

MERIDIAN OF SURVEY PLAT OF ROSALIND
HILLS (M.B. 1, PG. 880)

PROPERTY OF
**MARY ANN HUBBARD DICKENSON
& H. BOYD DICKENSON**
D.B. 1602, PG. 1422
TAX # 5050213

LINE TABLE

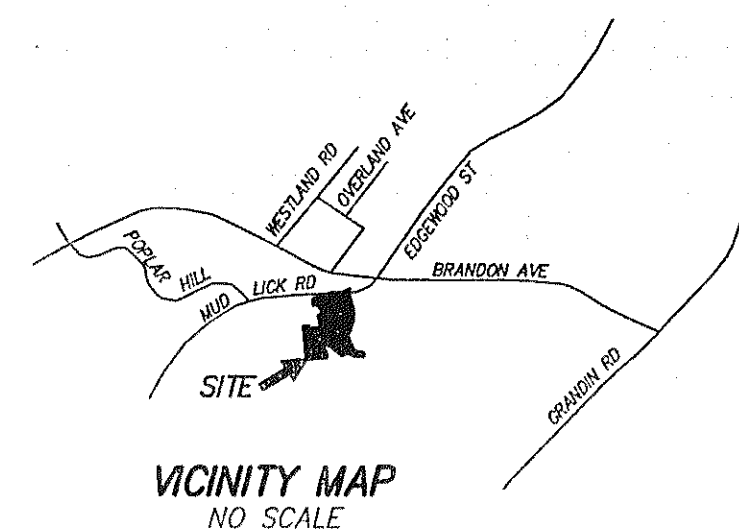
LINE	BEARING	DISTANCE
1-2	N 26°51'25" W	47.26'
2-3	N 04°16'12" E	105.95'
3-4	N 52°27'58" W	108.93'
4-5	N 24°52'42" E	40.82'
5-6	N 66°41'07" E	43.29'
6-7	S 63°24'09" E	277.87'
7-8	S 45°53'08" E	106.55'
8-9	N 70°34'22" E	153.25'
9-10	S 85°48'13" E	57.07'
10-11	S 68°13'38" E	90.07'
11-12	S 84°00'24" E	115.80'
13-14	N 47°51'40" W	112.17'
14-15	N 26°40'40" W	96.00'
15-16	N 32°10'40" W	161.00'
16-17	N 10°54'20" E	272.70'
17-18	N 05°07'20" E	206.00'
18-19	N 15°51'40" W	177.40'
19-20	N 26°41'40" W	101.20'
20-21	N 20°45'08" W	130.81'
21-22	S 57°45'19" W	40.41'
22-23	N 77°25'44" W	35.22'
25-26	N 00°22'40" W	30.29'
26-27	N 17°21'20" E	50.96'
27-28	S 58°18'21" W	210.00'

EASEMENT TABLE

LINE	BEARING	DISTANCE
6-A	S 63°24'09" E	116.92'
A-B	N 32°43'00" E	73.14'
B-C	S 55°17'00" E	216.66'
C-D	N 75°38'15" E	207.98'
D-E	N 10°28'30" E	35.64'
E-F	N 35°10'48" W	208.53'
F-G	N 13°35'58" W	111.47'
G-H	N 19°14'02" E	160.83'
H-J	N 08°30'01" E	119.69'
J-K	N 23°49'05" W	50.21'
K-L	N 15°23'14" E	54.66'
L-M	N 09°27'49" W	213.68'
M-N	N 26°57'29" W	238.19'
N-P	N 69°09'19" W	20.08'
22-Q	N 57°45'19" E	4.47'
Q-R	S 26°57'29" E	235.24'
R-S	S 09°27'49" E	224.91'
S-T	S 15°23'14" W	50.58'
T-U	S 23°49'05" E	48.21'
U-V	S 08°30'01" W	131.21'
V-W	S 19°14'02" W	154.81'
W-X	S 13°35'58" E	96.91'
X-Y	S 35°10'48" E	215.44'
Y-Z	S 10°28'30" W	67.44'
Z-AA	S 75°38'15" W	240.85'
AA-AB	N 55°17'00" W	199.29'
AB-AC	S 32°43'00" W	38.86'
AC-A	N 63°24'09" W	30.17'

