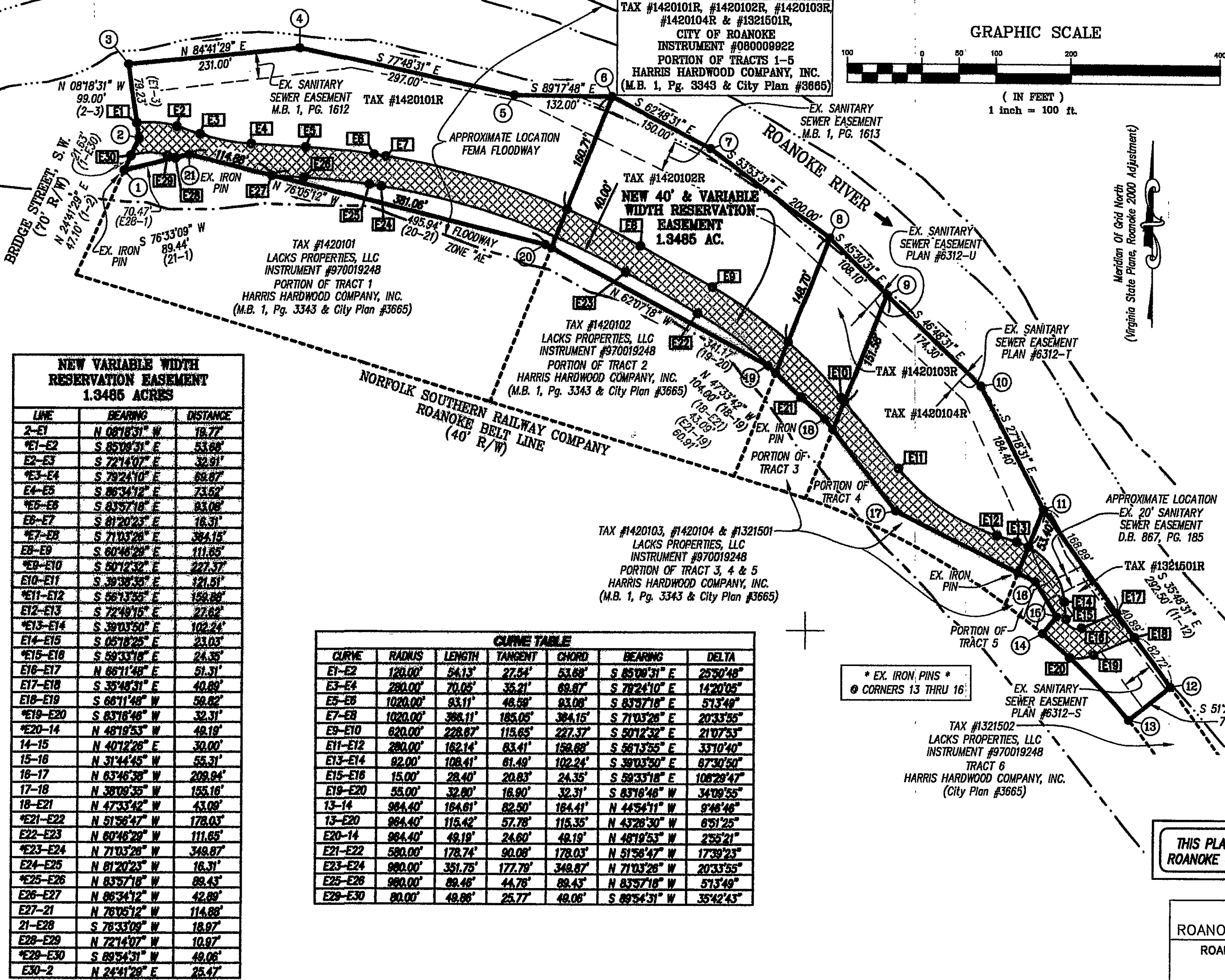
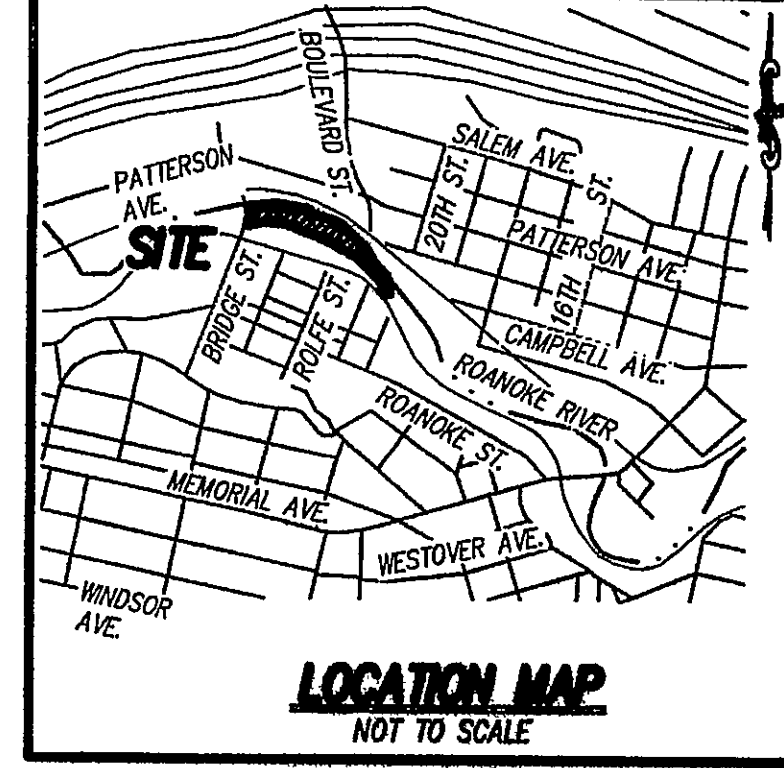
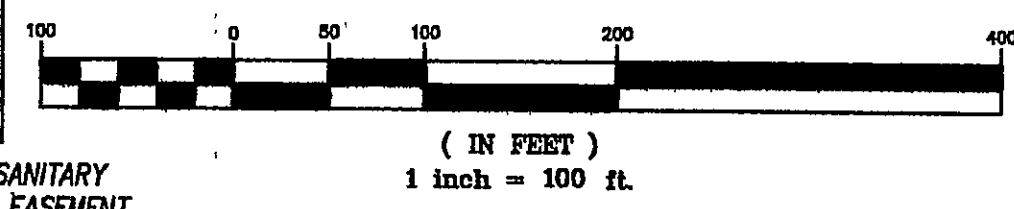


