THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED

M.B. 1 PG. 1576

WILEY DRIVE, S.W.

PROPERTY OF
CITY OF ROANOKE
TAX NO. 1040401
D.B. 609, PG. 259

CENTERLINE OF PROPOSED SANITARY SEWER LINE

OWNERSHIP UNKNOWN

PROPERTY OF
CITY OF ROANOKE
TAX NO. 1040202
D.B. 661, PG. 320
D.B. 664, PG. 54

PROPOSED SANITARY SEWER MANHOLE RR-258

PROPOSED SANITARY SEWER MANHOLE RR-257

CENTERLINE OF PROPOSED SANITARY SEWER LINE

N 62°00'06" W
83.77'
20.99'
N 14°53'48" E
N 14°53'47" E
660.94'
S 85°08'29" E
171.76'
60.00'
57.99'
117.98'
206.94'
N 09°12'19" E
N 67°44'03" W
7.92'
S 14°53'48" W
627.39'
S 14°53'47" W
40'

NEW SANITARY SEWER EASEMENT
47,883 SQ. FT.
BOUNDED BY CORNERS
1 THRU 10 TO 1

PROPERTY OF
CITY OF ROANOKE
TAX NO. 1040202
D.B. 661, PG. 320
D.B. 664, PG. 54

MERIDIAN OF VIRGINIA STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE

PEDESTRIAN BRIDGE

ROANOKE RIVER

VICTORY STADIUM

RESERVE AVE., S.W.

N 85°08'29" W
678.77'
S 80°54'33" E
542.03'

LEGEND

- POWER POLE
- OHW — OVERHEAD LINES
- SSMH ● EXISTING SANITARY SEWER MANHOLE
- — SS — SANITARY SEWER LINE
- — PL — PROPERTY LINE
- NEW SEWER EASEMENT
- ⊠ ELECTRIC TOWER

APPROVED: Charles M Huffine 9-24-96
CITY ENGINEER — DATE
CITY OF ROANOKE

COMMONWEALTH OF VIRGINIA
FRANK B. CALDWELL, III
No. 1335
23 Sept 96
LAND SURVEYOR

NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. METES AND BOUNDS DESCRIPTIONS SHOWN HEREON REPRESENT A COMPOSITE OF DEEDS, PLATS, CALCULATED INFORMATION AND FIELD TIES TO PROPERTY BOUNDARIES TO LOCATE THE POSITION OF THE EASEMENT IN RELATION TO THE BOUNDARIES. THIS SURVEY DOES NOT REFLECT A COMPLETE AND ACCURATE BOUNDARY SURVEY OF THE SUBJECT PROPERTIES.

50' 25' 0' 50' 100'
1" = 50'
GRAPHIC SCALE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 8:09 O'CLOCK A.M. ON THIS 3rd DAY OF October, 1996.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Kathy McMillan
DEPUTY CLERK

EASEMENT PLAT FOR

CITY OF ROANOKE

SHOWING A NEW SANITARY SEWER EASEMENT
ACROSS PROPERTY OF
CITY OF ROANOKE

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS – SURVEYORS – PLANNERS

TAX NO.: 1040202
DRAWN: DAP
CALC.: DAP
CITY PLAN NO. 6312-PPPP

SCALE: 1" = 50'
SEPTEMBER 13, 1996
W.O.: 95-0024

CLOSED BY DAP

M.B. 1 PG. 1576