

NEW 15' DRAINAGE EASEMENT #1		
LINE	DIRECTION	DISTANCE
A-B	N26°27'02"W	25.00'
B-C	N63°32'58"E	15.00'
C-D	S26°27'02"E	25.00'
D-A	S63°32'58"W	15.00'

NEW 15' DRAINAGE EASEMENT #2		
LINE	DIRECTION	DISTANCE
E-F	N52°11'20"E	16.45'
F-G	S62°03'37"E	98.51'
G-H	S27°56'23"W	15.00'
H-E	N62°03'37"W	105.27'

LEGEND	
EX.	EXISTING
S.S.E.	SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.L.	MINIMUM BUILDING LINE
A.E.	ACCESS EASEMENT
M.B.	MAP BOOK
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
R/W	RIGHT OF WAY
W.L.E.	WATER LINE EASEMENT

TAX #448-01-02
PROPERTY OF
CHARLES E. KEPLY
D.B. 1392, PG. 695

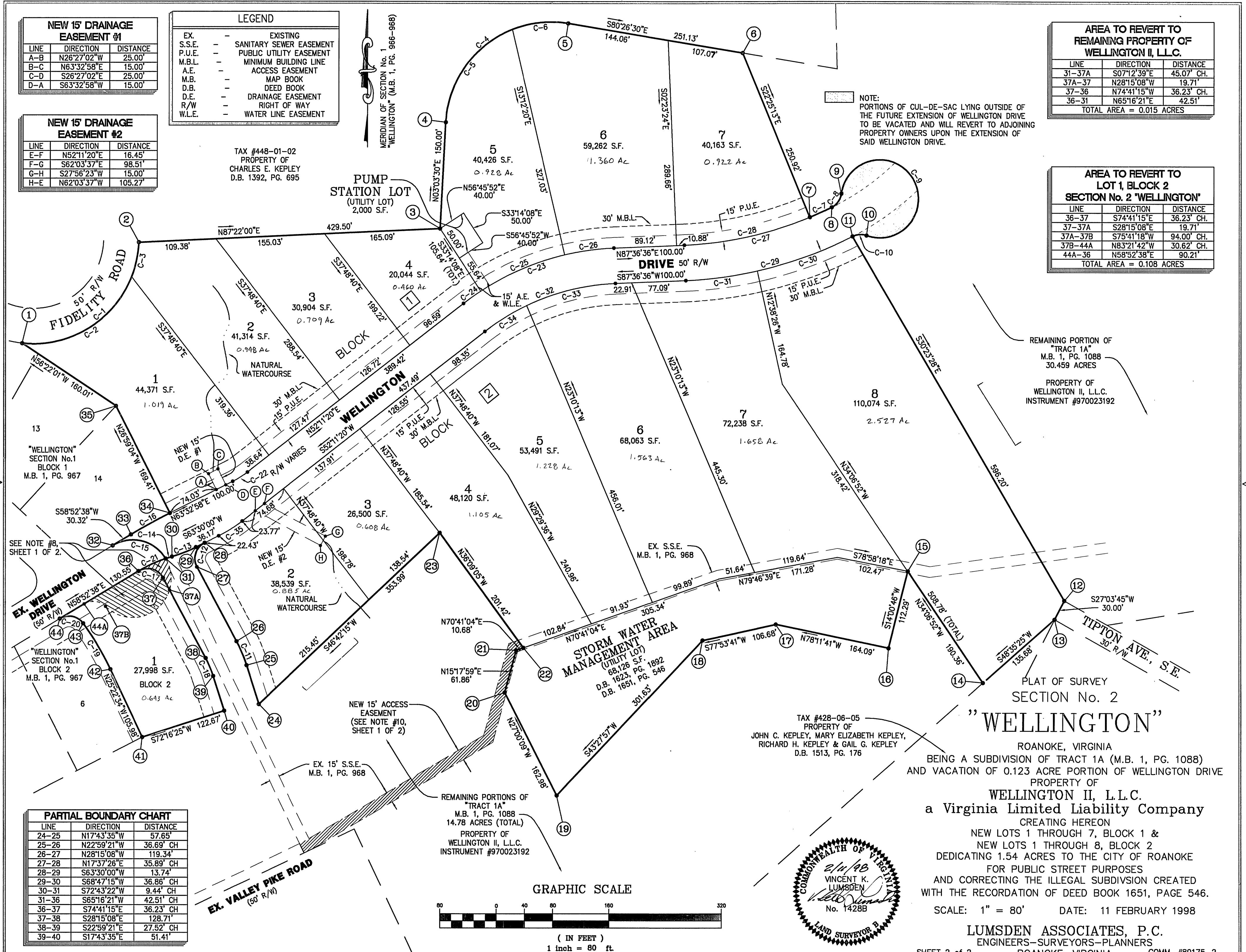
PUMP
STATION LOT
(UTILITY LOT)
2,000 S.F.

