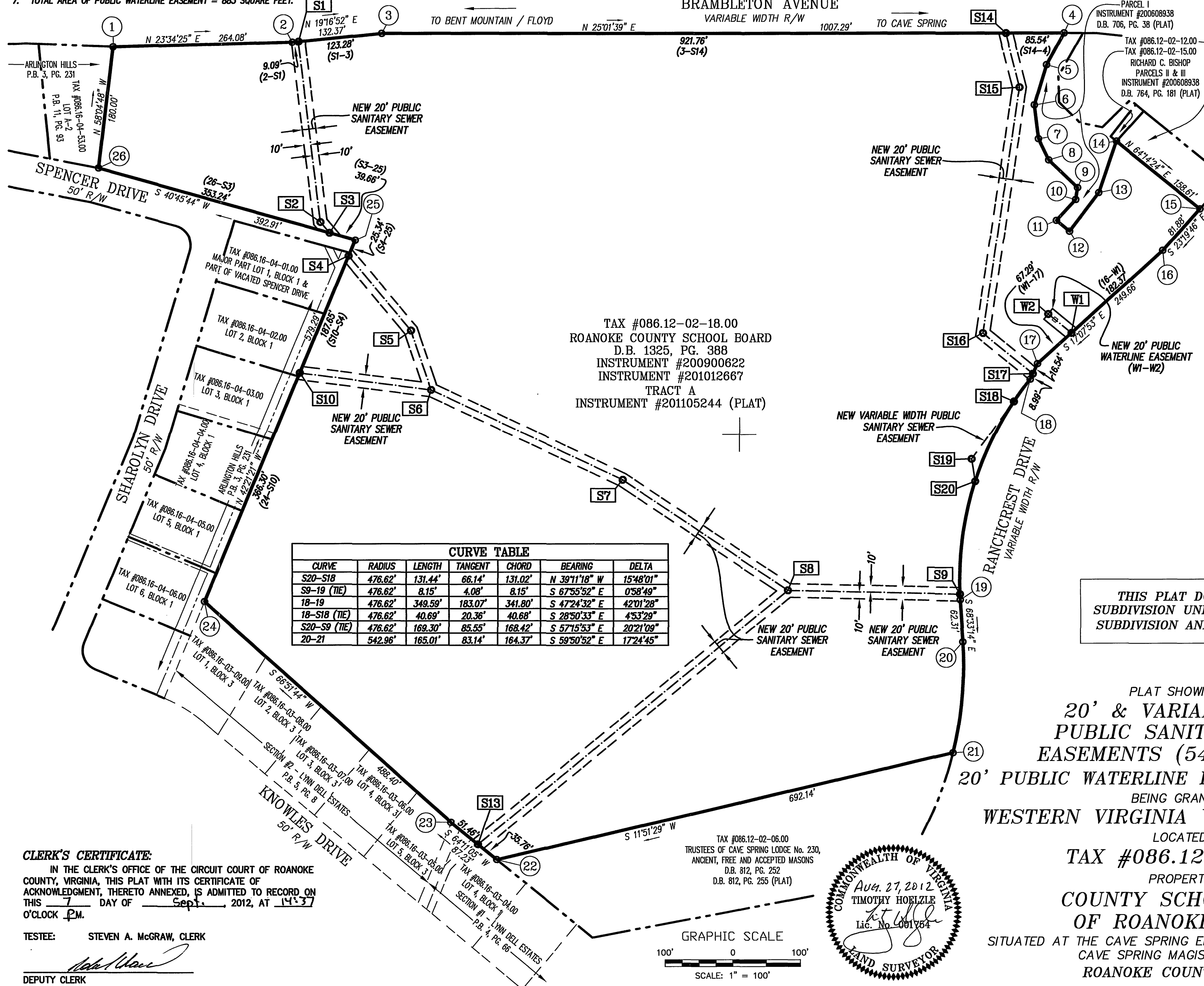


NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C0234G, DATED SEPTEMBER 28, 2007. ZONE "X-UNSHADED".
4. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW 20' PUBLIC WATERLINE EASEMENT & NEW 20' & VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENTS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. THE SAID OWNER, COUNTY SCHOOL BOARD OF ROANOKE COUNTY, 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 WATERLINE 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.
6. TOTAL AREA OF PUBLIC SANITARY SEWER EASEMENTS = 54,772 SQUARE FEET.
7. TOTAL AREA OF PUBLIC WATERLINE EASEMENT = 883 SQUARE FEET.

