

20' WATER LINE EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°48'56"E	20.00
L2	S8°08'20"E	28.98
L3	S36°51'40"W	35.84
L4	S8°08'20"E	7.86
L5	S81°51'40"W	20.00
L6	N8°08'20"W	16.14
L7	N36°51'40"E	35.84
L8	N8°08'20"W	20.68

SEE EASEMENT IN INST.NO. 130004154
LINE AND 15' R/W IS SHOWN ON THE
OTHER SIDE OF THE ROAD
SEE NOTE 13 PAGE 1

TAX MAP# 88-33
REMAINING PROPERTY OF
FRALIN & WALDRON, INC.
INST.NO. 050007303 & 050004512
91.370 ACRES REMAINING FROM
TM RECORDS
ZONED TND

END PROPOSED PUBLIC
SANITARY SEWER EASEMENT
S8° 08' 20"E
20.00'

TAX MAP# 88-33
REMAINING PROPERTY OF
FRALIN & WALDRON, INC.
INST.NO. 050007303 & 050004512
91.370 ACRES REMAINING FROM
TM RECORDS
ZONED TND

20' PROPOSED PUBLIC SANITARY
SEWER EASEMENT

N3° 20' 24"W
146.57'

N1° 47' 12"E
83.19'

45' TEMPORARY
CULDESAC

37' RIVER BIRCH
AVENUE
RIGHT OF WAY

TAX MAP# 101(1)C
N/F MARY ANN LAYMAN
INST.NO. 120005623
ZONED R1

EX. NONEXCLUSIVE
PASSAGE EASEMENT
P.B. 34, PG. 49

TAX MAP# 101-1
N/F MARY ANN LAYMAN
INST.NO. 120005621
ZONED R1

TAX MAP# 88(9)SW
N/F FRALIN AND WALDRON INC.
ZONED TND

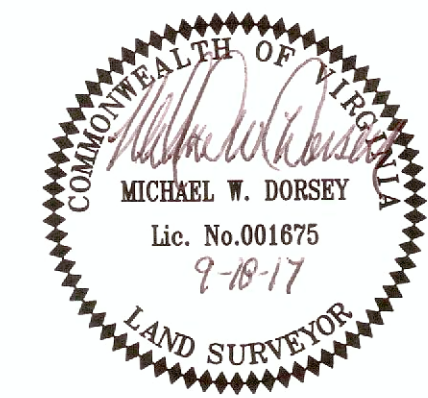
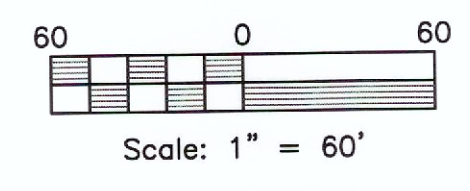
TAX MAP# 88(9)1
N/F K&M ENTERPRISES LIMITED PARTNERSHIP
INST.NO. 100000541
ZONED TND

LOT 1
4.014 ACRES

- NOTES:
1. THERE IS A 15' EASEMENT TO LUMOS NETWORK THAT GENERALLY RUNS PARALLEL WITH SOUTHERN BOUNDARY LINE OF SHENANDOAH AVENUE IN THIS PARCEL. THIS PARCEL MAY BE SUBJECT TO THIS UNDESCRIBED EASEMENT AS RECORDED IN INST.NO. 130005101 SEE NOTE 13 PAGE 1
 2. IT IS THE INTENT OF THIS PLAT THAT THE 20' PROPOSED PUBLIC SANITARY SEWER EASEMENT BE 10' ON EITHER SIDE OF EXISTING SANITARY SEWER LINE.
 3. THIS PROPERTY IS SUBJECT TO THE 15' RIGHT OF WAY AGREEMENT TO LUMOS SHOWN IN INSTRUMENT NO. 130005101 NEAR THE FRONTAGE WITH SHENANDOAH AVE.

ECI
SURVEYING

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DRAWN	MWD	1"=60'	2
CHECKED		5/31/17	2
APPROVED	MWD	PROJECT: 17046	2