

NOTES:

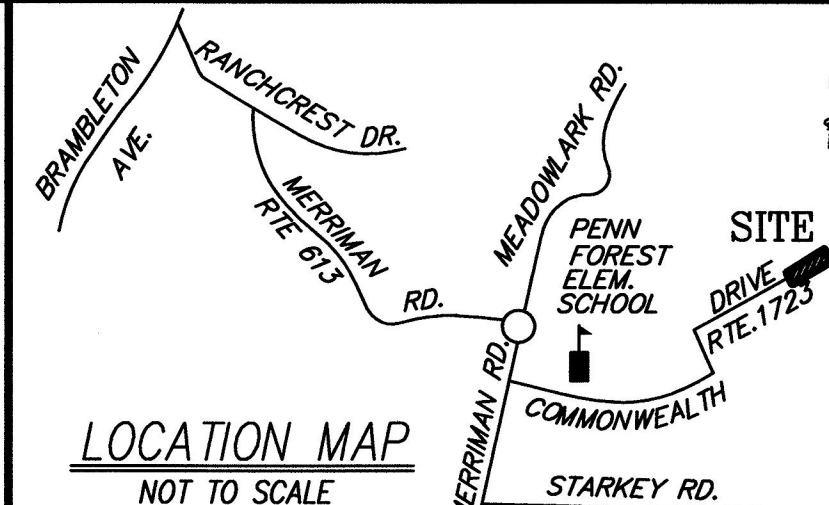
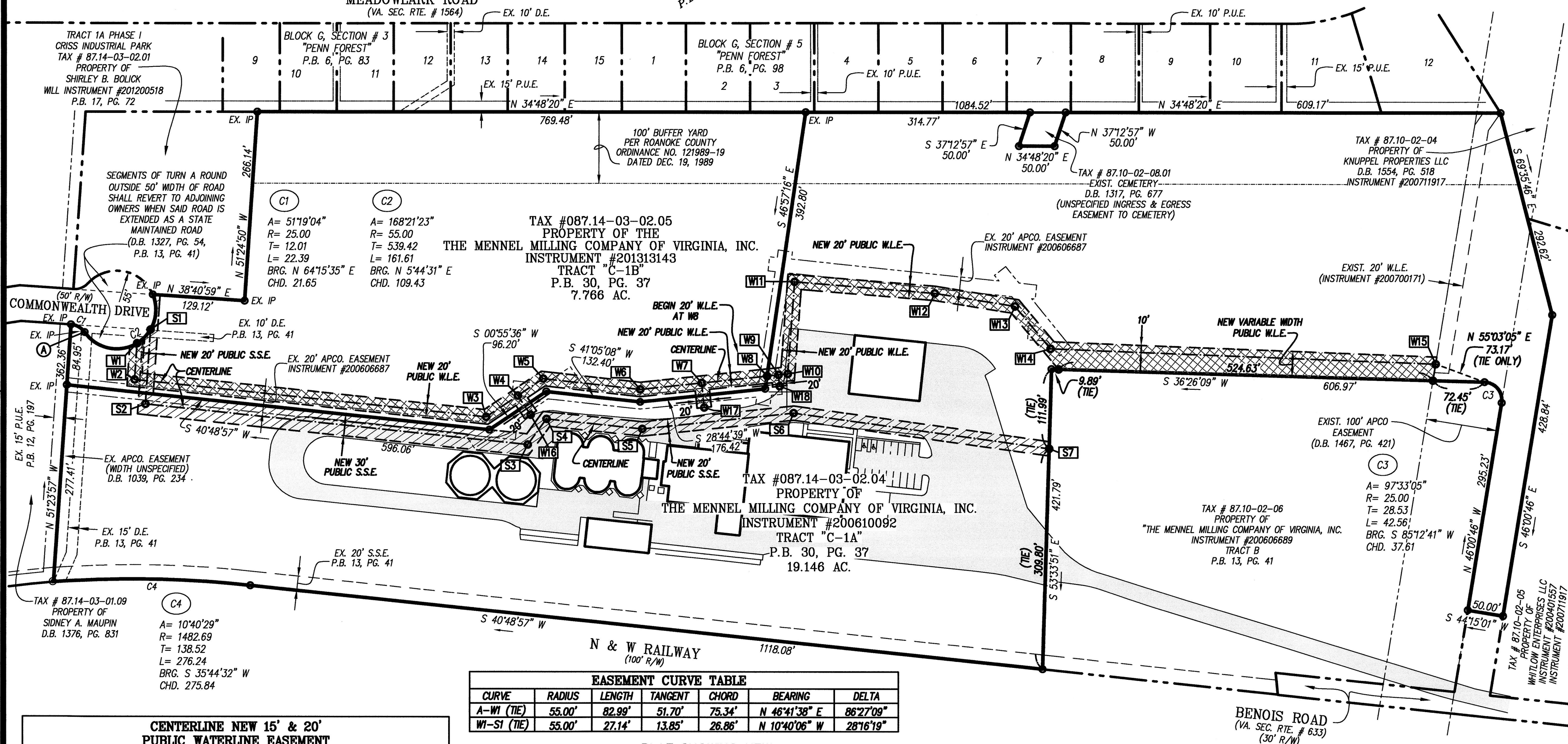
1. THE PURPOSE OF THIS PLAT IS TO CREATE THE NEW 20' & VARIABLE WIDTH PUBLIC WATERLINE EASEMENT AND THE NEW 20' & 30' SANITARY SEWER EASEMENT AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER #4321901, DATED APRIL 17, 2013, REVISION "A", MAY 29, 2013.
4. THIS PROPERTY IS NOT LOCATED 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 MAP AND HAS BEEN VERIFIED IN THE FIELD. SEE MAP NUMBER 51161C02536, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
5. CURRENT OWNER: "THE MENNEL MILLING COMPANY OF VIRGINIA, INC."
6. LEGAL REFERENCE: INSTRUMENT #200610092, INSTRUMENT #200606689, INSTRUMENT #201313143, P.B. 30, PG. 37
7. FOR CLARITY PURPOSES NOT ALL PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN HEREON.
8. TOTAL AREA OF THE NEW 20' & VARIABLE WIDTH PUBLIC WATERLINE EASEMENT IS 50,528 S.F.
9. TOTAL AREA OF THE NEW 20' & 30' PUBLIC SANITARY SEWER EASEMENT IS 33,613 S.F.

