



NOTES:

1. THIS PLAT IS FOR THE SOLE PURPOSE OF CREATING A 25' WATER & SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN HEREON AND DOES NOT CONSTITUTE AN ACTUAL BOUNDARY SURVEY.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY MARTIN, HOPKINS, & LEMON, P.C., DATED 11 FEBRUARY, 1993 FOR TAX #76.03-04-61 AND TITLE REPORTS PREPARED BY MARTIN, HOPKINS, LEMON, & EDWARDS, P.C., DATED 30 JUNE, 1992 FOR TAX #76.03-04-30 & TAX #76.03-04-31.
3. TOTAL AREA OF NEW WATER EASEMENT ACROSS TAX #76.03-04-31 = 1,660 S.F.
4. TOTAL AREA OF NEW WATER EASEMENT ACROSS TAX #76.03-04-30 = 11,020 S.F.
5. TOTAL AREA OF NEW WATER EASEMENT ACROSS TAX #76.03-04-51 = 7,970 S.F.
6. THE NEW EASEMENTS AS SHOWN HEREON MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
 - A. VIRGINIA AND TENNESSEE TELEPHONE CO. EASEMENT, D.B. 69, PG. 217 (LISTED AS "APCO" IN AFOREMENTIONED TITLE REPORT).
 - B. APPALACHIAN ELECTRIC POWER CO. EASEMENTS, D.B. 265, PG. 5; (LISTED AS PG. 81 ON AFOREMENTIONED TITLE REPORT), D.B. 358, PG. 142, D.B. 325, PG. 428.
 - C. APPALACHIAN POWER CO. EASEMENTS, D.B. 1196, PG. 26, D.B. 1001, PG. 639, D.B. 1097, PG. 618, D.B. 979, PG. 483.
 - D. RIGHT OF WAY FOR INGRESS AND EGRESS, D.B. 1004, PG. 772.
 - E. ROADWAY EASEMENT, D.B. 216, PG. 417.
 - F. RIGHT OF WAY AGREEMENT, D.B. 1326, PG. 1277.
7. THE NEW EASEMENTS AS SHOWN HEREON ARE NOT AFFECTED BY THE FOLLOWING ENCUMBRANCES:
 - A. RIGHT OF WAY FOR INGRESS AND EGRESS, D.B. 888, PG. 779, D.B. 1079, PG. 385, D.B. 1124, PG. 673, D.B. 1116, PG. 757.
 - B. RIGHT OF WAY FOR INGRESS AND EGRESS, D.B. 973, PG. 696.
 - C. ROADWAY EASEMENT, D.B. 888, PG. 147, D.B. 1030, PG. 700, D.B. 1057, PG. 567, D.B. 1190, PG. 214.
 - D. ROADWAY EASEMENT, D.B. 1190, PG. 208.
 - E. APPALACHIAN ELECTRIC POWER CO. EASEMENTS, D.B. 434, PG. 120, D.B. 464, PG. 411.
 - F. ROADWAY EASEMENT, D.B. 957, PG. 747, D.B. 857, PG. 49.
 - G. RIGHT OF WAY FOR INGRESS AND EGRESS, AND WATER USEAGE RIGHTS, D.B. 984, PG. 286, D.B. 984, PG. 469.
 - H. COMMONWEALTH OF VIRGINIA RIGHT OF WAY, D.B. 1236, PG. 737.
 - I. 20' ROADWAY EASEMENT, D.B. 497, PG. 545.
 - J. APPALACHIAN POWER CO. EASEMENT, D.B. 1227, PG. 882.

GRID NORTH - NAD-83
VIRGINIA STATE PLANE
SOUTH ZONE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 6/14/93 1993, AT 10:30 O'CLOCK A.M.

TESTEE: STEVEN A. MCGRAW, CLERK

[Signature]
DEPUTY CLERK

PLAT SHOWING
**NEW 25' WATER & SEWER EASEMENT
AND NEW 10' TEMPORARY
CONSTRUCTION EASEMENTS**

BEING GRANTED TO
THE COUNTY OF ROANOKE

BY
**RICHARD E. HARMAN &
MARGARET P. HARMAN**

ACROSS
TAX #76.03-4-30
TAX #76.03-4-31
TAX #76.03-4-51

SCALE: 1" = 100' DATE: 29 APRIL 1993

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

COMM. #91-376E

LEGEND	
EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
PG.	PAGE
TOT.	TOTAL
	FENCE
	NEW 25' WATER & SEWER EASEMENT
S.F.	SQUARE FEET
TEL.	TELEPHONE
PED.	PEDESTAL
ELEC.	ELECTRIC
TRANS.	TRANSFORMER

NEW 25' WATER & SEWER EASEMENT		
LINE	DIRECTION	DISTANCE
1-2	N 00°12'50" W	97.57
2-3	N 36°19'46" W	93.86
3-4	N 50°34'52" W	33.02
4-5	N 51°07'10" W	102.53
5-6	N 24°39'20" W	160.21
6-7	N 29°05'29" E	351.13
7-8	S 74°10'30" E	25.69
8-9	S 29°05'29" W	344.36
9-10	S 24°39'20" E	141.66
10-11	S 51°07'10" E	96.65
11-12	S 50°34'52" E	36.38
12-13	S 36°19'46" E	105.14
13-14	S 00°12'50" E	86.65
14-15	S 31°25'27" W	6.34
15-1	S 57°32'25" W	25.63
TOTAL AREA = 20,650 S.F.		

