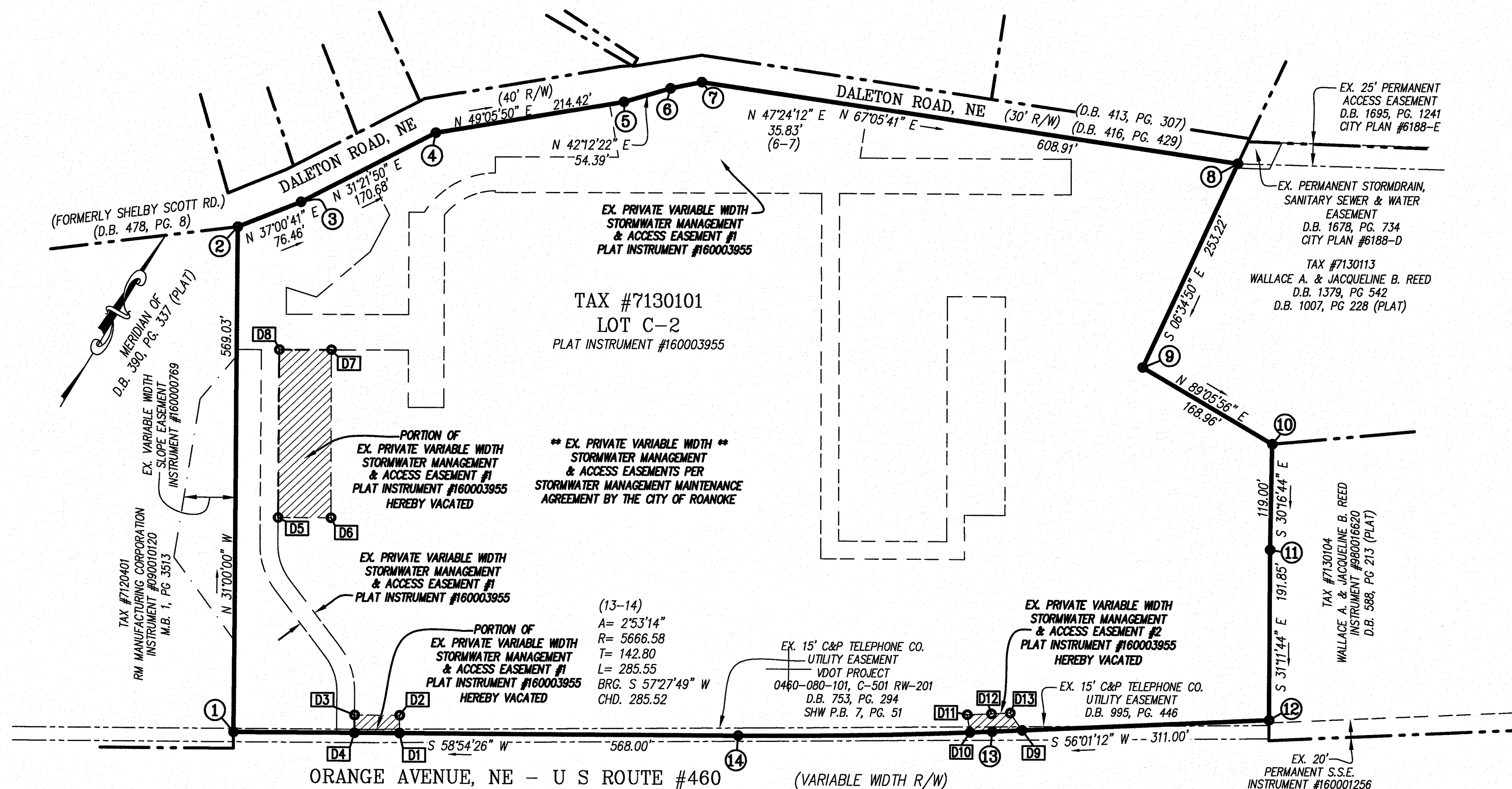
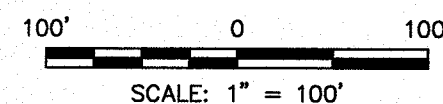




LEGEND

D.B. DEED BOOK
M.B. MAP BOOK
PG. PAGE
EX. EXISTING
R/W RIGHT-OF-WAY
SHW STATE HIGHWAY
W.L.E. WATER LINE EASEMENT
S.S.E. SANITARY SEWER EASEMENT

GRAPHIC SCALE



PORTION OF EX. PRIVATE VARIABLE
WIDTH STORMWATER MANAGEMENT
AND ACCESS EASEMENT #1
HEREBY VACATED

LINE	BEARING	DISTANCE
14-D1	S 58°54'26" W	380.81' (TIE)
D1-D2	N 31°05'34" W	20.00'
D2-D3	S 58°54'26" W	51.00'
D3-D4	S 31°05'34" E	20.00'
D4-D1	N 58°54'26" E	51.00'
D5-D6	N 58°44'48" E	59.54'
D6-D7	N 31°15'12" W	189.26'
D7-D8	S 58°41'06" W	58.71'
D8-D5	S 31°00'00" E	189.20'

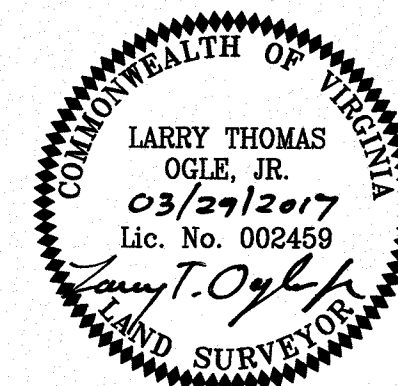
EX. PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT AND
ACCESS EASEMENT #2
HEREBY VACATED

LINE	BEARING	DISTANCE
D9-13	S 56°01'12" W	33.78'
*13-D10	S 56°08'43" W	24.75'
D10-D11	N 40°38'51" W	20.15'
*D11-D12	N 56°09'27" E	27.09'
D12-D13	N 56°01'12" E	21.10'
D13-D9	S 66°21'24" E	23.68'

* DENOTES CHORD BEARING & DISTANCE

EX. PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT
AND ACCESS EASEMENT HEREBY VACATED

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
13-D10	5666.58'	24.75'	12.38'	24.75'	S 56°08'43" W	0°15'01"
D11-D12	5646.58'	27.09'	13.55'	27.09'	N 56°09'27" E	0°16'30"



EASEMENT PLAT SHOWING
THE VACATION OF
EX. PUBLIC 20' 30' & VARIABLE WIDTH
WATERLINE & SANITARY SEWER EASEMENTS
PLAT INSTRUMENT #160003955
AND VACATING PORTIONS OF
EX. PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT & ACCESS
EASEMENTS
PLAT INSTRUMENT #160003955
AND CREATING HEREON THE
NEW PUBLIC 20' 30' & VARIABLE WIDTH
WATERLINE & SANITARY SEWER EASEMENTS
LOCATED ON THE PROPERTY OF
BRC ORANGE AVENUE, LLC
LOT C-2
PLAT INSTRUMENT #160003955
SITUATED AT #2548 ORANGE AVE., NE
CITY OF ROANOKE, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

DATE: March 8, 2017
COMM. NO.: 2015-005
SCALE: 1" = 100'

SHEET 3 OF 3