

INST. #

LEGEND

○ DEEDED CORNER
S.S.E. SANITARY SEWER EASEMENT
W.L.E. WATERLINE EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°39'02"E	407.94'
L2	S24°28'34"E	97.04'
L3	S24°43'10"E	145.42'
L4	S26°14'53"E	163.20'
L5	S15°18'10"E	197.67'
L6	S39°51'50"E	293.35'
L7	S16°43'41"E	113.12'
L8	S45°25'17"E	20.00'
L9	S44°34'43"W	450.29'
L10	S44°34'43"W	163.26'
L11	N17°17'21"E	76.93'
L12	N15°40'30"W	199.34'
L13	N49°30'50"E	44.46'
L14	N15°37'25"W	251.13'
L15	N15°01'42"W	138.91'
L16	S46°44'10"W	22.23'
L17	S46°44'10"W	162.91'
L18	N43°45'31"W	218.96'
L19	N02°56'49"E	47.58'
L20	N46°15'40"E	12.27'
L22	N47°39'11"W	85.17'
L23	N49°47'07"W	70.31'
L24	N42°44'25"W	268.49'
L25	N44°06'47"W	143.85'
L26	N43°23'21"W	182.12'
L27	N41°46'12"W	38.23'
L28	S85°35'05"W	31.88'
L29	N46°44'10"E	227.45'
L30	S20°00'02"W	44.46'
L31	N41°30'03"W	20.01'
L32	S45°43'17"W	146.80'
L33	S47°19'11"E	30.89'
L34	S17°11'01"W	31.57'
L35	S14°16'04"W	52.81'
L36	S17°49'27"W	97.99'
L37	S22°55'38"W	114.34'
L38	N77°11'21"W	11.11'
L39	S81°32'35"W	38.10'
L40	S78°53'19"W	58.13'
L41	S22°41'36"W	125.64'
L42	S20°15'47"W	67.95'
L43	N19°58'23"W	15.74'
L44	N66°58'10"W	78.34'
L45	S22°07'49"W	35.23'
L46	S43°45'29"E	124.71'
L47	N41°13'54"W	54.71'
L48	N14°46'33"E	35.24'
L49	N68°42'01"W	39.85'
L50	S27°58'53"W	4.91'
L51	S62°01'07"E	21.16'
L52	S74°11'11"E	10.11'
L53	S14°46'33"W	29.18'
L54	N67°56'57"W	7.40'
L55	S20°00'02"W	137.45'
L56	S84°52'31"W	100.13'
L57	N02°56'49"E	53.55'
L57	N02°56'49"E	53.59'
L58	N43°51'47"W	194.85'
L59	N14°35'33"E	142.70'
L60	S86°52'00"E	20.00'
L61	S08°51'47"W	3.99'
L62	S14°35'33"W	131.51'
L63	S43°51'47"E	192.31'
L64	S02°56'49"W	118.09'
L65	S43°45'31"E	215.45'
L66	S15°01'42"E	243.79'
L67	S15°37'25"E	251.03'
L68	S74°22'35"W	20.00'
L69	S30°34'24"W	35.43'
L70	N61°33'02"W	73.14'
L72	N45°53'13"E	25.87'
L73	N15°01'42"W	89.87'
L74	N74°58'18"E	5.00'
L75	N15°01'42"W	10.00'
L76	S74°58'18"W	5.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1248.92'	867.06'	S03°55'47"W	849.76'	39°46'40"
C2	1248.92'	188.69'	S20°17'16"E	188.51'	8°39'23"
C3	427.46'	437.01'	N15°33'48"E	418.23'	58°34'35"
C4	11399.16'	995.32'	S47°04'48"W	995.00'	5°00'10"

NORFOLK &
SOUTHERN RAILWAY
100' R/W

N21°20'58"E 1265.73'

