

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

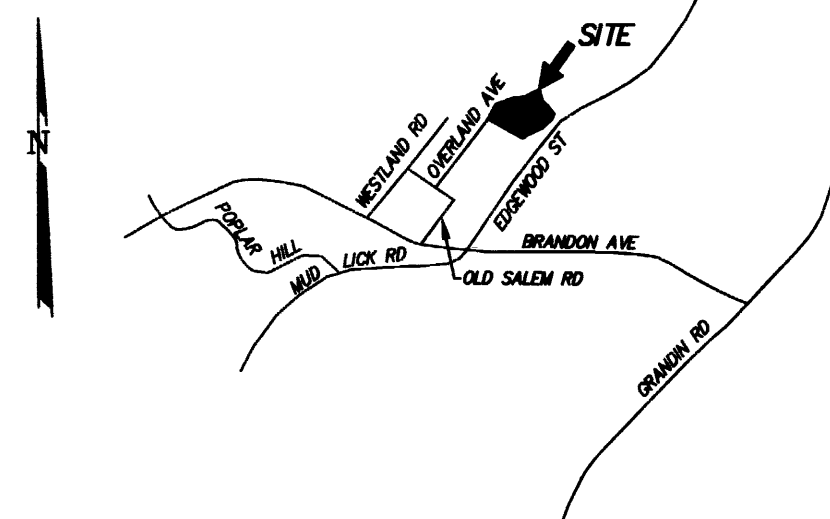
OVERLAND AVENUE, S.W.
(30' R/W)

N 32°00'35" E
102.00'

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	34.15'
B-C	S 65°45'23" E	22.87'
C-D	S 81°41'11" E	16.69'
D-E	N 51°37'24" E	117.06'
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	151.39'
J-K	N 81°41'11" W	33.84'
K-L	N 65°45'23" W	10.42'
L-M	S 56°10'54" W	4.04'
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"

S 88°11'57" E
56.69'

NEW VARIABLE WIDTH
TEMPORARY CONSTRUCTION
EASEMENT

NEW 10' TEMPORARY
CONSTRUCTION EASEMENT

477 S.F.
S.S.E. (M.B. 1, PG. 3052)
HEREBY VACATED

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

NEW 30' SANITARY
SEWER EASEMENT

CHAIN LINK
FENCE

APPROX LOCATION
ZONE "AE"

NEW VARIABLE WIDTH
TEMPORARY CONSTRUCTION
EASEMENT

480 S.F. OF ADDITIONAL
S.S.E. HEREBY ACQUIRED &
ADDED TO S.S.E. (M.B. 1, PG. 3052)

TAX # 5210511
TOTAL NEW S.S.E. 480 S.F.
LESS EXISTING S.S.E. - 312 S.F.
NET NEW SANITARY S.S.E. 168 S.F.
LESS VACATED S.S.E. - 477 S.F.
NET NEW S.S.E. - 309 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.
5. THIS PLAT HEREBY REVISES THE PREVIOUSLY RECORDED PLAT (M.B. 1, PG. 3052) DATED AUGUST 28, 2006.

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

Q CREEK IS Q
AS IT MEANDERS

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 3:13 O'CLOCK P.M. ON THIS 7 DAY OF AUGUST, 2007.

TESTE: BRENDA HAMILTON
CLERK

BY: Melinda M Thomas
DEPUTY CLERK

30' 0' 30' 60' 1" = 30'
GRAPHIC SCALE



REV: MAY 17, 2007
TAX NO. 5210511
DATE: JUNE 27, 2006
CALC. JC CHK'D FBC
CLOSED: JC

GARST MILL CORRECTIVE ACTION PROJECT
MUDLICK CREEK INTERCEPTOR 2006

REVISED 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

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 6260
ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-8702

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