

LEGEND

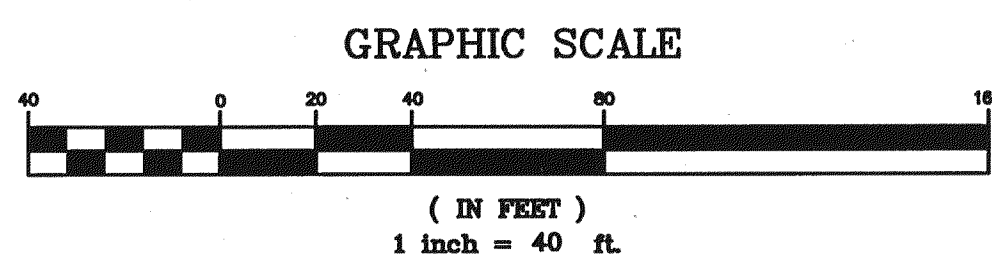
EX.	EXISTING
I.P.F.	IRON PIN FOUND
AC.	ACRES
S.F.	SQUARE FEET
M.B.	MAP BOOK
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST.	INSTRUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
U.P.	UTILITY POLE
GW	GUY WIRE
OE	OVERHEAD ELECTRIC LINES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	32.62'	16.34'	32.58'	S 23°02'30" E	9°20'38"
C2	61.72'	53.03'	28.28'	51.42'	N 06°14'48" E	49°13'57"
C3	50.00'	129.66'	177.74'	96.26'	S 43°25'32" E	148°34'36"

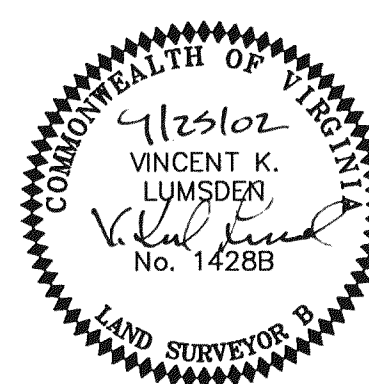
NEW VARIABLE-WIDTH SANITARY SEWER EASEMENT TABLE

LINE	BEARING	DISTANCE
6-S1	N 27°43'42" W	79.21'(TIE)
S1-S2	N 27°43'42" W	32.48'
S2-S3	S 55°13'02" E	81.21'
S3-S4	N 39°27'00" E	151.87'
S4-S5	S 53°37'18" E	15.81'
S5-S6	S 37°06'11" W	166.06'
S6-S7	N 55°13'02" W	73.84'
		AREA = 4,190 S.F.



- NOTES:**
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
 - THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0062 D, MAP NUMBER 51161C0062 D, DATED OCTOBER 15, 1993, (UNSHADED ZONE X).
 - THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
 - THE CITY OF ROANOKE AND ANY UTILITY COMPANY, INCLUDING, SPECIFICALLY, WITHOUT LIMITATION, PROVIDERS TO OR FOR PUBLIC CABLE TELEVISION, ELECTRICITY, NATURAL GAS OR TELEPHONE SERVICE, AN EASEMENT FOR SEWER AND WATER MAINS, TELEVISION CABLE, ELECTRIC WIRES, GAS LINES, TELEPHONE LINES, AND RELATED FACILITIES THAT MAY NOW BE LOCATED IN OR ACROSS THE VACATED PORTION OF THE RIGHT-OF-WAY OF HITE STREET, SW, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OR REPLACEMENT OF SUCH LINES, MAINS OR UTILITIES, SUCH RIGHT TO INCLUDE THE RIGHT TO REMOVE, WITHOUT THE PAYMENT OF COMPENSATION OR DAMAGES OF ANY KIND TO THE OWNER, ANY LANDSCAPING, FENCES, SHRUBBERY, STRUCTURE OR ANY OTHER ENCROACHMENTS ON OR OVER THE EASEMENT WHICH IMPEDE ACCESS FOR MAINTENANCE OR REPLACEMENT PURPOSES AT THE TIME SUCH WORK IS UNDERTAKEN; SUCH EASEMENT OR EASEMENTS TO TERMINATE UPON THE LATER ABANDONMENT OF USE OR PERMANENT REMOVAL FROM THE VACATED RIGHT-OF-WAY OF ANY SUCH MUNICIPAL INSTALLATION OR OTHER UTILITY OR BY THE OWNER THEREOF. SEE ORDINANCE No. 35995-071502, DATED JULY 15, 2002.
 - REFER TO THE CITY OF ROANOKE ZONING ORDINANCE FOR MINIMUM SETBACK RESTRICTIONS AND OTHER ZONING REGULATIONS.
 - OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT EASEMENT AS SHOWN HEREON.

PLAT SHOWING THE COMBINATION AND RESUBDIVISION OF
PARCEL 2 (M.B. 1, PG. 2367)
 WITH A 0.335 AC. PORTION OF
HITE STREET, S.W.
 (VACATED BY ROANOKE CITY
 ORDINANCE #35995-071502)
 AND THE DEDICATION OF 0.095 AC.
 TO THE CITY OF ROANOKE FOR
 PUBLIC STREET PURPOSES
 CREATING HEREON NEW
PARCEL 2A (1.942 AC.)
 PROPERTY OF
ROBERT EVAN, L.L.C.
 AND SHOWING THE DEDICATION OF A NEW
 VARIABLE-WIDTH SANITARY EASEMENT
 FOR PUBLIC USE BY
SOUTH ROANOKE NURSING HOME, INC.
 SITUATED U.S. ROUTE 220 AND HITE STREET
CITY OF ROANOKE, VIRGINIA



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

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DATE: SEPTEMBER 25, 2002
 COMM. NO.: 01-145
 SCALE: 1" = 40'
 CADD FILE: F:\2001\0145\0145R01.DWG
 SHEET 2 OF 2