CENTERLINE NEW 20' & 30' PUBLIC SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
W1-S1	N 10°40'06" W	26.86' (TIE)
S1-S2	S 51°19'01" E	104.65'
S2-S3	N 40°48'57" E	539.67'
S3-S4	N 18°56'19" W	44.60'
S4-S5	N 40°48'57" E	134.87'
S5-S6	N 28°44'39" E	213.58'
S6-S7	N 42°43'53" E	362.10'

LEGEND

R/W	RIGHT OF WAY
EX.	EXISTING
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
I.P.	IRON PIN
AC.	ACRE
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

LOCATION MAP
NOT TO SCALEMEADOWLARK ROAD
(VA. SEC. RTE. # 1564)MERIDIAN OF
P.B. 30, PG. 37

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A-W1 (TIE)	55.00'	82.99'	51.70'	75.34'	N 46°41'38" E	86°27'09"
W1-S1 (TIE)	55.00'	27.14'	13.85'	26.86'	N 10°40'06" W	28°16'19"

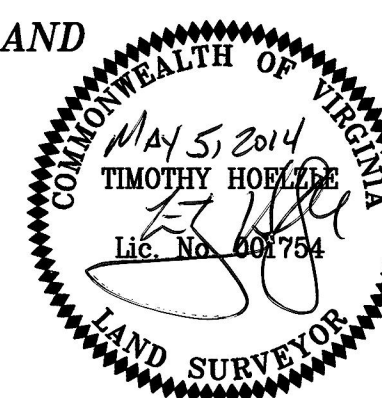
CENTERLINE NEW 15' & 20' PUBLIC WATERLINE EASEMENT

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A-W1	N 46°41'38" E	75.34' (TIE)	W9-W10	N 28°44'39" E	12.99'
W1-W2	S 51°19'01" E	51.09'	W10-W11	N 51°00'47" W	129.71'
W2-W3	N 40°48'57" E	496.28'	W11-W12	N 39°28'05" E	197.35'
W3-W4	N 00°55'36" E	53.41'	W12-W13	N 44°01'28" E	114.09'
W4-W5	N 00°55'36" E	42.84'	W13-W14	N 84°44'24" E	77.78'
W5-W6	N 41°05'08" E	136.90'	W14-W15	N 36°59'09" E	539.79'
W6-W7	N 28°44'39" E	86.68'	W15-W16	S 89°04'24" E	32.38'
W7-W8	N 28°44'39" E	92.31'	W16-W17	S 61°15'21" E	34.65'
W8-W9	N 28°44'39" E	16.11'	W17-W18	S 61°15'21" E	16.00'

PLAT SHOWING NEW
20' & VARIABLE WIDTH PUBLIC WATERLINE EASEMENT AND
20' & 30' PUBLIC SANITARY SEWER EASEMENT
LOCATED ON THE PROPERTY OF

**THE MENNEL MILLING COMPANY
OF VIRGINIA, INC.**

SITUATED AT THE TERMINUS OF COMMONWEALTH DRIVE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



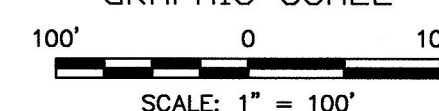
CLERK'S CERTIFICATE:

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 6 DAY OF May, 2014, AT 15:08 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

DEPUTY CLERK

GRAPHIC SCALE



DATE:	February 17, 2014
COMM. NO.:	2013-041
SCALE:	1" = 100'



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

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

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