



NEW 25' WATER & SEWER EASEMENT		
LINE	DIRECTION	DISTANCE
1-2	N 35°21'41" W	379.36'
2-3	N 14°06'40" E	263.58'
3-4	N 13°03'49" E	41.70'
4-5	N 07°21'11" W	268.83'
5-6	N 21°48'08" W	178.82'
6-7	N 28°09'00" W	172.36'
7-8	N 15°52'46" W	109.88'
8-9	N 57°32'26" E	385.40'
9-10	S 78°30'09" E	36.02'
10-11	S 57°32'26" W	379.51'
11-12	S 29°07'14" W	17.86'
12-13	S 15°52'46" E	80.13'
13-14	S 28°09'00" E	171.06'
14-15	S 21°55'10" E	181.50'
15-16	S 07°21'11" E	298.00'
16-17	S 13°03'49" W	46.43'
17-18	S 14°06'40" W	252.29'
18-19	S 35°21'41" E	359.38'
19-1	S 35°55'40" W	28.39'
TOTAL AREA = 45,220 S.F.		

GRID NORTH - NAD-83  
VIRGINIA STATE PLANE  
SOUTH ZONE

# NOTES:

- THIS PLAT IS FOR THE SOLE PURPOSE OF CREATING A WATER & SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN HEREON AND DOES NOT CONSTITUTE AN ACTUAL BOUNDARY SURVEY.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY MARTIN, HOPKINS, LEMON, & EDWARDS, P.C., DATED 1 JUNE, 1992.
- TOTAL AREA OF NEW WATER & SEWER EASEMENT = 45,220 S.F.
- THE NEW EASEMENTS AS SHOWN HEREON MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
  - VIRGINIA AND TENNESSEE TELEPHONE CO. EASEMENT, D.B. 69, PG. 217 (LISTED AS "APCO" IN AFOREMENTIONED TITLE REPORT).
  - APPALACHIAN POWER CO. EASEMENTS, D.B. 1097, PG. 618, D.B. 1001, PG. 639, D.B. 979, PG. 483, D.B. 265, PG. 31 (LISTED AS PG. 81 ON AFOREMENTIONED TITLE REPORT), D.B. 358, PG. 142, D.B. 1190, PG. 26.
  - RIGHTS OF WAY, D.B. 216, PG. 417, D.B. 1004, PG. 772, D.B. 984, PG. 469, D.B. 973, PG. 696, D.B. 888, PG. 147.
  - 20' RIGHTS OF WAY, D.B. 1030, PG. 700, D.B. 1057, PG. 567, D.B. 984, PG. 286, D.B. 1190, PG. 214.
- THE NEW EASEMENTS AS SHOWN HEREON ARE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
  - 100' APPALACHIAN POWER CO. EASEMENT, D.B. 434, PG. 120, D.B. 464, PG. 411.
  - RIGHTS OF WAY, D.B. 1190, PG. 208, D.B. 957, PG. 747, D.B. 857, PG. 49, D.B. 1124, PG. 673, D.B. 888, PG. 779, D.B. 1079, PG. 385.
- THE NEW EASEMENTS AS SHOWN HEREON ARE NOT AFFECTED BY THE FOLLOWING ENCUMBRANCE:
  - APPALACHIAN POWER CO. EASEMENT, D.B. 1227, PG. 882.

PLAT SHOWING

## NEW 25' WATER & SEWER EASEMENT AND NEW 10' TEMPORARY CONSTRUCTION EASEMENTS

BEING GRANTED TO

THE COUNTY OF ROANOKE

BY

PALM HERMITAGE CORP.

ACROSS TAX #76.03-4-32

SCALE: 1" = 200' DATE: 11 JANUARY 1993

REVISED: 2 FEBRUARY 1993

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

COMM. #91-376E

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY,  
VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO  
ANNEXED IS ADMITTED TO RECORD ON 5/25/93 1993,  
AT 09:49 O'CLOCK A.M.

TESTEE: STEVEN A. McGRAW, CLERK

DEPUTY CLERK

LEGEND	
EX. I.P.	EXISTING IRON PIN
D.B.	DEED BOOK
PG.	PAGE
TOT.	TOTAL
NEW 25' WATER & SEWER EASEMENT	SQUARE FEET
OHE S.F.	OVERHEAD ELECTRIC

