

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6464.90'	22.32'	11.16'	22.32'	S 48°09'11" E	071°52"
C2	192.87'	13.05'	6.53'	13.05'	S 50°11'26" E	352°39"
C3	666.81'	24.27'	12.13'	24.26'	S 53°10'18" E	205°08"
C4	117.39'	54.45'	27.72'	53.96'	S 40°00'10" E	263°39"
C5	604.42'	45.37'	22.70'	45.36'	S 28°53'10" E	478°04"

NEW PRIVATE VARIABLE-WIDTH DRAINAGE EASEMENT TABLE		
LINE	BEARING	DISTANCE
1-D1	N 44°29'17" E	8.86' (TIE)
D1-D2	N 13°05'22" E	17.44'
D2-D3	N 33°31'01" E	115.50'
D3-D4	S 56°28'59" E	2.00'
D4-D5	N 33°31'01" E	16.47'
D5-D6	N 31°25'08" W	100.50'
D6-D7	N 59°28'23" E	6.13'
D7-9	S 30°46'55" E	5.38' (CHD.)
9-10	S 32°46'01" E	5.96'
10-11	S 36°12'54" E	48.07'
11-12	S 38°24'26" E	35.91'
12-D8	S 40°31'58" E	7.08'
D8-D9	S 33°31'01" W	141.77'
D9-1	S 44°29'17" W	20.55'
AREA = 2,416 S.F.		

NEW PUBLIC VARIABLE-WIDTH WATERLINE EASEMENT TABLE		
LINE	BEARING	DISTANCE
13-W1	S 44°29'17" W	12.22'
W1-W2	N 39°33'25" W	26.60'
W2-W3	N 50°26'35" E	11.72'
W3-13	S 40°31'58" E	25.34'
AREA = 310 S.F.		

NEW PRIVATE VARIABLE-WIDTH SANITARY SEWER EASEMENT TABLE		
LINE	BEARING	DISTANCE
13-S1	S 44°29'17" W	13.97' (TIE)
S1-S2	S 44°29'17" W	19.10'
S2-S3	N 39°33'25" W	19.94'
S3-S4	N 50°26'35" E	19.00'
S4-S1	S 39°33'25" E	17.96'
AREA = 360 S.F.		

NEW 10' PRIVATE STORMWATER MANAGEMENT EASEMENT TABLE		
LINE	BEARING	DISTANCE
1-M1	N 25°08'16" E	22.12' (TIE)
M1-M2	N 39°33'25" W	224.30'
M2-M3	N 50°26'35" W	10.00'
M3-M4	S 39°33'25" E	220.03'
M4-D2	S 33°31'01" W	7.65'
D2-M1	S 13°05'22" W	3.37'
AREA = 2,217 S.F.		

## NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 3) SEE PLAT PREPARED FOR WILLIAMSBURG MANOR APARTMENTS ROANOKE ASSOCIATES, LLC, DATED NOVEMBER 9, 1998, JOB NO. 290-97 PREPARED BY PHILIP W. NESTER.
- 4) 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0044 D, MAP NUMBER 51161C0044 D, DATED OCTOBER 15, 1993. "ZONE X"
- 5) LEGAL REFERENCE: TRACT C-1 - INSTRUMENT NO. 030022455, M.B. 1, PG. 2651
- 6) THE PURPOSE OF THIS PLAT IS TO CREATE AND DEDICATE TO PUBLIC USE, NEW PUBLIC VARIABLE-WIDTH WATERLINE EASEMENT AND TO CREATE A NEW PRIVATE VARIABLE-WIDTH DRAINAGE EASEMENT, A NEW 10' PRIVATE STORMWATER MANAGEMENT EASEMENT AND A NEW PRIVATE VARIABLE WIDHT SANITARY SEWER EASEMENT AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OR SUBDIVISION.
- 7) THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
- 8) TRACT C-1 IS ZONED C-1 COMMERCIAL.
- 9) FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN HEREON.

