

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DO HEREBY GRANT TO THE CITY OF ROANOKE THE 15' PRIVATE ACCESS EASEMENT AND ALL OF THE PUBLIC DRAINAGE EASEMENTS SHOWN HEREON AND HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY ALL SANITARY SEWER EASEMENTS SHOWN HEREON. THE OWNERS, SHALL GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNERS.

PWC LLC JOINS IN THE SIGNING OF THIS PLAT FOR THE PURPOSE OF GRANTING TO THE CITY OF ROANOKE THE NEW 15' PRIVATE ACCESS EASEMENT CONTAINING 1,663 S.F. AS SHOWN HEREON, THE NEW 15' X 10' PRIVATE STORMWATER MANAGEMENT EASEMENT CONTAINING 150 S.F. AS SHOWN HEREON AND THE 20' PUBLIC DRAINAGE EASEMENT CONTAINING 2,217 S.F. AS SHOWN HEREON AND FOR THE PURPOSE OF GRANTING TO THE WESTERN VIRGINIA WATER AUTHORITY THE NEW VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT CONTAINING 2,744 S.F. AS SHOWN HEREON.

W & L INVESTMENTS LLC JOINS IN THE SIGNING OF THIS PLAT FOR THE PURPOSE OF GRANTING TO PWC LLC THE TEMPORARY PRIVATE 10' GRADING & CONSTRUCTION EASEMENT CONTAINING 318 S.F. AND THE NEW VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT CONTAINING 460 S.F. AS SHOWN HEREON, AND FOR THE PURPOSE OF GRANTING TO THE CITY OF ROANOKE THE NEW VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT CONTAINING 834 S.F. AS SHOWN HEREON AND FOR THE PURPOSE OF GRANTING TO THE WESTERN VIRGINIA WATER AUTHORITY THE NEW VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT CONTAINING 209 S.F. AS SHOWN HEREON.

THE CITY OF ROANOKE, VIRGINIA JOINS IN THE SIGNING OF THIS PLAT FOR THE PURPOSE OF THE VACATION OF A 1,534 S.F. PORTION OF THE EXISTING 15' DRAINAGE EASEMENT RECORDED IN D.B. 1607 P.G. 1631 AND THE ACCEPTANCE OF THE NEW 15' PRIVATE ACCESS EASEMENT AND THE NEW 20' PUBLIC DRAINAGE EASEMENT ON THE PROPERTY OF PWC LLC, AND THE NEW VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT ON THE PROPERTY OF W & L INVESTMENTS LLC.

THE WESTERN VIRGINIA WATER AUTHORITY JOINS IN THE SIGNING OF THIS PLAT FOR THE PURPOSE OF THE VACATION OF THE EXISTING 15' SANITARY SEWER EASEMENT CONTAINING 1,109 S.F. BEING RECORDED IN D.B. 707 P.G. 351 AND THE ACCEPTANCE OF THE NEW VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT ON THE PROPERTY OF PWC LLC, AND THE NEW VARIABLE WIDTH SANITARY SEWER EASEMENT ON THE PROPERTY OF W & L INVESTMENTS LLC.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF June 2, 2010.

BY: Robert McNichols President
PWC, LLC, McNichols & Sons
BY: Paul W. Henegar Sec'y./Mbr.
W & L INVESTMENTS, LLC, ITS

STATE OF VIRGINIA

County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Robert McNichols FOR PWC LLC, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 2, 2010.

MY COMMISSION EXPIRES 7-31-2013

Paul W. Henegar
NOTARY PUBLIC

STATE OF VIRGINIA

County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Michael Coyle FOR W & L INVESTMENTS LLC, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 2, 2010.

MY COMMISSION EXPIRES 7-31-2013

Paul W. Henegar
NOTARY PUBLIC

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JUNE 7, 2010, AT 2:33:00 CLOCK P.M.

ESSEE: BRENDA HAMILTON

Brenda Hamilton
DEPUTY CLERK

APPROVAL: [Signature]

AGENT, CITY OF ROANOKE PLANNING COMMISSION

[Signature]
AGENT, WVWA

6-4-2010

DATE

6-4-10

DATE

NEW VARIABLE-WIDTH PUBLIC SANITARY SEWER EASEMENT BEING GRANTED BY PWC LLC

LINE	BEARING	DISTANCE
S1-S2	N 22°37'30" W	20.31'
S2-S3	S 66°55'57" W	9.86'
S3-S4	S 14°04'38" W	39.21'
S4-S5	S 67°45'07" W	61.45'
S5-S6	N 52°16'57" E	32.58'
S6-S9	S 22°37'30" E	40.42'
S9-S10	S 52°16'57" E	9.00'
S10-S11	N 67°45'07" E	83.11'
S11-S1	N 14°04'38" E	39.00'
TOTAL AREA = 2,744 SQUARE FEET		

