

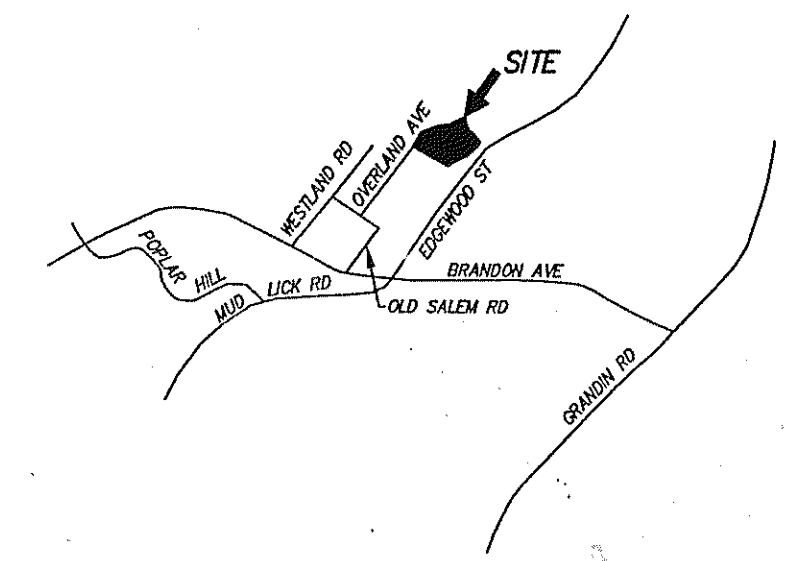
MERIDIAN OF SUBDIVISION No. 1,
PORTION OF G.E. COX ESTATE
(P.B. 1, PG. 360)

OVERLAND AVENUE, S.W.
(30' R/W)

PROPERTY OF
APPALACHIAN POWER COMPANY
1.51 ACRES
D.B. 797, PG. 167
TAX # 5210511

PROPERTY OF
NORFOLK SOUTHERN
RAILWAY COMPANY

LINE	BEARING	DISTANCE
A-B	N 56°10'54" E	50.39'
B-C	S 65°45'23" E	25.59'
C-D	S 81°41'11" E	11.60'
D-E	N 51°37'24" E	103.12'
E-F	N 19°19'54" W	145.13'
F-G	N 70°40'06" E	30.00'
G-H	S 19°19'54" E	166.51'
H-J	S 51°37'24" W	137.45'
J-K	N 81°41'11" W	28.75'
K-L	N 65°45'23" W	13.14'
L-M	S 56°10'54" W	20.27'
M-A	N 57°59'25" W	32.88'



VICINITY MAP
NO SCALE

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AND ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP WITHIN THE CITY OF ROANOKE, VIRGINIA.
3. REFERENCE: APPALACHIAN POWER COMPANY'S DRAWING NO. G-76 DATED JANUARY 18, 1966, RECORDED IN D.B. 797, PG. 167.
4. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY BY CALDWELL WHITE ASSOCIATES.

TAX # 5210511
TOTAL NEW 30' S.S.E. 10,529 S.F.
LESS EXISTING S.S.E. - 6,972 S.F.
NET NEW SANITARY S.S.E. 3,557 S.F.

GARST MILL CORRECTIVE ACTION PROJECT
MUDLICK CREEK INTERCEPTOR 2006

EASEMENT PLAT
FOR

WESTERN VIRGINIA WATER AUTHORITY

SHOWING NEW 30' SANITARY SEWER EASEMENT, 10' TEMPORARY CONSTRUCTION EASEMENTS AND VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT HEREBY DEDICATED TO WESTERN VIRGINIA WATER AUTHORITY BY APPALACHIAN POWER COMPANY D.B. 797, PG. 167

SITUATE OVERLAND AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 6260
ROANOKE, VIRGINIA 24017
(540) 368-3400 FAX: (540) 368-8702

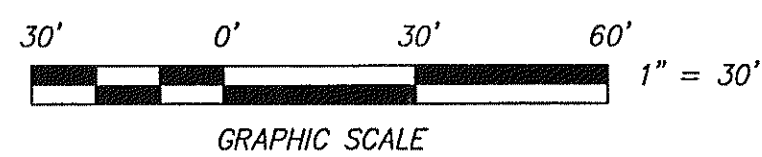
SCALE: 1" = 30'
N.B.: MUDLICK 1
DRAWN: JC
W.O.: 05-0102-23

- LEGEND
- NEW SANITARY SEWER EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - APPROX = APPROXIMATE
 - S.F. = SQUARE FEET
 - D.B. = DEED BOOK
 - M.B. = MAP BOOK
 - PG. = PAGE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:15 O'CLOCK P.M. ON THIS 10 DAY OF OCTOBER, 2006.

TESTE: BRENDA HAMILTON
CLERK

BY: [Signature]
DEPUTY CLERK



REV: AUG. 28, 2006
TAX NO. 5210511
DATE: JUNE 27, 2006
CALC. JC CHK'D FBC
CLOSED: JC