U. S. ROUTE #221
BRAMBLETON AVENUE
VARIABLE WIDTH R/W

NEW 20' PUBLIC
SANITARY SEWER EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
2-S1	N 19°16'52" E	9.09'(TIE)
S1-S2	S 71°49'57" E	267.97'
S2-S3	N 75°14'58" E	20.89'
S3-S4	N 40°45'44" E	39.66'(TIE)
S4-S5	S 42°21'21" E	25.34'(TIE)
S5-S6	N 75°14'58" E	143.68'
S6-S7	S 83°48'43" E	92.68'
S7-S8	N 50°08'38" E	312.48'
S8-S9	N 58°52'17" E	293.85'
S9-S10	N 26°23'07" E	254.03'
S10-S11	S 67°55'52" E	8.15'(TIE)
S11-S12	N 32°20'47" E	195.61'
S12-S13	S 14°17'25" E	592.11'
S13-S14	S 64°11'05" W	51.46'
S14-S15	S 25°01'39" W	85.54'(TIE)
S15-S16	S 79°07'04" E	82.21'
S16-S17	S 56°33'34" E	367.29'
S17-S18	N 64°25'02" E	94.73'
S18-S19	S 39°51'46" E	8.99'(TIE)
S19-S20	S 28°50'33" E	40.68'(TIE)
S20-S21	S 28°50'33" E	105.03'
S21-S22	S 73°26'18" E	33.51'
S22-S23	N 39°11'18" W	131.02'

* DENOTES CHORD BEARING & DISTANCE

EXTERIOR BOUNDARY
LINE TABLE

LINE	BEARING	DISTANCE
4-5	S 36°22'36" E	53.01'
5-6	S 47°58'40" E	61.83'
6-7	S 71°44'16" E	50.07'
7-8	N 89°07'24" E	35.00'
8-9	N 69°12'24" E	58.90'
9-10	S 56°30'36" E	17.90'
10-11	S 22°23'36" E	41.80'
11-12	N 65°10'24" E	25.00'
12-13	N 27°47'36" W	72.00'
13-14	N 46°07'36" W	80.30'
14-15	S 39°51'46" E	25.53'

NEW 20' PUBLIC
WATERLINE EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
17-W1	N 17°07'53" W	67.29'(TIE)
W1-W2	S 64°29'50" W	44.15'

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

PLAT SHOWING NEW
20' & VARIABLE WIDTH
PUBLIC SANITARY SEWER
EASEMENTS (54,772 S.F.) &
20' PUBLIC WATERLINE EASEMENT (883 S.F.)
BEING GRANTED TO
WESTERN VIRGINIA WATER AUTHORITY

LOCATED ON
TAX #086.12-02-18.00

PROPERTY OF
COUNTY SCHOOL BOARD
OF ROANOKE COUNTY

SITUATED AT THE CAVE SPRING ELEMENTARY & MIDDLE SCHOOL
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

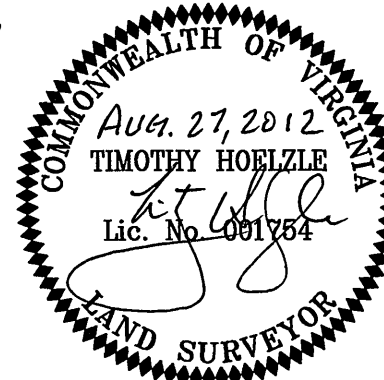
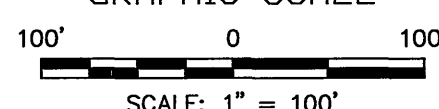
CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE
COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF
ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON
THIS 7 DAY OF Sept, 2012, AT 1:37
O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

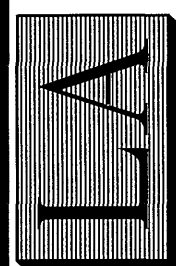
GRAPHIC SCALE



PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: August 27, 2012
COMM. NO.: 2012-136
SCALE: 1" = 100'
SHEET 1 OF 1