

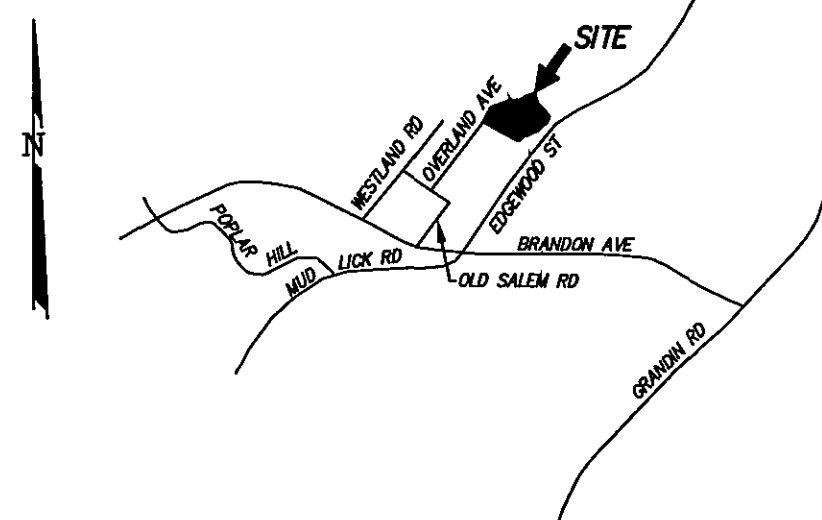
MERIDIAN OF SUBDIVISION No. 1,  
PORTION OF G.E. COX ESTATE  
(P.B. 1, PG. 360)

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 TABLE		
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

TAX # 5210510

N 57°59'25" W 243.38' (TOTAL)

APPROX. LOCATION  
ZONE "X"

NEW 10' TEMPORARY  
CONSTRUCTION EASEMENT

NEW 10' TEMPORARY  
CONSTRUCTION EASEMENT

EXISTING SANITARY  
SEWER EASEMENT  
(D.B. 1558, PG. 1785)

CHAIN LINK  
FENCE

NEW 30' SANITARY  
SEWER EASEMENT

NEW 10' TEMPORARY  
CONSTRUCTION EASEMENT

NEW 10' TEMPORARY  
CONSTRUCTION EASEMENT

☉ CREEK IS @  
AS IT MEANDERS

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.

#### 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, 51161C0044 D, EFFECTIVE DATE OCTOBER 15, 1993.
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.

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 6280

ROANOKE, VIRGINIA 24017

(540) 366-3400

FAX: (540) 366-8702

SCALE: 1" = 30'

N.B.: MUDLICK 1

DRAWN: JC

W.O.: 05-0102-23

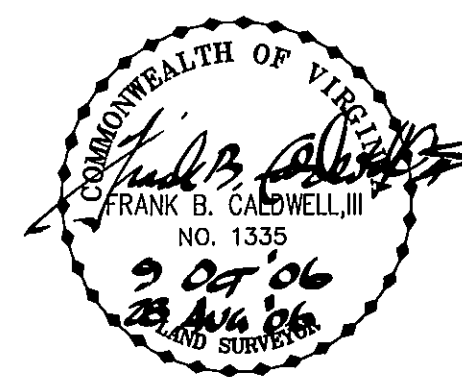
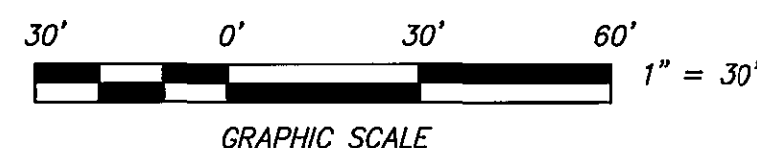
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:15 O'CLOCK P.M. ON THIS 10 DAY OF OCTOBER, 2006.

TESTE:

BRENDA HAMILTON  
CLERK

BY:

DEPUTY CLERK



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