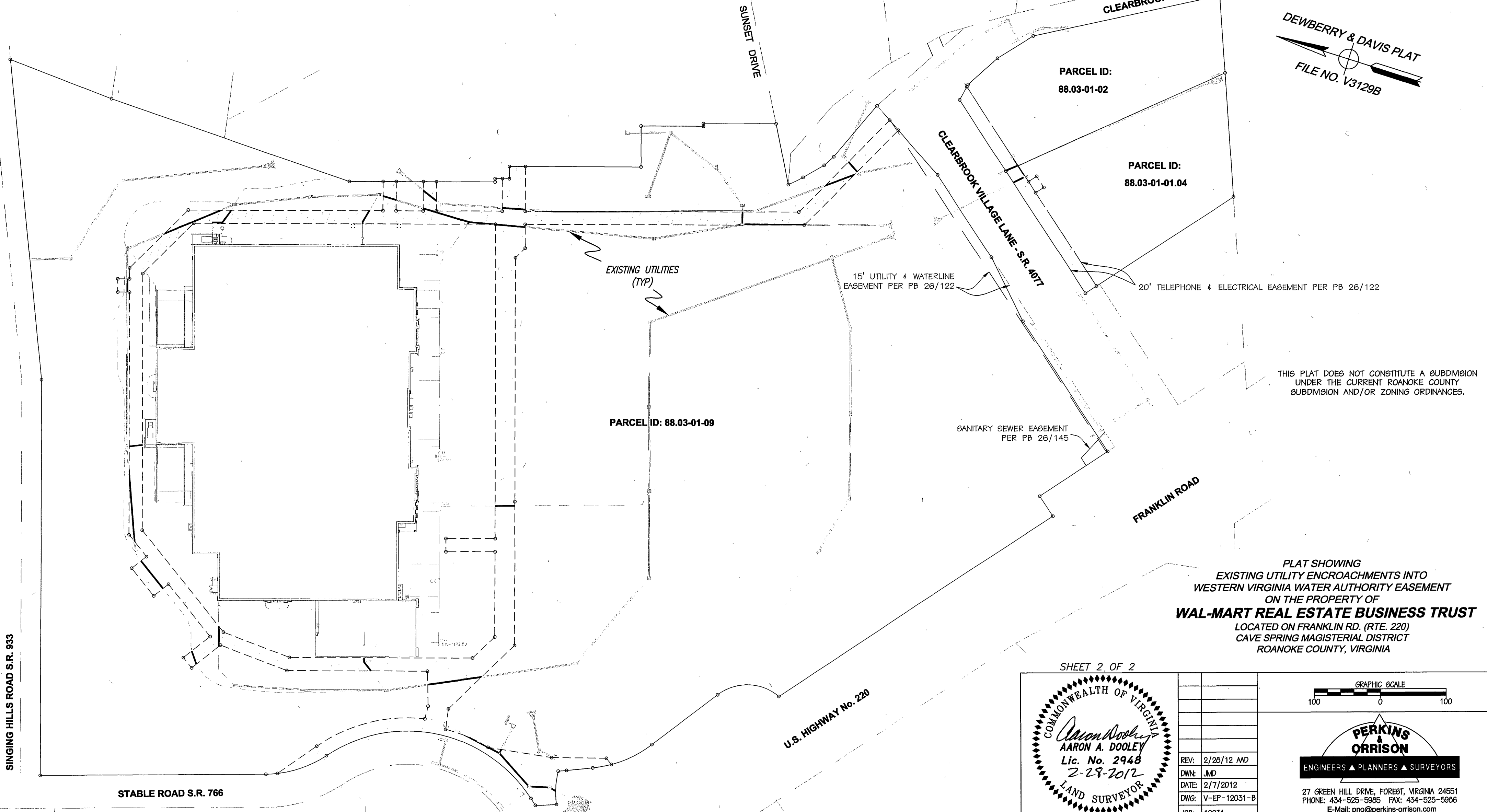
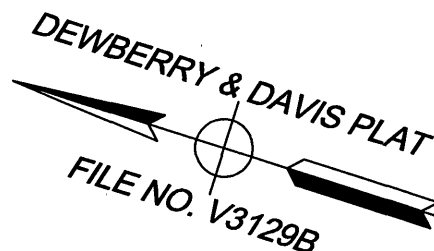
LIMITS OF WATER & SEWER EASEMENT



EXISTING UTILITY ENCROACHMENTS INTO WATER & SEWER EASEMENT



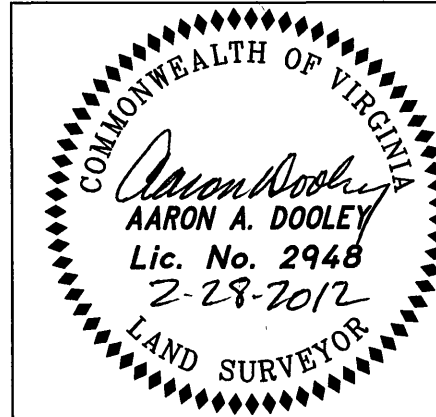
Vicinity Map
NTS



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

PLAT SHOWING
EXISTING UTILITY ENCROACHMENTS INTO
WESTERN VIRGINIA WATER AUTHORITY EASEMENT
ON THE PROPERTY OF
WAL-MART REAL ESTATE BUSINESS TRUST
LOCATED ON FRANKLIN RD. (RTE. 220)
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SHEET 2 OF 2



REV:	2/28/12 AAD
DWN:	JMD
DATE:	2/7/2012
DWG:	V-EP-12031-B
JOB:	12031



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