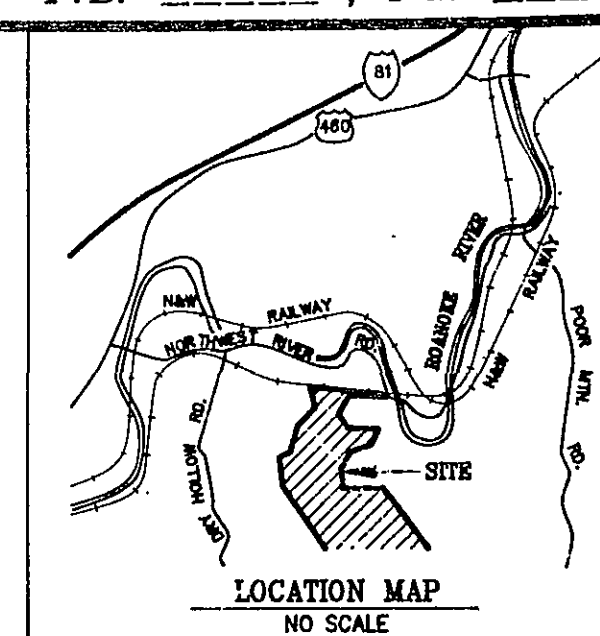




TAX #73.00-1-70
PROPERTY OF
FRED C. BOX &
MARY H. BOX
D.B. 736, PG. 602

PLAT SHOWING
**NEW 25' WATERLINE &
NEW 10' TEMPORARY
CONSTRUCTION EASEMENTS**

BEING GRANTED TO
THE COUNTY OF ROANOKE
BY

CHARLES W. MANESS

ACROSS TAX # 73.00-1-67

SCALE: 1" = 100' DATE: 29 DECEMBER 1994

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

COMM. #91-376E

NORFOLK AND WESTERN RAILWAY

TAX #73.00-1-67
PROPERTY OF
CHARLES W. MANESS
D.B. 1457, PG. 1076

TAX #73.00-1-69
PROPERTY OF
SAMUEL THOMAS FALGIANO
D.B. 1052, PG. 834

TAX #73.00-1-68.2
PROPERTY OF
KIM K. KRISTENSEN &
SUSANNE J. KRISTENSEN
D.B. 1274, PG. 1235

TAX #73.00-1-67
PROPERTY OF
CHARLES W. MANESS
D.B. 1457, PG. 1076

NEW 25' WATERLINE EASEMENT		
LINE	DIRECTION	DISTANCE
1-2	S55°17'06"E	133.55'
2-3	S71°56'03"E	169.53'
3-4	S50°04'28"E	126.29'
4-5	S22°40'32"E	138.85'
5-6	S06°00'41"E	95.75'
6-7	S35°48'36"E	134.20'
7-8	S63°14'38"E	139.58'
8-9	S78°27'30"E	570.64'
9-10	S70°55'10"E	105.28'
10-11	S09°57'00"W	13.15'
11-12	S51°20'42"W	14.21'
12-13	N70°55'10"W	98.13'
13-14	N78°27'30"W	572.33'
14-15	N63°14'38"W	149.02'
15-16	N35°48'36"W	146.96'
16-17	N06°00'41"W	98.74'
17-18	N22°40'32"W	129.09'
18-19	N50°04'28"W	115.37'
19-20	N71°56'03"W	168.36'
20-21	N55°17'06"W	131.32'
21-1	N21°28'01"E	25.68'
TOTAL AREA = 40,349 S.F.		

LEGEND	
EX.	EXISTING
- x -	FENCE
D.B.	DEED BOOK
P.G.	PAGE
NEW 25' WATERLINE EASEMENT	
C&P	CHESAPEAKE & POTOMAC TELEPHONE COMPANY
OHE&T	OVERHEAD ELECTRIC & TELEPHONE
S.F.	SQUARE FEET
OHE	OVERHEAD ELECTRIC
APCO	APPALACHIAN POWER COMPANY
P.B.	PLAT BOOK

NOTES:

- THIS PLAT IS FOR THE SOLE PURPOSE OF CREATING A 25' WATERLINE EASEMENT AND 10' 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, P.C. DATED 18 FEBRUARY 1993.
- TOTAL AREA OF NEW 25' WATERLINE EASEMENT = 40,349 S.F.
- THE NEW EASEMENTS AS SHOWN HEREON ARE NOT AFFECTED BY THE FOLLOWING ENCUMBRANCE:
 - 100' APPALACHIAN POWER CO. EASEMENT, P.B. 9, PG. 76.
 - EAST TENNESSEE NATURAL GAS CO. EASEMENT, D.B. 752, PG. 580.
 - RIGHT OF WAY, D.B. 270, PG. 152.
 - APPALACHIAN ELECTRIC POWER CO. EASEMENT, D.B. 461, PG. 305.
 - APPALACHIAN POWER CO. EASEMENT, D.B. 396, PG. 453.
 - APPALACHIAN ELECTRIC POWER CO. EASEMENT, D.B. 249, PG. 382.
 - AGREEMENT, D.B. 263, PG. 57.
- THE NEW EASEMENTS AS SHOWN HEREON MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
 - APPALACHIAN ELECTRIC POWER CO. EASEMENT, D.B. 249, PG. 379.
 - APPALACHIAN ELECTRIC POWER CO. EASEMENT, D.B. 355, PG. 327.
- THE NEW EASEMENTS AS SHOWN HEREON ARE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
 - RIGHT OF WAY, D.B. 1074, PG. 306.
 - RIGHT OF WAY, D.B. 1288, PG. 317.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ANNEXED IS ADMITTED TO RECORD ON 6-1-95, 1995, AT 13:21 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

Rebecca Jay Malone
DEPUTY CLERK