NOTE:
PORTIONS OF CUL-DE-SAC LYING OUTSIDE OF
THE FUTURE EXTENSION OF WELLINGTON DRIVE
TO BE VACATED AND WILL REVERT TO ADJOINING
PROPERTY OWNERS UPON THE EXTENSION OF
SAID WELLINGTON DRIVE.

AREA TO REVERT TO REMAINING PROPERTY OF WELLINGTON II, L.L.C.		
LINE	DIRECTION	DISTANCE
31-37A	S07°12'39"E	45.07' CH.
37A-37	N28°15'08"W	19.71'
37-36	N74°41'15"W	36.23' CH.
36-31	N65°16'21"E	42.51'
TOTAL AREA = 0.015 ACRES		

AREA TO REVERT TO LOT 1, BLOCK 2 SECTION No. 2 "WELLINGTON"		
LINE	DIRECTION	DISTANCE
36-37	S74°41'15"E	36.23' CH.
37-37A	S28°15'08"E	19.71'
37A-37B	S75°41'18"W	94.00' CH.
37B-44A	N83°21'42"W	30.62' CH.
44A-36	N58°52'38"E	90.21'
TOTAL AREA = 0.108 ACRES		

REMAINING PORTION OF
"TRACT 1A"
M.B. 1, PG. 1088
30.459 ACRES
PROPERTY OF
WELLINGTON II, L.L.C.
INSTRUMENT #970023192



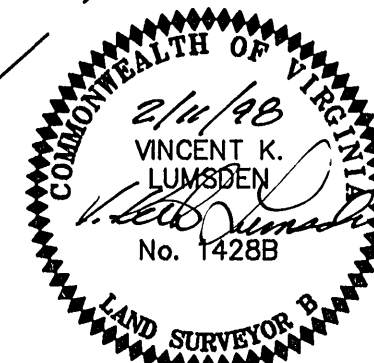
PARTIAL BOUNDARY CHART		
LINE	DIRECTION	DISTANCE
24-25	N17°43'35"W	57.65'
25-26	N22°59'21"W	36.69' CH
26-27	N28°15'08"W	119.34'
27-28	N17°37'26"E	35.89' CH
28-29	S63°30'00"W	13.74'
29-30	S68°47'15"W	36.86' CH
30-31	S72°43'22"W	9.44' CH
31-36	S65°16'21"W	42.51' CH
36-37	S74°41'15"E	36.23' CH
37-38	S28°15'08"E	128.71'
38-39	S22°59'21"E	27.52' CH
39-40	S17°43'35"E	51.41'

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

TAX #428-06-05
PROPERTY OF
JOHN C. KEPLY, MARY ELIZABETH KEPLY,
RICHARD H. KEPLY & GAIL G. KEPLY
D.B. 1513, PG. 176



"WELLINGTON"
ROANOKE, VIRGINIA
BEING A SUBDIVISION OF TRACT 1A (M.B. 1, PG. 1088)
AND VACATION OF 0.123 ACRE PORTION OF WELLINGTON DRIVE
PROPERTY OF
WELLINGTON II, L.L.C.
a Virginia Limited Liability Company
CREATING HEREON
NEW LOTS 1 THROUGH 7, BLOCK 1 &
NEW LOTS 1 THROUGH 8, BLOCK 2
DEDICATING 1.54 ACRES TO THE CITY OF ROANOKE
FOR PUBLIC STREET PURPOSES
AND CORRECTING THE ILLEGAL SUBDIVISION CREATED
WITH THE RECORDATION OF DEED BOOK 1651, PAGE 546.
SCALE: 1" = 80' DATE: 11 FEBRUARY 1998
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA COMM. #89175-2
SHEET 2 of 2