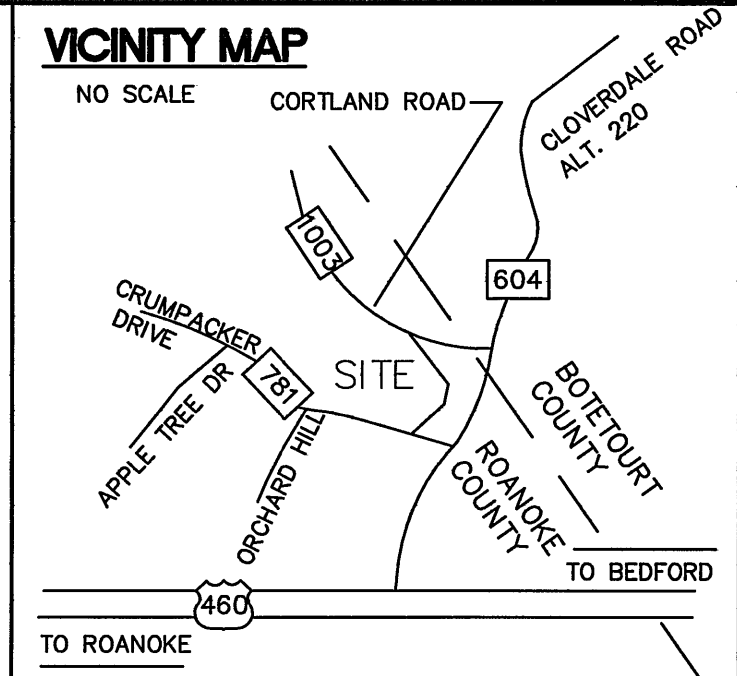


PLAT SHOWING
**NEW 20' WATERLINE &
20' SANITARY SEWER
EASEMENTS**

BEING GRANTED TO
**WESTERN VIRGINIA
WATER AUTHORITY**
FOR PUBLIC USE
BY
DFC ROANOKE, LLC
SITUATED ON TRACT "B" (P.B. 23, PG. 12)
SITUATED ALONG CORTLAND ROAD &
CRUMPACKER DRIVE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



**SANITARY SEWER EASEMENT
LINE TABLE**

LINE	BEARING	DISTANCE
S1-S2	S 61°48'00" W	67.88'
S2-S3	S 25°20'41" W	190.06'
S3-S4	S 53°38'45" W	412.76'
S4-S5	N 85°08'52" W	65.69'
S2-S6	S 32°59'43" E	273.37'
S6-S7	S 32°38'12" W	161.26'
S7-S8	S 53°31'41" W	152.24'
S8-S9	S 53°31'41" W	135.37'
S6-S10	S 87°38'39" E	123.64'
S10-S11	S 31°35'15" E	265.64'
S8-S12	S 36°21'01" E	201.26'
S12-S13	S 86°54'40" E	202.14'

**WATER LINE EASEMENT
LINE TABLE**

LINE	BEARING	DISTANCE
W1-W2	N 12°58'11" W	10.00'
W2-W3	N 77°01'49" E	39.10'
W3-W4	N 27°01'49" E	155.60'
W4-W5	N 72°01'49" E	58.51'
W5-W7	N 72°01'49" E	12.54'
W5-W6	N 17°58'11" W	25.00'
W7-W8	S 82°17'33" E	31.31'
W9-W10	N 23°07'10" W	42.95'
W11-W12	N 66°52'50" E	39.86'
W14-W15	N 31°35'44" W	153.92'
W15-W16	N 58°24'16" E	50.00'
W15-W17	N 31°35'44" W	70.23'
W17-W18	N 58°24'16" E	25.00'
W17-W19	N 31°35'44" W	110.19'
W19-W20	N 58°24'16" E	50.00'
W19-W21	N 31°35'44" W	56.38'
W21-W22	S 58°24'16" W	40.00'
W21-W23	N 31°35'44" W	33.10'
W25-W26	N 87°52'56" W	16.44'
W28-W29	S 33°38'41" W	35.67'
W29-W30	S 56°21'19" E	35.00'
W29-W31	S 33°38'41" W	94.69'
W31-W32	S 53°29'39" W	10.52'
W32-W33	S 53°29'39" W	23.37'
W33-W34	S 36°30'04" E	35.00'
W33-W35	S 53°29'39" W	353.63'
W35-W36	S 53°29'39" W	9.00'
W36-W37	S 53°29'39" W	97.00'
W32-W38	N 36°30'21" W	111.33'
W38-W40	N 36°30'21" W	34.67'
W38-W39	S 53°29'39" W	35.00'
W40-W41	N 53°29'39" E	25.00'
W40-W42	N 36°30'21" W	94.00'
W42-W43	S 53°29'39" W	119.52'
W43-W44	N 36°30'21" W	50.00'
W43-W45	S 53°29'39" W	79.74'
W45-W46	N 36°30'21" W	30.00'
W45-W47	S 53°29'39" W	99.78'
W47-W48	N 36°30'21" W	50.00'
W47-W49	S 53°29'39" W	86.96'
W49-W50	S 36°30'21" E	100.11'
W50-W51	N 53°29'39" E	40.00'
W50-W36	S 36°30'21" E	139.89'
W35-W52	S 36°30'21" E	99.21'
W52-W53	N 53°29'56" E	25.00'

