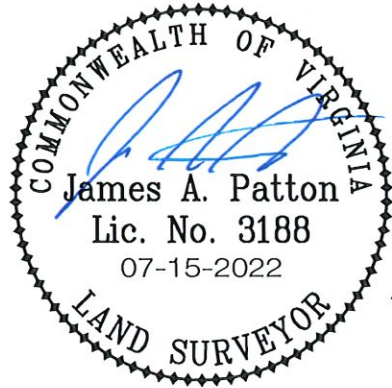


# LEGEND

- PLATTED CORNER
- IRON PIN FOUND
- ⊗ CLEANOUT IN MANHOLE

THE INTENT OF THIS EXHIBIT IS TO SHOW THE AS-BUILT LOCATION OF WATER AND SEWER IMPROVEMENTS AND IS NOT INTENDED TO REPRESENT A PHYSICAL IMPROVEMENT SURVEY. ALL IMPROVEMENTS AND EASEMENTS MAY NOT BE SHOWN HEREON FOR CLARITY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED.



**PETERS CREEK ROAD**  
 RTE. 117 - 100' R/W  
 N70°33'04"E 109.25'

WATER METER SETTER  
 TOP: 1066.3'  
 STONE FILL ELEV.: 1063.5'

PRIVATE SERVICE  
 LINE PER PLAN  
 NOT FIELD SURVEYED

"TAKE 5"  
 OIL CHANGE -  
 BUILDING UNDER  
 CONSTRUCTION  
 PROPOSED F.F.E.: 1068.5'

LEASE LINE  
 PER SITE PLAN  
 DATED 07-15-2022

VARIABLE WIDTH  
 WATERLINE EASEMENT  
 INST. #200405628

T.M. #027.14-02-04.00-0000  
 ±4.0 ACRES

PRIVATE SERVICE  
 LINE PER PLAN  
 NOT FIELD SURVEYED

SEWER CLEANOUT IN MANHOLE  
 RIM: 1062.1'  
 CLEANOUT TOP: 1061.7'  
 6" PVC INV: 1057.3'

±5 FEET 6" PVC @ 2.0%

SEWER MANHOLE  
 RIM: 1062.2'  
 NEW 6" PVC INV IN: 1057.2'

ROANOKE CO. SUPERVISORS  
 BOARD OF SUPERVISORS  
 T.M. #027.14-02-18.00-0000  
 FORMERLY WILLIAMSON ROAD

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH	DELTA
C1	292.72'	85.57'	N78°55'34"E	85.27'	16°45'00"
C2	162.52'	192.81'	S44°46'32"E	181.70'	67°58'28"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°13'56"W	4.30'

## NOTES:

- OWNERS OF RECORD: NORTHMARKET LLC
- LEGAL REFERENCE: INSTRUMENT #202009200
- TAX MAP NUMBER: 027.14-02-04.00-0000
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES NOT SHOWN HEREON.
- VERTICAL DATUM IS NAVD88.

## WATER/SEWER ASBUILT EXHIBIT FOR TAKE 5 WILLIAMSON ROAD

7240/7242 WILLIAMSON ROAD  
 BEING THE MAJOR PART OF THAT  
 4.088 ACRE TRACT AS SHOWN IN  
 INSTRUMENT #200405628  
 HOLLINS MAGISTERIAL DISTRICT  
 ROANOKE COUNTY, VIRGINIA  
 SURVEYED 07-15-2022  
 JOB #05220115.HS  
 SCALE: 1" = 40'



**PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS**  
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
 1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: MSS  
 CHECKED BY: JAP

VA STATE PLANE NAD83  
 SOUTH ZONE

**WILLIAMSON ROAD**  
 RTE. 11 & 220 117 - 80' R/W