

201903771

## NOTES:

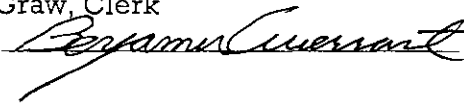
1. THE PURPOSE OF THIS EXHIBIT IS TO CREATE A NEW 30' & VARIABLE WIDTH PUBLIC SANITARY SEWER, WATER LINE & FIBER CONDUIT EASEMENT, 0.8592 ACRE (37,425 SQUARE FEET) & 0.2224 ACRE (9,688 SQUARE FEET) AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. FOR CLARITY PURPOSES, NO PHYSICAL IMPROVEMENTS TO THE PROPERTIES ARE SHOWN ON THIS EXHIBIT.

Instrument#

201903771

Recorded in the Circuit Court Clerk's Office of  
Roanoke County, Virginia on MAY 03 2019 @ 3:47 PM  
Steven A. McGraw, Clerk

Recorded by:



GRAPHIC SCALE

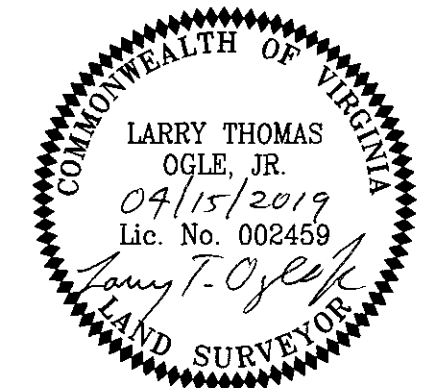
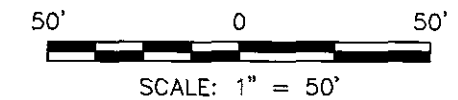


EXHIBIT SHOWING NEW  
30' & VARIABLE WIDTH PUBLIC  
SANITARY SEWER, WATER LINE  
& FIBER CONDUIT EASEMENT  
BEING GRANTED BY THE  
VIRGINIA RECREATIONAL  
FACILITY AUTHORITY  
TO THE  
WESTERN VIRGINIA WATER AUTHORITY  
SITUATED ALONG RUTROUGH ROAD  
VINTON MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

TAX #080.00-02-32.00  
VIRGINIA RECREATIONAL  
FACILITY AUTHORITY  
DEED BOOK 1292, PAGE 774  
PARCEL II  
3319 RUTROUGH ROAD

NEW 30' &  
VARIABLE WIDTH PUBLIC  
SANITARY SEWER, WATER LINE  
& FIBER CONDUIT EASEMENT  
AREA = 0.8592 ACRES (37,425 S.F.)  
(SEE SHEET 1 OF 4)  
(FOR EASEMENT LINE & CURVE TABLES)  
(LINES 1 THRU 8 TO 16 THRU 18 TO 1)

TAX #061.02-02-16.00  
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
BLUE RIDGE PARKWAY

RUTROUGH ROAD  
ROUTE #588

MERIDIAN OF GRID NORTH  
VIRGINIA STATE PLANE  
SOUTH ZONE

TAX #080.01-01-29.00  
ACB 4, LLC  
DEED INSTRUMENT 201709394  
3211 RUTROUGH ROAD

TAX #080.00-02-33.00  
VIRGINIA RECREATIONAL  
FACILITY AUTHORITY  
DEED BOOK 1292, PAGE 774  
PARCEL III  
3321 RUTROUGH ROAD



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E-MAIL: MAIL@LUMSDENPC.COM

DATE:	April 15, 2019
COMM. NO.:	2012-165T2
SCALE:	1" = 50'

SHEET 2 OF 4