NEW 20' PUBLIC DRAINAGE EASEMENT BEING GRANTED BY PWC LLC

LINE	BEARING	DISTANCE
D1-D2	N 22°37'30" W	20.00'
D2-D3	S 67°15'24" W	110.87'
D3-D9	S 22°37'30" E	20.00'
D9-D1	N 67°15'24" E	110.87'
TOTAL AREA = 2,217 SQUARE FEET		

NEW 10' PRIVATE GRADING & CONSTRUCTION EASEMENT BEING GRANTED BY W & L INVESTMENTS LLC

LINE	BEARING	DISTANCE
G1-G9	N 22°37'30" W	31.79'
G9-G8	S 67°14'56" W	10.00'
G8-G2	S 22°37'30" E	31.76'
G2-G1	N 67°22'30" E	10.00'
TOTAL AREA = 318 SQUARE FEET		

NEW VARIABLE-WIDTH PUBLIC SANITARY SEWER EASEMENT BEING GRANTED BY W & L INVESTMENTS LLC

LINE	BEARING	DISTANCE
S7-S8	S 66°52'44" W	15.39'
S8-S9	S 52°16'57" E	31.11'
S9-S7	N 22°37'30" W	27.17'
TOTAL AREA = 209 SQUARE FEET		

PORTION OF EXISTING 15' PUBLIC DRAINAGE EASEMENT BEING VACATED BY PWC LLC

LINE	BEARING	DISTANCE
V1-V2	N 22°37'30" W	15.21'
V2-V3	S 76°56'55" W	102.29'
V3-V4	S 22°37'30" E	15.21'
V4-V1	N 76°56'55" E	102.29'
TOTAL AREA = 1,534 SQUARE FEET		

EXISTING 10' PUBLIC SANITARY SEWER EASEMENT BEING VACATED BY PWC LLC

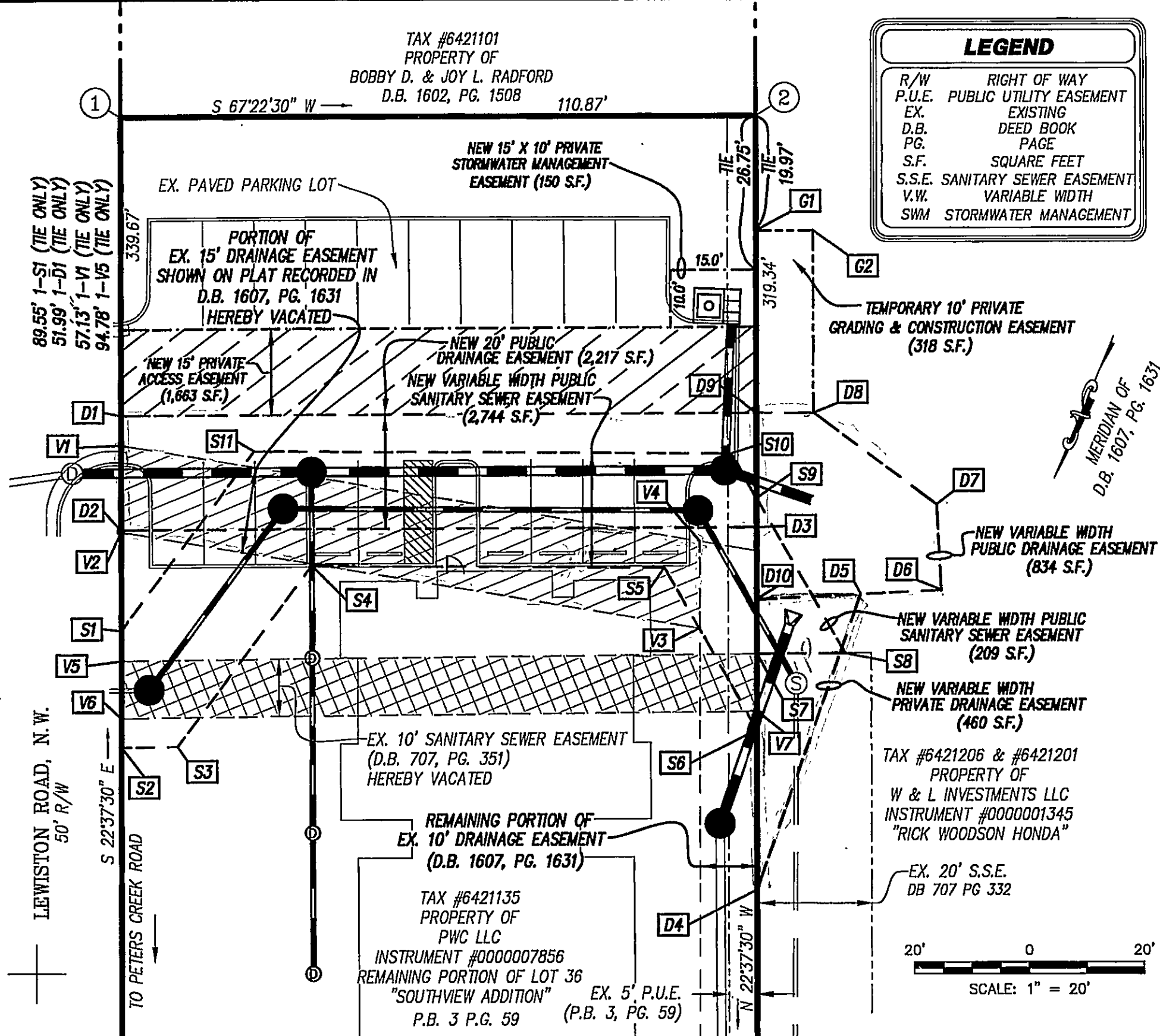
LINE	BEARING	DISTANCE
V5-V6	N 22°37'30" W	10.00'
V6-V7	S 66°52'44" W	110.87'
V7-S7	S 22°37'30" E	10.00'
S7-V5	N 66°52'44" E	110.87'
TOTAL AREA = 1,109 SQUARE FEET		