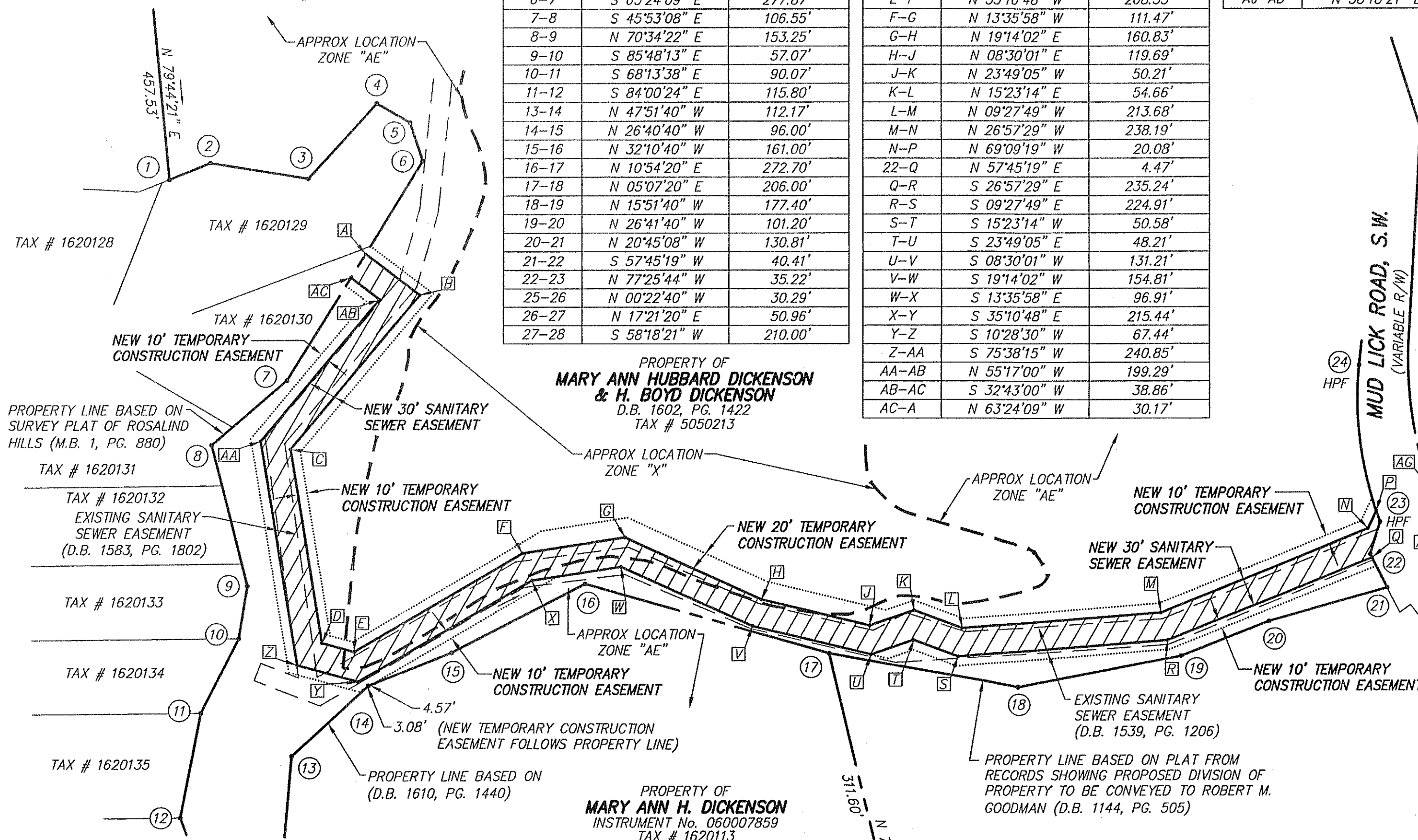
EASEMENT TABLE

LINE	BEARING	DISTANCE
27-AD	S 58°18'21" W	96.15'
AD-AE	S 13°54'25" W	36.48'
AE-AF	S 27°37'27" E	34.40'
AG-AH	N 27°37'27" W	44.65'
AH-AJ	N 13°54'25" E	17.22'
AJ-AD	N 58°18'21" E	42.88'



