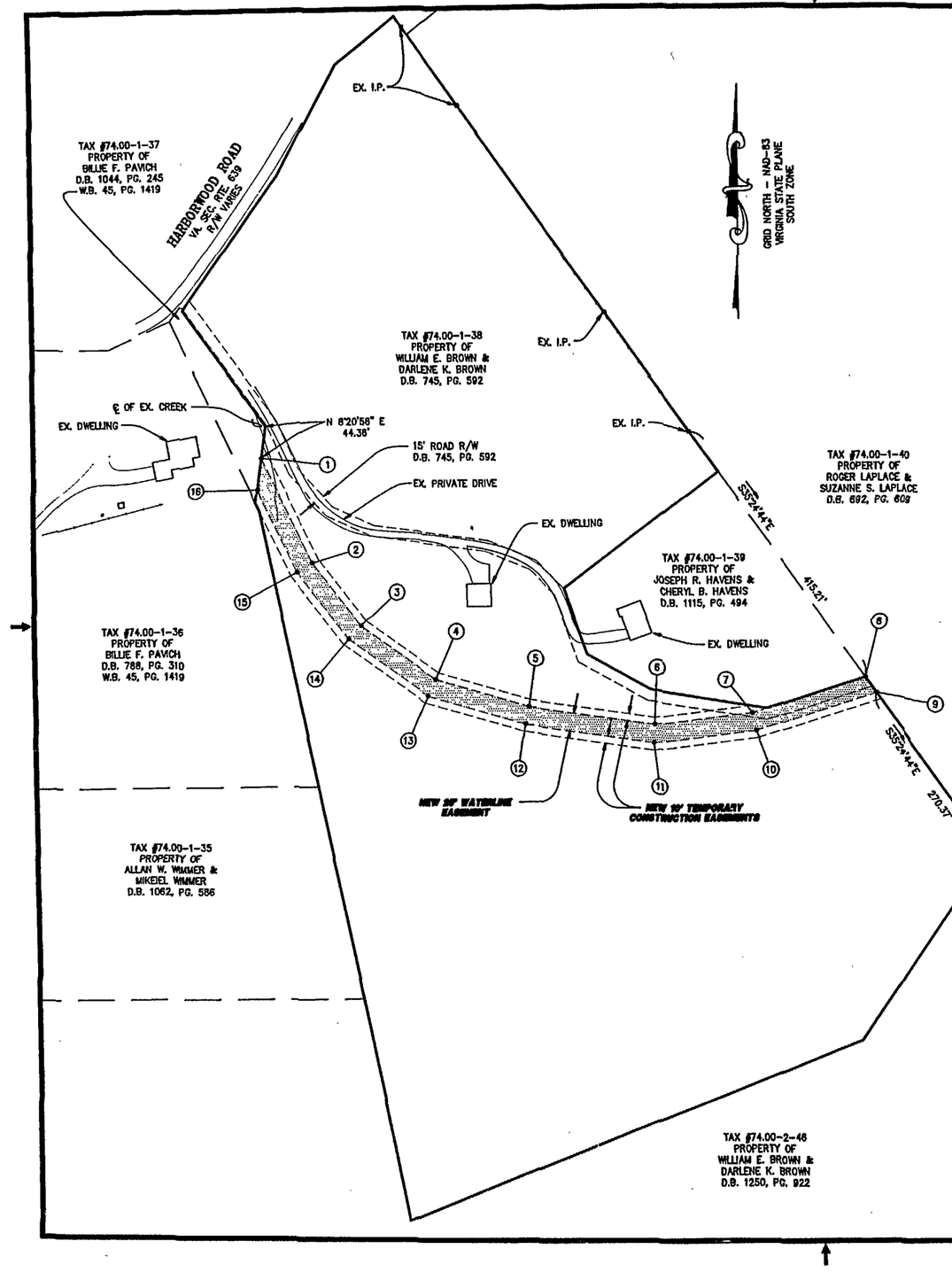
P.B. _____ , PG. _____



NEW 25' WATERLINE EASEMENT

LINE	DIRECTION	DISTANCE
1–2	S25°54'44"E	161.14'
2–3	S37°33'31"E	110.70'
3–4	S54°46'23"E	127.93'
4–5	S73°57'14"E	136.92'
5–6	S81°41'24"E	175.46'
6–7	N83°04'39"E	136.08'
7–8	N72°45'16"E	164.21'
8–9	S35°24'44"E	26.31'
9–10	S72°45'16"W	174.66'
10–11	S83°04'39"W	141.68'
11–12	N81°41'24"W	180.51'
12–13	N73°57'14"W	142.83'
13–14	N54°46'23"W	135.94'
14–15	N37°33'31"W	117.04'
15–16	N25°54'44"W	126.98'
16–1	N08°20'58"E	44.41'

TOTAL AREA = 25,402 S.F.

LEGEND

EX.	EXISTING
— x —	FENCE
W.B.	WILL BOOK
D.B.	DEED BOOK
P.G.	PAGE
	NEW 25' WATERLINE EASEMENT
APCO	APPALACHIAN POWER COMPANY
	UTILITY POLE
S.F.	SQUARE FEET
P.B.	PLAT BOOK
R/W	RIGHT OF WAY

NOTES:
1. THIS PLAT IS FOR THE SOLE PURPOSE OF CREATING A 25' WATERLINE EASEMENT AND 10' 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 & EDWARDS, P.C. DATED 16 SEPTEMBER 1992.
3. TOTAL AREA OF NEW 25' WATERLINE EASEMENT = 25,402 S.F.
4. THE NEW EASEMENTS AS SHOWN HEREON MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCE:
   A. APPALACHIAN ELECTRIC POWER CO. EASEMENT, D.B. 553, PG. 272.
5. THE NEW EASEMENTS AS SHOWN HEREON ARE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
   A. RIGHT OF WAY, D.B. 639, PG. 32.
   B. RIGHT OF WAY, D.B. 1115, PG. 494.
   C. RIGHT OF WAY AND WATER RIGHTS, D.B. 745, PG. 592.
6. THE NEW EASEMENTS AS SHOWN HEREON ARE NOT AFFECTED BY THE FOLLOWING ENCUMBRANCES:
   A. APPALACHIAN POWER CO. EASEMENT, D.B. 1339, PG. 1289.
   B. APPALACHIAN POWER CO. EASEMENT, D.B. 1309, PG. 775.
   C. APPALACHIAN POWER CO. EASEMENT, D.B. 1270, PG. 196.
   D. RIGHT OF WAY AND WATER RIGHTS, D.B. 311, PG. 52.

NOTE:
THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE COUNTY SUBDIVISION AND/OR ZONING ORDINANCES.

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 1/20/95, 1995, AT 12:49 O'CLOCK P M.

TESTEE: STEVEN A. McGRAW, CLERK

DEPUTY CLERK

PLAT SHOWING
NEW 25' WATERLINE & NEW 10' TEMPORARY CONSTRUCTION EASEMENTS
BEING GRANTED TO
THE COUNTY OF ROANOKE
BY
WILLIAM E. BROWN &
DARLENE K. BROWN
ACROSS TAX #74.00-1-38

SCALE: 1" = 100' DATE: 24 JANUARY 1994

COMMONWEALTH OF VIRGINIA
1-31-94
B. LEE HENDERSON, JR.
No. 1480
LAND SURVEYOR

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

COMM.: 91-376E

DRAWING: 74000138.DWG

P.B. 17 , PG. 93