w:\drawings\2008\08027110-1421501-reservation-easement.dwg
08027110 plat27-31 1410101 104-1321501-reservation-easement-layout.plt



GRAPHIC SCALE



LEGEND

AC.	ACRE(S)
S.F.	SQUARE FEET
D.B.	DEED BOOK
PG.	PAGE
EX.	EXISTING
M.B.	MAP BOOK
R/W	RIGHT-OF-WAY
	NEW RESERVATION EASEMENT

NEW VARIABLE WIDTH RESERVATION EASEMENT 1.3485 ACRES

LINE	BEARING	DISTANCE
2-E1	N 08°18'31" W	18.77'
E1-E2	S 85°09'31" E	53.68'
E2-E3	S 72°14'07" E	32.91'
E3-E4	S 79°24'10" E	68.87'
E4-E5	S 86°34'12" E	73.62'
E5-E6	S 83°57'18" E	83.08'
E6-E7	S 81°20'23" E	16.31'
E7-E8	S 71°03'28" E	384.15'
E8-E9	S 60°46'28" E	111.65'
E9-E10	S 50°12'32" E	227.37'
E10-E11	S 39°38'39" E	121.51'
E11-E12	S 28°13'35" E	158.88'
E12-E13	S 17°40'15" E	27.62'
E13-E14	S 06°03'50" E	102.24'
E14-E15	S 05°18'25" E	23.03'
E15-E16	S 59°33'18" E	24.35'
E16-E17	N 66°11'48" E	51.31'
E17-E18	S 33°46'31" E	40.89'
E18-E19	S 66°11'48" W	58.82'
E19-E20	S 83°16'46" W	32.31'
E20-14	N 48°19'53" W	48.19'
14-15	N 40°12'26" E	30.00'
15-16	N 31°44'45" W	55.31'
16-17	N 63°46'38" W	209.94'
17-18	N 38°02'35" W	155.16'
18-E21	N 47°33'42" W	43.09'
E21-E22	N 51°56'47" W	178.03'
E22-E23	N 80°46'29" W	111.65'
E23-E24	N 71°03'28" W	349.87'
E24-E25	N 81°20'23" W	16.31'
E25-E26	N 83°57'18" W	89.43'
E26-E27	N 86°34'12" W	42.89'
E27-21	N 76°05'12" W	114.88'
21-E28	S 78°33'09" W	18.97'
E28-E29	N 72°14'07" W	10.97'
E29-E30	S 89°54'31" W	49.06'
E30-2	N 24°41'28" E	25.47'