TAX MAP #40.01-1-04
F & W COMMUNITY DEVELOPMENT CORP.
TRACT "A"
P.B. 23, PG. 12
D.B. 1409 PG. 241

- NOTES
- 1.) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - 2.) THIS PLAT IS FOR THE PURPOSE OF CREATING WATER AND SEWER EASEMENTS AND DOES NOT SHOW OTHER UTILITIES NOR IS MEANT TO BE A AS-BUILT SURVEY FOR TRACT "B" PHYSICAL IMPROVEMENTS.
 - 3.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
 - 4.) LEGAL REFERENCE - D.B. 1650, PG. 304
 - 5.) 100 FOOT DRAINAGE EASEMENT RECORDED IN D.B. 1337, PG. 540 VACATED IN D.B. 1684, PG. 1845 DATED JAN. 23, 2001.

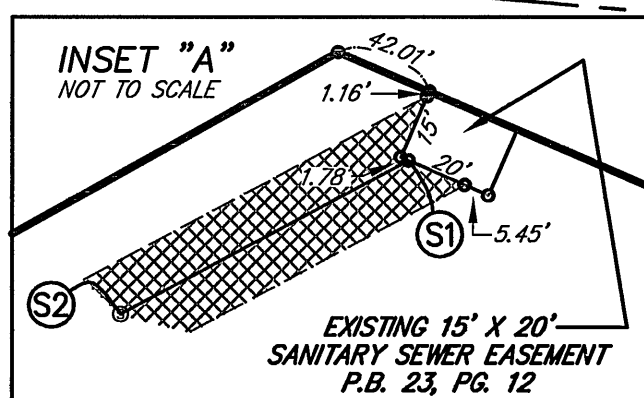
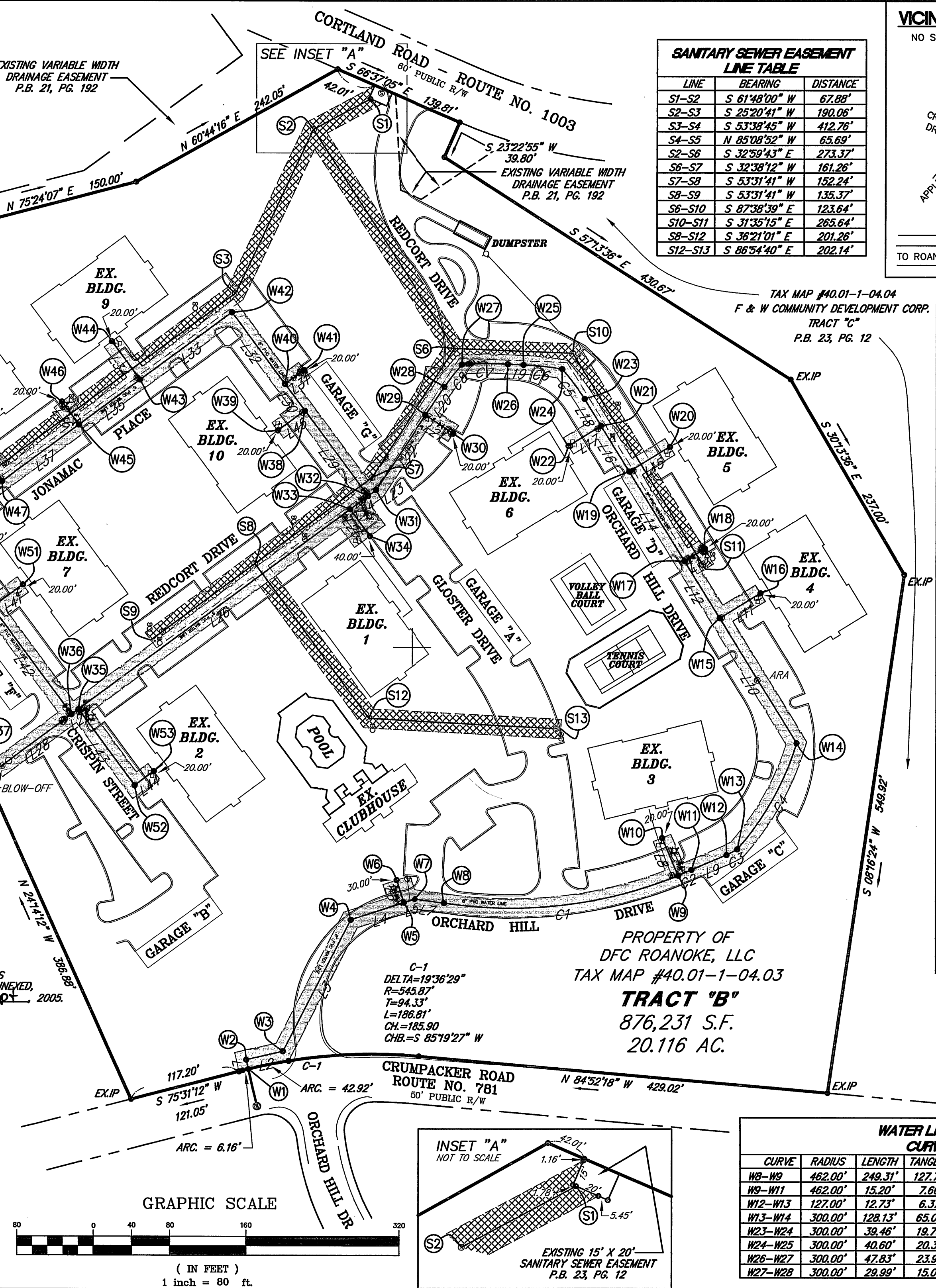
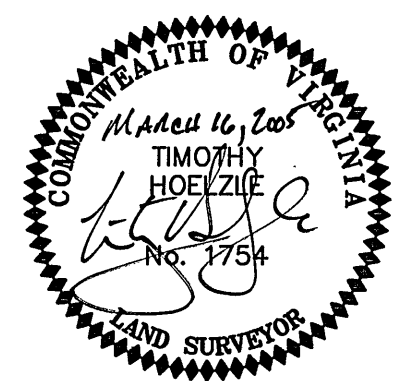
THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OR COMBINATION OF LAND UNDER THE ROANOKE COUNTY SUBDIVISION AND/OR ZONING ORDINANCES