LEGEND	
EX.	EXISTING
I.P.F.	IRON PIN FOUND
AC.	ACRES
S.F.	SQUARE FEET
D.B.	DEED BOOK
M.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
	NEW PUBLIC VARIABLE-WIDTH WATERLINE EASEMENT
	NEW 10' PRIVATE STORMWATER MANAGEMENT EASEMENT
	NEW PRIVATE VARIABLE-WIDTH SANITARY SEWER EASEMENT
	NEW PRIVATE VARIABLE-WIDTH DRAINAGE EASEMENT

## APPROVED:

*R. Brian Townsend* 1-30-04  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE

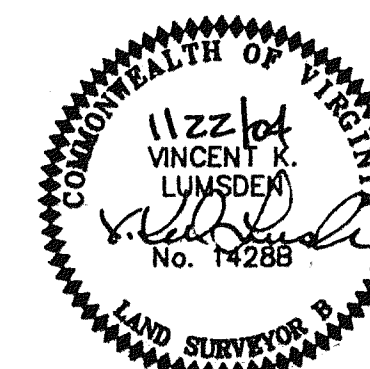
*Paula Brown* 1-30-04  
CITY ENGINEER, ROANOKE, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Feb 3, 2004, AT 9:55 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

*Patty Taylor*  
DEPUTY CLERK

PLAT SHOWING A NEW  
PUBLIC VARIABLE-WIDTH  
WATERLINE EASEMENT  
BEING DEDICATED TO THE  
CITY OF ROANOKE  
FOR PUBLIC USE BY  
GCSWVA COMPANY, LLC  
A NEW  
PRIVATE VARIABLE-WIDTH  
DRAINAGE EASEMENT,  
A NEW  
PRIVATE VARIABLE-WIDTH  
SANITARY SEWER EASEMENT  
AND A NEW  
10' PRIVATE STORMWATER  
MANAGEMENT EASEMENT  
BEING GRANTED BY  
GCSWVA COMPANY, LLC  
ON  
TRACT C-1  
(M.B. 1, PG. 2651)  
SITUATED ALONG DUKE  
OF GLOUCESTER ST., SW  
CITY OF ROANOKE, VIRGINIA



## STATE OF VIRGINIA

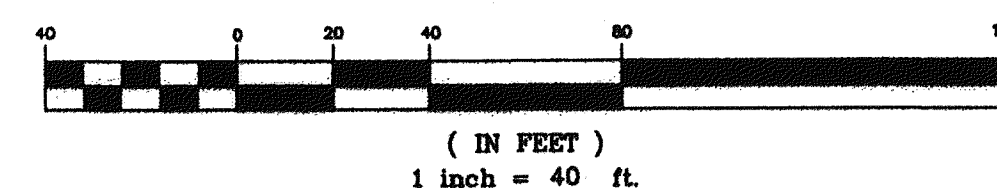
City of Roanoke

I, Diane M. Allison, A NOTARY PUBLIC IN AND FOR THE AFORESAID  
City AND STATE DO HEREBY CERTIFY THAT Dennis P. Traubert, MANAGER  
OF GCSWVA COMPANY LLC, OWNER, AND DENNIS P. TRAUBERT, TRUSTEE, WHOSE NAMES ARE  
SIGNED TO THE FOREGOING WRITING DATED JANUARY 22, 2004 HAVE PERSONALLY APPEARED  
BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON  
January 29, 2004

MY COMMISSION EXPIRES 8/31/07

*Diane M. Allison*  
NOTARY PUBLIC

## GRAPHIC SCALE



## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GCSWVA COMPANY, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 13 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 13, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA IN INSTRUMENT NO. 030022455, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DENNIS P. TRAUBERT, TRUSTEE, SECURING FIRST-CITIZENS BANK & TRUST COMPANY, BENEFICIARY, DATED SEPTEMBER 22, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NO. 030025165.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, HEREBY DEDICATES TO THE CITY OF ROANOKE FOR PUBLIC USE, THE NEW VARIABLE-WIDTH WATERLINE EASEMENT SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 1/29 DAY OF 2004.

GCSWVA COMPANY, LLC

BY: *Dennis P. Traubert* 1/29/04  
MANAGER DATE

FIRST-CITIZENS BANK & TRUST COMPANY

BY: *Dennis P. Traubert* 1/29/04  
DENNIS P. TRAUBERT, TRUSTEE DATE