

DRIVE

90

THE BOARDWALK
D.B. 561, PAGE 381

89

PROPERTY OF
MAGGIE ETHEL CUNDIFF, ET ALS
W.B. 83, PG. 34
TAX # 48-15

3.265 ACRES
PROPERTY OF
WILLARD CONSTRUCTION
OF ROANOKE VALLEY, INC.
D.B. 453, PG. 58
TAX # 32-66

EXISTING 15'
DRAINAGE EASEMENTS
D.B. 561, PG. 381

NATURAL WATERCOURSE

New 20' Waterline
& Ingress Egress
Easement

N 84°07'45" E
211.81' (TIE LINE)

24" BEECH

New 20' Waterline & Ingress Egress Easement

LINE	DIRECTION	DISTANCE
J - D	N 78° 25' 53" W	68.71' TIE
D - E	N 08° 07' 41" E	308.78'
E - F	N 11° 40' 40" E	216.12'
F - 154	N 20° 00' 55" W	107.71' TIE

Well Lot # 3

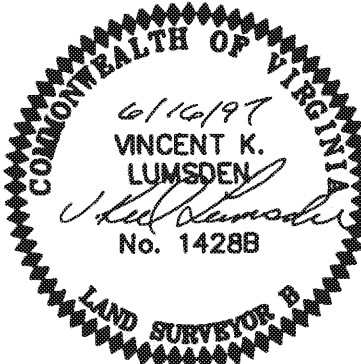
LINE	DIRECTION	DISTANCE
1 - 2	N 11° 34' 07" E	110.00'
2 - 3	S 78° 25' 53" E	115.00'
3 - 4	S 11° 34' 07" W	110.00'
4 - 1	N 78° 25' 53" W	115.00'
Area: 12,650 Sq. Ft. = 0.29 Acres		

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
2. THE EXISTING WELL SHOWN HEREON IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN.
3. THE LINES BETWEEN CORNERS 1 THROUGH 4 INCLUSIVE TO 1 ARE NEW DIVISION LINES FOR WELL LOT PURPOSES ONLY.

PLAT SHOWING
WELL LOT # 3 (0.29 AC.)
BEING CONVEYED TO
WILLARD CONSTRUCTION
OF ROANOKE VALLEY, INC.
AND
NEW 20' WATERLINE &
INGRESS-EGRESS EASEMENT
BEING GRANTED TO
WILLARD CONSTRUCTION
OF ROANOKE VALLEY, INC.
BY

MAGGIE ETHEL CUNDIFF, et als
SITUATED ALONG BOARDWALK DRIVE
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SCALE 1" = 100' DATE: JUNE 16, 1997
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



LEGEND

—UE—	UNDERGROUND ELECTRIC
⊗	WATER VALVE
⊙	WELL
D.B.	DEED BOOK
W.B.	WILL BOOK

EXISTING DRAINAGE
EASEMENTS, D.B. 561, PG. 381

VA. RTE. # 616

BOARDWALK