

TAX # : TAX #3015008
ADDRESS : 202 4TH STREET, N.E.
OWNER : MEMBER ONE FEDERAL CREDIT UNION
LEGAL REF. : INSTRUMENT #150005004
DRAWN BY : SCB
CHECKED : REC
W.O. # : 19-0135
SCALE : 1" = 20'
DATE : MARCH 23, 2022

EASEMENT EXHIBIT FOR
MEMBER ONE FCU

SHOWING A NEW 15'X20' PUBLIC WATERLINE EASEMENT
TO BE DEDICATED TO THE WESTERN VIRGINIA WATER AUTHORITY
LOCATED ON PARCEL 7B-1A - TAX #3015008
INSTRUMENT #150005004
CITY OF ROANOKE, VIRGINIA

LEGEND

○ DEEDED CORNER

MERIDIAN OF
N
VA STATE PLANE
COORDINATE SYSTEM
VA SOUTH 4502 - NAD '83

WILLIAMSON ROAD, N.E.
80' RIGHT OF WAY

PARCEL 7B-1A
6.3585 ACRES
TAX #3015008

NEW 15'X20' PUBLIC
WATERLINE EASEMENT
(300 SF)

S 87°55'43" E 20.00'

S 1°52'16" W 15.00'

N 1°52'16" E 15.00'

S 87°55'43" E 47.80'

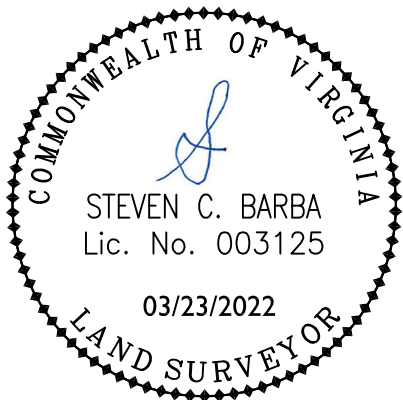
(20.00')

EXISTING VARIABLE
SEWER AND WATER
EASEMENT
MAP BOOK 1, PAGE 157

**ON RAMP FOR
INTERSTATE 581**
RIGHT OF WAY VARIES

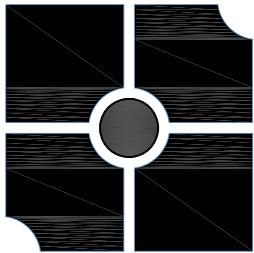
CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	118.44'	195.00'	61.11'	34°48'05"	N 85°15'43" W	116.63'



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "AE" & "X" AS SHOWN ON THE FEMA F.I.R.M. #51161C0168G WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



parker
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