

LOT 20 BLK 3
SEC 8
STEEPLEHUNT OF
CANTERBURY
PARK

NOTE:
EDGE OF POOL
WALKWAY IS
ON THE EDGE
OF THE NEW
20' EASEMENT

NEW LOT
26A-1
0.724 ACRE
31,556
SQUARE FEET

NEW 20' S.S.E. WITH
SEWER LINE BEING 7.5' SOUTH
OF NORTH EDGE OF EASEMENT

LINE TABLE	
LINE	BEARING
L1	N 58°55'30" W
L2	N 31°20'09" E
L3	S 58°55'30" E
	DISTANCE
	123.44
	20.00
	119.64

N 31°20'09" E
330.75'

FENCE ON LINE
20' S.S.E.
P.B. 16 PG 91

64.19'

EXISTING SANITARY SEWER LINE

L1

12.50'
7.50'

21
MH

MOVED 1.1'

15' S.S.E. RECORDED
IN P.B. 16 PG. 91
HEREBY VACATED

NEW LOT 27A-1
PROPERTY OF
KEVIN L. & LYNDA R.
FOUST
INST # 200225604
TAX NO. 086.01-07-14

LEGEND:
M.B.L.= MINIMUM
BUILDING LINE
P.U.E.= PUBLIC
UTILITY EASEMENT
D.E.= DRAINAGE EASEMENT
S.S.E.= SANITARY
SEWER EASEMENT
MH= MANHOLE
OH= OVERHANG
P= PORCH
CONC.= CONCRETE

L3

POOL

EDGE OF
POOL
WALKWAY

4.00'

S 20°34'49" W
232.59'

PAVED
DRIVE

#6018

PAVED

30' M.B.L.

15' P.U.E.

L=119.34'

LOT 25A

PIN
SET

PIN
SET

EXISTING
WATER LINE
EASEMENT
P.B. 16 PG 91

CURVE DATA

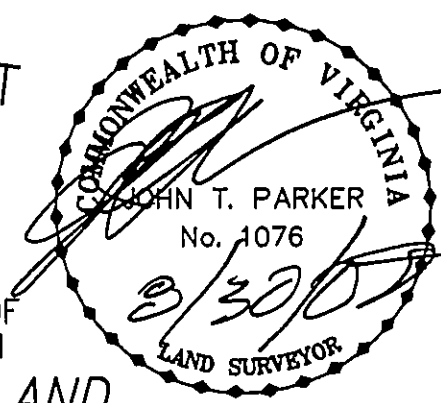
$\Delta = 11^{\circ}08'16"$
 $R = 450.15'$
 $T = 43.89'$
 $L = 87.50'$
 $CH = S 63^{\circ}51'05" E$
 $87.37'$

315.84' TO P.I.
SULGRAVE ROAD

SCOTFORD COURT
50' WIDE

PLAT SHOWING
VACATION OF EXISTING EASEMENT & CREATION OF
NEW 20' SANITARY SEWER EASEMENT BETWEEN
**BRENT W. & STACEY M. CHAPMAN AND
THE WESTERN VIRGINIA WATER AUTHORITY**

SHOWING NEW LOT 26A-1, BLOCK 3, SECTION 9,
KENSINGTON OF CANTERBURY PARK
P.B. 17, PG. 198
ROANOKE COUNTY, VIRGINIA



TAX # 86.01-07-15
N.B. RR 29 DRAWN PJB 15
CALC. _____ CHK'D LD
CLOSED _____



TPP&S
ENGINEERS
SURVEYORS
PLANNERS
540-387-1153
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818 Boulevard
Post Office Box 39
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SCALE: 1"= 30'
DATE: 30 AUGUST, 2004
D- 53075
W.O. 04-0613