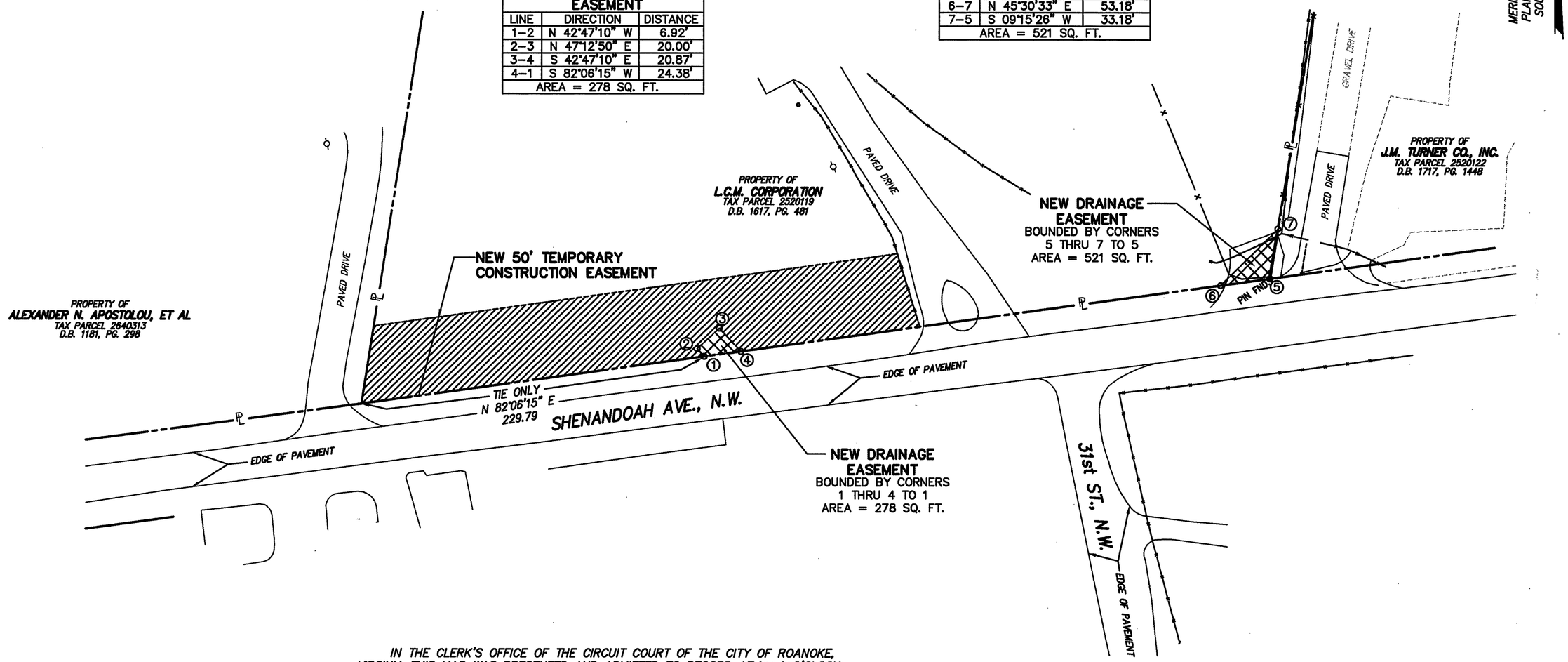
M.B. 1 PG. 1726

NEW DRAINAGE EASEMENT		
LINE	DIRECTION	DISTANCE
1–2	N 42°47'10" W	6.92'
2–3	N 47°12'50" E	20.00'
3–4	S 42°47'10" E	20.87'
4–1	S 82°06'15" W	24.38'
AREA = 278 SQ. FT.		

NEW DRAINAGE EASEMENT		
LINE	DIRECTION	DISTANCE
5–6	S 82°06'15" W	32.89'
6–7	N 45°30'33" E	53.18'
7–5	S 09°15'26" W	33.18'
AREA = 521 SQ. FT.		

MERIDIAN OF VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 10:10 O'CLOCK A.M. ON THIS 1st DAY OF October, 1997.

TESTE: ARTHUR B. CRUSH, III

BY: Kathy Church
DEPUTY CLERK

APPROVED:
Charles M Huffine 9-25-97
CITY ENGINEER DATE
CITY OF ROANOKE

LEGEND	
℄	PROPERTY LINE
	NEW DRAINAGE EASEMENT
	NEW TEMP. CONST. ESM'T.
—x—	FENCE
	UTILITY POLE

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

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.

EASEMENT PLAT FOR

CITY OF ROANOKE

SHOWING 2 NEW DRAINAGE EASEMENTS AND A NEW 50' TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED BY

L.C.M. CORPORATION

ROANOKE, VIRGINIA

COMMONWEALTH OF VIRGINIA
FRANK B. CALDWELL, III
No. 1335
9 July 97
LAND SURVEYOR

CITY PLAN NO. 6360-J

TAX NO.	2520119
N.B.	____
DRAWN	JPR
CALC.	JPR
CHK'D	DAP
CLOSED:	JPR

TPP&S ENGINEERS SURVEYORS PLANNERS
T. P. PARKER & SON
316 Boulevard
Post Office Box 39
Salem, Virginia 24153

SCALE:	1"= 50'
DATE:	JULY 9, 1997
D–	47054
W.O.:	97–0012

M.B. 1 PG. 1726