* DENOTES CHORD BEARING & DISTANCE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
E1-E2	120.00'	54.13'	27.54'	53.68'	S 85°09'31" E	25°50'48"
E3-E4	280.00'	70.05'	35.21'	68.87'	S 72°14'07" E	14°20'05"
E5-E6	1020.00'	93.11'	46.58'	83.08'	S 83°57'18" E	51°3'49"
E7-E8	1020.00'	386.11'	185.05'	384.15'	S 71°03'28" E	20°33'35"
E9-E10	620.00'	228.67'	115.65'	227.37'	S 50°12'32" E	21°07'33"
E11-E12	280.00'	182.14'	83.41'	158.88'	S 39°38'39" E	33°10'40"
E13-E14	92.00'	108.41'	61.49'	102.24'	S 06°03'50" E	67°30'50"
E15-E16	15.00'	28.40'	20.83'	24.35'	S 59°33'18" E	108°29'47"
E19-E20	55.00'	32.80'	16.90'	32.31'	S 83°16'46" W	34°09'55"
13-14	984.40'	184.61'	82.50'	184.41'	N 44°54'11" W	9°46'46"
13-E20	984.40'	115.42'	57.78'	115.35'	N 43°28'30" W	6°51'25"
E20-14	984.40'	48.19'	24.60'	48.19'	N 48°19'53" W	2°55'21"
E21-E22	580.00'	178.74'	90.08'	178.03'	N 51°56'47" W	17°39'23"
E23-E24	980.00'	351.75'	177.79'	349.87'	N 71°03'28" W	20°33'55"
E25-E26	980.00'	89.46'	44.76'	89.43'	N 83°57'18" W	51°3'49"
E29-E30	80.00'	48.96'	25.77'	48.06'	S 89°54'31" W	35°42'43"

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 THAT ARE NOT SHOWN HEREON.
3. THIS PROPERTY DOES 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 PANEL NUMBER 510130 0163 G, MAP NUMBER 51161C0163 G, DATED SEPTEMBER 28, 2007. "ZONE AE & FLOODWAY".
4. PLANIMETRICS AS SHOWN WERE TAKEN FROM A TOPOGRAPHICAL SURVEY, DATED MARCH 1995 PREPARED FOR THE CITY OF ROANOKE, VIRGINIA.
5. FOR CLARITY PURPOSES NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN.

CLERK'S CERTIFICATE
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON February 2, 2010, AT 9:18 O'CLOCK A.M.
TESTEE: BRENDA S. HAMILTON
Katie Thomas
DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE CITY LAND SUBDIVISION AND/OR ZONING ORDINANCES.

OFFICE OF CITY ENGINEER
ROANOKE VIRGINIA
ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING

A Reservation Easement Across
Tax #1420101R, #1420102R, #1420103R,
#1420104R & #1321501R
Portion of Tracts 1-5
Harris Hardwood Company, Inc.
(M.B. 1, Pg. 3343 & City Plan #3665)
Property of
The City of Roanoke, Virginia
(Instrument #080009922)
Sited East of Bridge St., S.W.
Roanoke, Virginia

SCALE: 1" = 100'
DATE: FEB. 1, 2010
PLAN NO.

APPROVED:
Philip C. Sullivan 2.02.10
CITY ENGINEER

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FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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

February 1, 2010
2008-027110
1" = 100'

DATE: COMM. NO.: SCALE: SHEET 1 OF 1