23 to 24	AF to AG	P to 23
DELTA=26°23'20"	DELTA=03°58'49"	DELTA=01°50'40"
RAD=369.10'	RAD=432.25'	RAD=369.10'
TAN=86.53'	TAN=15.02'	TAN=5.94'
ARC=170.00'	ARC=30.03'	ARC=11.88'
CHORD=S 77°26'11" W 168.50'	CHORD=S 64°31'08" W 30.02'	CHORD=N 65°09'51" E 11.88'

PROPERTY OF
**MARY ANN HUBBARD DICKENSON
& H. BOYD DICKENSON**
D.B. 1602, PG. 1422
TAX # 5050213



TAX # 5050213	53,152 S.F.
TOTAL NEW 30' SANITARY SEWER EASEMENT	
LESS EXISTING SANITARY SEWER EASEMENT	- 38,907 S.F.
NET NEW SANITARY SEWER EASEMENT REQUIRED	14,245 S.F.

GARST MILL CORRECTIVE ACTION PROJECT MUDLICK CREEK INTERCEPTOR 2006

EASEMENT PLAT
FOR

WESTERN VIRGINIA WATER AUTHORITY

SHOWING NEW 30' SANITARY SEWER EASEMENT, 20' TEMPORARY CONSTRUCTION EASEMENT AND 10' TEMPORARY CONSTRUCTION EASEMENTS HEREBY DEDICATED TO WESTERN VIRGINIA WATER AUTHORITY BY MARY ANN HUBBARD DICKENSON AND H. BOYD DICKENSON (D.B. 1602, PG. 1422).

SITUATE MUD LICK ROAD, S.W.
CITY OF ROANOKE, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, NW

P.O. BOX 6260

ROANOKE, VIRGINIA 24017

(540) 366-3400

FAX: (540) 366-8702

NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BY GLENN, FELDMANN, DARBY & GOODLATTE FILE No. 0550600 DATED JUNE 1, 2006.
- THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AND ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0044 D, EFFECTIVE DATE OCTOBER 15, 1993.
- THE SUBJECT PROPERTY DEED HAS A ERROR OF CLOSURE OF 7±. THEREFORE, THE SOUTHERN AND EASTERLY PROPERTY LINES ARE BASED ON ADJOINING PROPERTY OWNERS DEEDS AND MONUMENTATION.
- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY BY CALDWELL WHITE ASSOCIATES.

LEGEND

- ▨ = NEW SANITARY SEWER EASEMENT
- S.F. = SQUARE FEET
- D.B. = DEED BOOK
- M.B. = MAP BOOK
- PG. = PAGE
- APPROX = APPROXIMATE
- IPF = IRON PIN FOUND
- HPF = HIGHWAY RIGHT OF WAY PIN FOUND

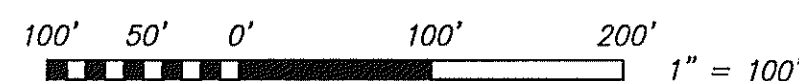
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ATTACHED ADMITTED TO RECORD AT 3:37 O'CLOCK P.M. ON THIS 24 DAY OF July, 2006.

TESTE:

BRENDA HAMILTON

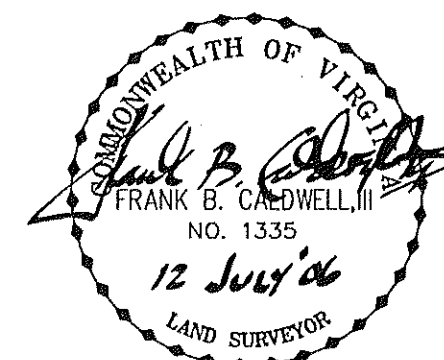
CLERK

BY: *Kathy Golladay*
DEPUTY CLERK



GRAPHIC SCALE

PROPERTY OF
COLONIAL YORKTOWN, LLC
INSTRUMENT No. 030016926
TAX # 1620101



TAX No.: 5050213

DRAWN: JW

CALC.: JW

CLOSED: JW

CHK'D.: FBC, III

SCALE: 1" = 100'

DATE: JULY 12, 2006

N.B.: MUDLICK 1

W.O.: 05-0102-19