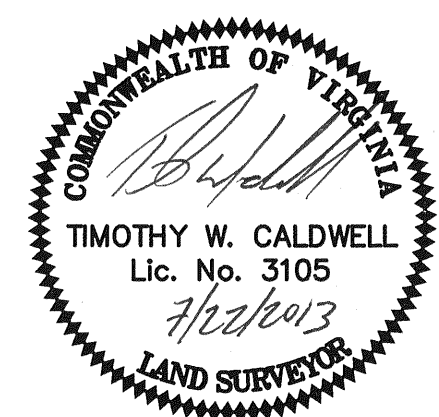


- NOTES:
1. WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE TAKEN FROM THE DESIGN SHOWN ON THE PROJECT ENTITLED "SOUTH PEAK BOULEVARD," ROANOKE COUNTY PROJECT No. SP-1200828.
 2. WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE TAKEN FROM THE DESIGN SHOWN ON THE PROJECT ENTITLED "THE ESTATES AT SOUTH PEAK," ROANOKE COUNTY PROJECT No. SB-1102750.
 3. WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE TAKEN FROM THE DESIGN SHOWN ON THE PROJECT ENTITLED "SOUTH PEAK DEVELOPMENT - PHASE 1 WATER SYSTEM IMPROVEMENTS," ROANOKE COUNTY PROJECT No. SP-1201212.
 5. THE 50' CROSS ACCESS EASEMENT (SOUTH PEAK BOULEVARD AND THE PEAKS DRIVE) SERVING THE PARCELS SHOWN HEREON IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.



EASEMENT PLAT FROM RECORDS FOR
**MCNEIL PROPERTIES, LLC,
WOODCLIFF INVESTMENTS, LLC,
ESTATES AT SOUTH PEAK, LLC
SLATE HILL II, LLC AND
SOUTH PEAK HOTEL, LLC**

CREATING NEW SANITARY SEWER EASEMENTS
AND WATER LINE EASEMENTS

SITUATE ON SOUTH PEAK BOULEVARD
CAVE SPRING MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA

SCALE: 1" = 60' DATE: JULY 22, 2013

M&C COMM. No. 3101-B

SHEET 3 OF 4

Mattern & Craig
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(540) 345-9342
FAX (540) 345-7691

LEGEND

- - DEED CORNER
- ▲ - CALCULATED POINT
- D.B. - DEED BOOK
- P.B. - PLAT BOOK
- INST. - INSTRUMENT
- No. - NUMBER

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