NEW VARIABLE-WIDTH PUBLIC DRAINAGE EASEMENT BEING GRANTED BY W & L INVESTMENTS LLC

LINE	BEARING	DISTANCE
D3-D10	N 22°37'30" W	12.59'
D10-D6	S 64°32'48" W	32.22'
D6-D7	S 25°27'12" E	15.00'
D7-D8	S 75°49'01" E	26.78'
D8-D9	N 67°14'56" E	10.00'
D9-D3	N 22°37'30" W	20.00'
TOTAL AREA = 834 SQUARE FEET		

NEW VARIABLE-WIDTH PRIVATE DRAINAGE EASEMENT BEING GRANTED BY W & L INVESTMENTS LLC

LINE	BEARING	DISTANCE
D10-D4	N 22°37'30" W	50.70'
D4-D5	S 03°15'26" E	54.69'
D5-D10	S 64°32'48" W	18.16'
TOTAL AREA = 460 SQUARE FEET		



NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS TO SUBJECT PROPERTIES ARE SHOWN HEREON.
- 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.
- 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 PANEL NUMBER 510130 0153 G, MAP NUMBER 51161C0153 G, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
- LEGAL REFERENCE:
PWC LLC INSTRUMENT #0000007856.
W & L INVESTMENTS LLC INSTRUMENT #0000001345
- THE PURPOSE OF THIS PLAT IS TO CREATE THE FOLLOWING EASEMENTS ON THE PROPERTY OF W & L INVESTMENTS LLC.
* TEMPORARY PRIVATE 10' GRADING & CONSTRUCTION EASEMENT (318 S.F.)
* VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (834 S.F.)
* VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (460 S.F.)
* VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT (209 S.F.)
- THE PURPOSE OF THIS PLAT IS TO CREATE THE FOLLOWING EASEMENTS ON THE PROPERTY OF PWC LLC.
* 15' PRIVATE ACCESS EASEMENT (1,663 S.F.)
* 150 S.F. PRIVATE STORMWATER MANAGEMENT EASEMENT
* 20' PUBLIC DRAINAGE EASEMENT (2,217 S.F.)
* VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT (2,744 S.F.)
- THE OWNERS, SHALL GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, (LEWISTON ROAD N.W.) UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNERS.

PLAT SHOWING
15' PRIVATE ACCESS EASEMENT,
150 S.F. PRIVATE SWM EASEMENT,
20' PUBLIC DRAINAGE EASEMENT &
V.W. PUBLIC SANITARY SEWER EASEMENT,
SITUATED ON THE PROPERTY OF

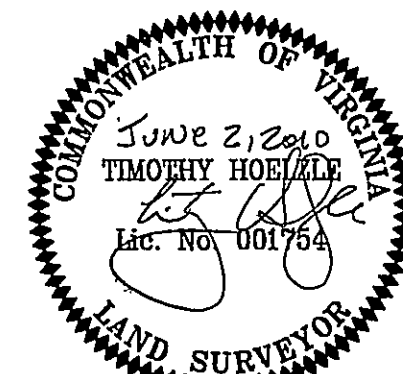
PWC LLC

INSTRUMENT #0000007856
#3333 PETERS CREEK ROAD N.W.
AND

TEMPORARY 10' PRIVATE
GRADING & CONSTRUCTION EASEMENT,
V.W. PRIVATE DRAINAGE EASEMENT,
V.W. PUBLIC DRAINAGE EASEMENT &
V.W. PUBLIC SANITARY SEWER EASEMENT,
SITUATED ON THE PROPERTY OF

W & L INVESTMENTS LLC

INSTRUMENT #0000001345
ROANOKE CITY, VIRGINIA



PHONE: (540) 774-4411

FAX: (540) 772-9445

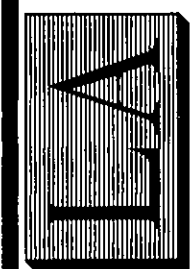
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW

P.O. BOX 20669

ROANOKE, VIRGINIA 24018

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



June 2, 2010

09-250

1" = 20'

DATE:

COMM. NO.:

SCALE:

SHEET 1 OF 1