MERIDIAN OF CITY OF SALEM CONTROL NETWORK 9227-9228 NAD 1983 STATE PLANE VIRGINIA SOUTH

SEE SHEET 2

MATCH LINE

N82°44'46"E 758.98' (TOTAL)

S83°01'58"W 444.50' (TOTAL)

292.84'

30.00'

10.00'

S21°12'14"E 49.45'
TIE ONLY FROM CORNER 6

N89°46'55"W 64.96'

C1 (TOTAL)

C2

WEST 4TH STREET
(80' RIGHT-OF-WAY)

NEW 20' PUBLIC UTILITY EASEMENT

NEW 20' PUBLIC STORM DRAINAGE EASEMENT

15' STORM DRAIN EASEMENT
D.B. 425 Pg. 315
(RKE. CO.)

18' STORM DRAIN EASEMENT
D.B. 425 Pg. 315
(RKE. CO.)

116.79'

42.03'

S07°16'53"E 28.02'

15' STORM DRAIN EASEMENT
SEE PLAT RECORDED IN
D.B. 79 Pg. 55

C3

L2

NEW 20' PUBLIC UTILITY EASEMENT

L7

S11°56'21"W 192.61'

PROPERTY OF
BET WILKINSON SALEM VENTURE, LLC
INST. NO. 080002550
SLIDE 207 P.B. 12, PG. 82 & 83
TAX No. 142-1-1

TRACT A-1
13.029 ACRES

10.00'

NEW PUBLIC UTILITY EASEMENT

10'

NEW 20' PUBLIC UTILITY EASEMENT

377.27'

S78°03'39"E 669.66' (TOTAL)

282.39'

S21°41'24"W 261.58'

SPRING STREET
(50' RIGHT-OF-WAY)

S11°56'21"W 32.81'

204'

51'

72.41'
TIE ONLY

L8

153.80'

10' WATER EASEMENT
D.B. 79 Pg. 55

15' WATER EASEMENT
D.B. 79 Pg. 55

LAKE SPRING BRANCH
15' STORM DRAIN EASEMENT

NEW 40' PUBLIC UTILITY EASEMENT

25' PUBLIC UTILITY EASEMENT
D.B. 79 Pg. 55

N78°03'39"W 46.40'

L6

S11°56'21"W 478.05' (TOTAL)

296.72'

S12°02'04"W 198.44'

18.90'
TIE ONLY

ROANOKE STREET
(40' RIGHT-OF-WAY)

25'

26'

SANITARY SEWER & WATERLINE EASEMENT
D.B. 506 Pg. 284
D.B. 584 Pg. 333
(RKE. CO.)

181.11' (TOTAL)

N13°02'59"E

CITY OF SALEM
D.B. 151, Pg. 564
TAX No. 142-004-002
&
TAX No. 142-004-003

F.A.A. COMMISSION LEASE LOT

NEW 20' STORMWATER MANAGEMENT EASEMENT

NEW 38' PUBLIC UTILITY EASEMENT

SANITARY SEWER & WATERLINE EASEMENT
D.B. 204 Pg. 330
(RKE. CO.)

NEW 38' PUBLIC UTILITY EASEMENT

10.00'

S11°56'07"W 27.51'

54'

37'

20'

18'

S78°03'46"E 1089.34' (TOTAL)
546.70'

115.74'

52.08'

27.53'

N78°03'53"W 734.16'

NORFOLK & SOUTHERN RAILROAD RIGHT-OF-WAY

NEW 20' PUBLIC STORM DRAINAGE EASEMENT

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C1 (TOTAL)	39°47'58"	361.21'	520.00'	S28°56'09"E	353.99'
C2	30°29'31"	276.73'	520.00'	S33°35'23"E	273.48'
C3	59°20'22"	22.78'	22.00'	S20°38'53"E	21.78'
C4	09°18'27"	84.47'	520.00'	S13°41'24"E	84.38'

LINE	BEARING	DISTANCE
L1	N07°06'56"W	45.46'
L2	S08°59'24"W	33.65'
L3	N02°34'24"E	47.69'
L4	N78°05'07"W	8.01'
L5	N07°25'35"W	26.81'
L6	N11°54'53"E	403.02'
L7	N11°54'53"E	290.11'
L8	N11°54'53"E	38.00'
L9	N82°41'58"E	536.84

LEGEND

- ◎ – IRON PIN FOUND
- RRFd. – RAILROAD SPIKE FOUND
- NLFd. – NAIL FOUND
- ● – IRON PIN SET
- CONC. – CONCRETE
- RKE. CO. – ROANOKE COUNTY
- DB. – DEED BOOK
- PB. – PLAT BOOK
- PG. – PAGE
- △ – CALCULATED POINT
- INST. NO. – INSTRUMENT NUMBER
- – PUBLIC UTILITY EASEMENT
- – PUBLIC STORM DRAINAGE EASEMENT
- – STORMWATER MANAGEMENT EASEMENT

COMMONWEALTH OF VIRGINIA
PHILIP H. MUNDY
Lic. No. 1760
7/30/2008
LAND SURVEYOR

EASEMENT PLAT FOR

.COM PROPERTIES, LLC
.COM PROPERTIES II, LLC &
BET WILKINSON SALEM VENTURE, LLC

HEREON CREATING NEW PUBLIC UTILITY AND STORM DRAINAGE EASEMENTS AND NEW STORMWATER MANGEMENT EASEMENT SITUATE AT 832 WEST MAIN STREET CITY OF SALEM, VIRGINIA

SCALE 1" = 60' DATE: JULY 30, 2008

M&C COMM No. 2748

0' 60' 120' 180'

SCALE 1" = 60'

Mattern & Craig, Inc.
CONSULTING ENGINEERS – SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
(540) 345-7691 FAX

R:\SURVEY\2748\DWG\2748-BET-EASEMENTS.DWG