ROANOKE CITY
ROANOKE COUNTY

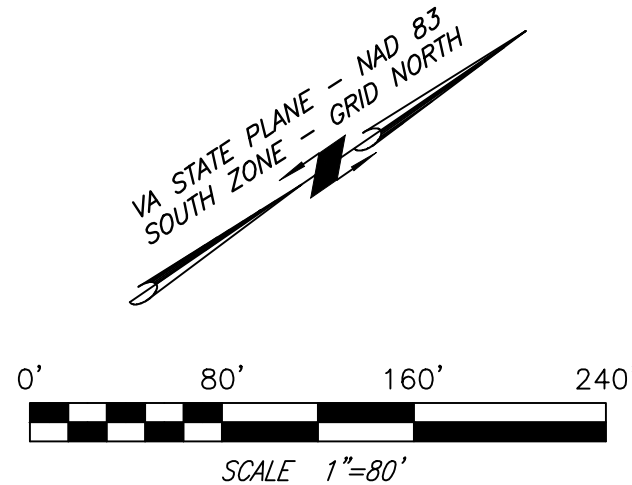
EXISTING 20' S.S.E.
D.B. 1279, PG. 554

EXISTING 20' WATERLINE EASEMENT
PER ORDINANCE #090989-8

EXISTING 1-STORY
BRICK STRUCTURE

EXISTING 1-STORY
BRICK STRUCTURE

T.M.#077.16-01-02.00
PARCEL 1
±53.913 Ac



HATCHING DENOTES SECTION
OF EASEMENT TO BE VACATED

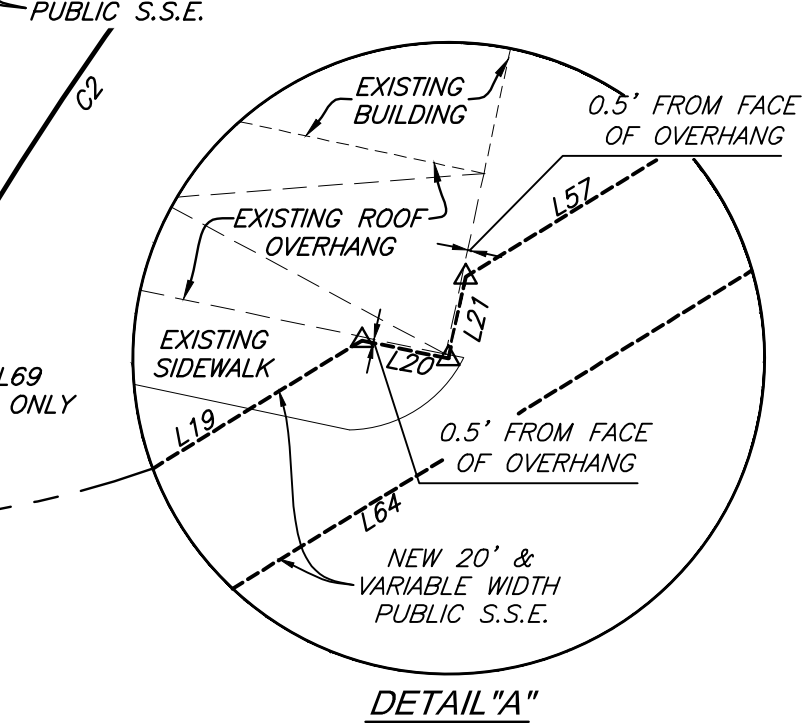
EXISTING
STRUCTURE

NEW 10'
PUBLIC W.L.E.

T.M.#077.16-01-01.00
PARCEL 2
±3.378 Ac

EXISTING 1-STORY
BRICK STRUCTURE

EXISTING 20' S.S.E.
D.B. 1279, PG. 554



U.S. ROUTE 220
VARIABLE WIDTH R/W

PROPERTY OWNERSHIP

T.M. #077.16-01-01.00
N/F
TANGLEWOOD VENTURE LLC
INST.#201609116

T.M. #077.16-01-02.00
N/F
TANGLEWOOD VENTURE LLC
INST. #201609116

T.M. #077.16-01-03.00
N/F
TANGLEWOOD VENTURE LLC
INST. #201609116

NOTES:

- OWNERS OF RECORD: TANGLEWOOD VENTURE, LLC
- LEGAL REFERENCE: INST. #201609116
- TAX MAP NUMBER: 077.16-01-02.00-0000
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.

THE INTENT OF THIS SKETCH IS TO SHOW THE
LOCATION OF PROPOSED EASEMENTS TO BE
CONVEYED TO THE WWA AND DOES NOT
CONSTITUTE A SUBDIVISION OF LAND.

EASEMENT EXHIBIT FOR
TANGLEWOOD VENTURE, LLC

SHOWING NEW 20' S.S.E. AND NEW 20' W.L.E.
CROSSING TAX PARCELS 077.16-01-01.00,
077.16-01-02.00, & 077.16-01-03.00
SITUATE ON ELECTRIC ROAD
ROANOKE COUNTY, VIRGINIA
DATED 11-04-2020
JOB #04200017.00 - ESMT
WATERLINE & SANITARY SEWER EASEMENT
SCALE: 1" = 80'

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: EJP
CHECKED BY: DSH



ELECTRIC ROAD (VA
ROUTE 419)
VARIABLE WIDTH R/W

T.M.#077.16-01-03.00
PARCEL 3
±1.298 Ac