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 11:22 O'CLOCK ON THIS 22 DAY OF Sept, 2005.

TESTEE: STEVEN A. MCGRAW, CLERK
Robert Clark
DEPUTY CLERK

LEGEND

P.B. PLAT BOOK
PG. PAGE
EX. EXISTING
BLDG. BUILDING
ARA. AIR RELEASE ASSEMBLY
ARC. ARC LENGTH
EX. FIRE HYDRANT
EX. WATER METER
EX. WATER VALVE
EX. WATER MANHOLE
EX. SANITARY SEWER MANHOLE
EX. SANITARY SEWER CLEANOUT
NEW 20' WATERLINE EASEMENT
NEW 20' SANITARY SEWER EASEMENT



**WATER LINE EASEMENT
CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W8-W9	462.00'	249.31'	127.77'	246.30'	N 83°13'48" E	30°55'09"
W9-W11	462.00'	15.20'	7.60'	15.20'	N 66°49'40" E	01°53'06"
W12-W13	127.00'	12.73'	6.37'	12.73'	N 61°49'01" E	05°44'37"
W13-W14	300.00'	128.13'	65.06'	127.16'	N 29°00'00" E	24°28'16"
W23-W24	300.00'	39.46'	19.76'	39.43'	N 36°45'05" W	07°32'12"
W24-W25	300.00'	40.60'	20.33'	40.57'	N 83°53'19" W	07°45'13"
W26-W27	300.00'	47.83'	23.97'	47.78'	S 89°49'46" W	09°08'08"
W27-W28	300.00'	29.99'	15.01'	29.97'	S 37°54'04" W	05°43'37"

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

DATE: March 16, 2005
COMM. NO.: 05-069
SCALE: 1" = 80'

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

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