

MERIDIAN OF VIRGINIA STATE  
PLANE COORDINATE SYSTEM  
NAD 83  
SOUTH ZONE

PROPERTY OF  
CITY OF ROANOKE  
TAX NO. 435-0701  
D.B. 86, PG. 395

OWNERSHIP  
UNKNOWN

**NEW SANITARY  
SEWER EASEMENT**  
BOUNDED BY CORNERS  
1 THRU 6 TO 1  
6,098 SQ. FT. GROSS  
-3,645 SQ. FT. EXISTING  
2,453 SQ. FT. NET

PROPOSED SANITARY  
SEWER MANHOLE RR-220

ROANOKE RIVER

CENTERLINE OF PROPOSED  
SANITARY SEWER LINE

PROPOSED SANITARY  
SEWER MANHOLE RR-221

EDGE OF PAVEMENT  
PAVEMENT

EXISTING 40' SANITARY SEWER EASEMENT  
SEE D.B. 856, PG. 16

BUILDING  
PROPERTY OF  
**TRUSTEES OF FAMILY  
BIBLE FELLOWSHIP**  
TAX NO. 425-0105  
D.B. 1673, PG. 311  
TRACT 2

CONC.

EXISTING 20' SANITARY SEWER EASEMENT  
SEE D.B. 856, PG. 16

JAMESTOWN PLAZA SUBDIVISION  
M.B. 1, PG. 1175






**NEW TEMPORARY  
CONSTRUCTION  
EASEMENT**  
6,719 SQ. FT. GROSS  
-3,969 SQ. FT. EXISTING  
2,750 SQ. FT. NET

BUILDING

PAVEMENT

PROPERTY OF  
**THE BRANCH FAMILY, L.L.C.**  
TAX NO. 425-0106  
D.B. 1772, PG. 690  
TRACT 3

#### LEGEND

-  POWER POLE
-  OVERHEAD LINES
-  PROPERTY LINE
-  NEW SEWER EASEMENT
-  NEW TEMPORARY CONSTRUCTION ESM'T

#### NOTE:

WHEN RECORDED, THIS PLAT WILL SUPERSEDE AND RENDER NULL AND VOID THE PLAT FOR BILLY H. BRANCH DATED JUNE 25, 1996 AND RECORDED IN M.B. 1, PG. 1551

#### NOTES:

- THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 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.

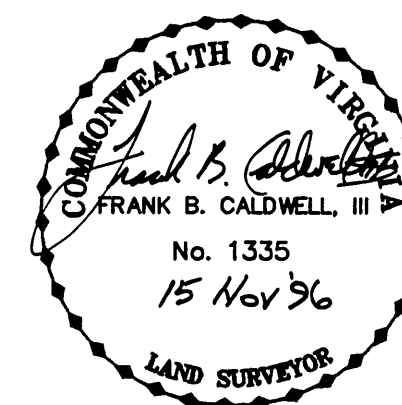
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 2:35 O'CLOCK A.M. ON THIS 3rd DAY OF December, 1996.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Lena Testerman  
DEPUTY CLERK

#### APPROVED:

Charles M. Huffins 11-27-96  
CITY ENGINEER DATE  
ROANOKE, VIRGINIA



EASEMENT PLAT FOR  
**CITY OF ROANOKE**  
SHOWING A NEW SANITARY SEWER EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED BY  
**THE BRANCH FAMILY, L.L.C.**

ROANOKE, VIRGINIA

**T. P. PARKER & SON**  
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 425-0106  
DRAWN: DAP  
CALC.: DAP  
CITY PLAN #6312-E

SCALE: 1" = 50'  
NOVEMBER 15, 1996  
W.O.: 95-0024

