

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	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

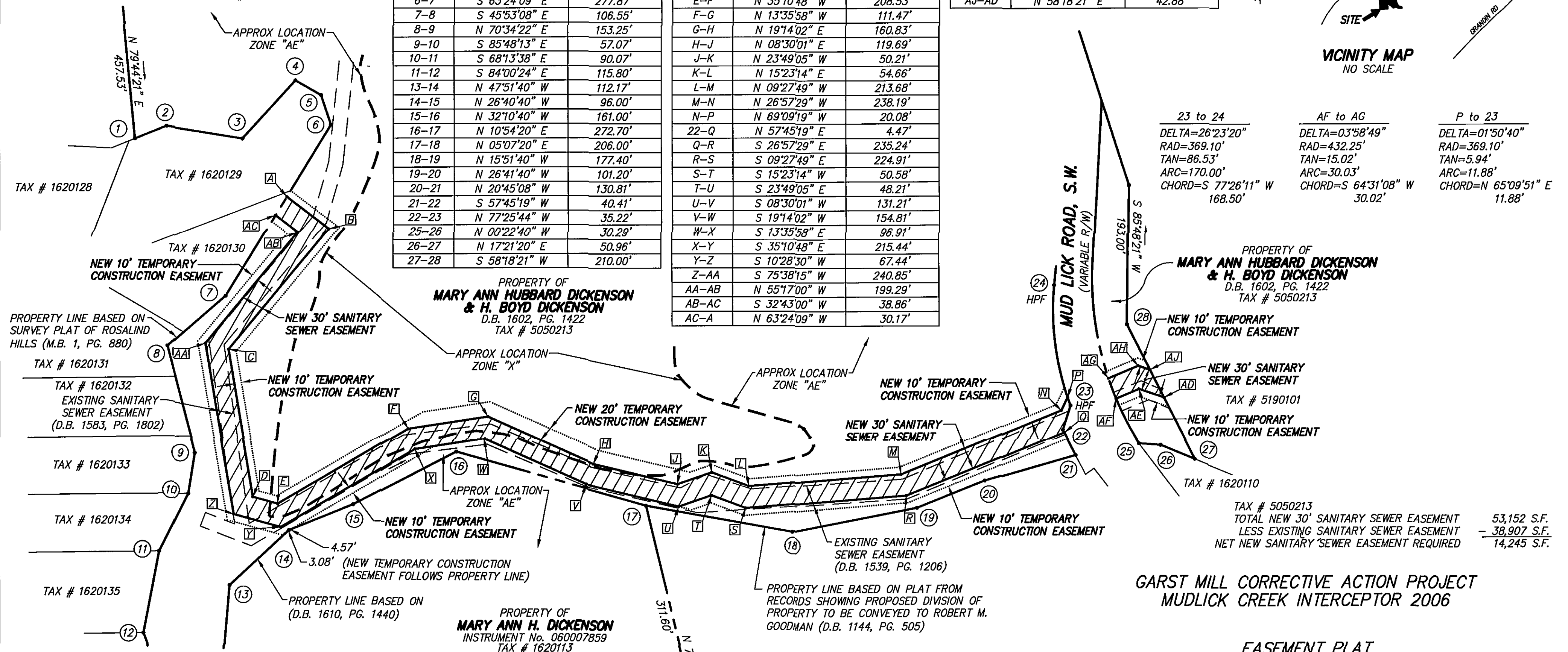
LINE	BEARING	DISTANCE
27-AD	S 58°18'21" W	96.15'
AD-AE	S 13°54'25" W	36.48'
AE-AF	S 27°37'27" E	34.40'
AG-AH	N 27°37'27" W	44.65'
AH-AJ	N 13°54'25" E	17.22'
AJ-AD	N 58°18'21" E	42.88'

VICINITY MAP
NO SCALE

23 to 24
DELTA=26°23'20"
RAD=369.10'
TAN=86.53'
ARC=170.00'
CHORD=S 77°26'11" W
168.50'

AF to AG
DELTA=03°58'49"
RAD=432.25'
TAN=15.02'
ARC=30.03'
CHORD=S 64°31'08" W
30.02'

P to 23
DELTA=01°50'40"
RAD=369.10'
TAN=5.94'
ARC=11.88'
CHORD=N 65°09'51" E
11.88'



NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BY GLENN, FELDMANN, DARBY & GOODLATTE FILE No. 0550600 DATED JUNE 1, 2006.
2. 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.
3. 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.
4. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY BY CALDWELL WHITE ASSOCIATES.

LEGEND
 [Hatched Box] = NEW SANITARY SEWER EASEMENT
 S.F. = SQUARE FEET
 D.B. = DEED BOOK
 M.B. = MAP BOOK
 PG. = PAGE
 APPROX = APPROXIMATE
 IPS = 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 THERETO ATTACHED ADMITTED TO RECORD AT 3:37 O'CLOCK P.M. ON THIS 24 DAY OF July, 2006.

TESTE: BRANDA HAMILTON
CLERK
 BY: Kathy S. Callaway
DEPUTY CLERK

100' 50' 0' 100' 200'
1" = 100'
GRAPHIC SCALE

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

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

TAX No.: 5050213
DRAWN: JW
CALC.: JW CHK'D: FBC, III
CLOSED: JW

SCALE: 1"= 100'
DATE: JULY 12, 2006
N.B.: MUDLICK 1
W.O.: 05-0102-19