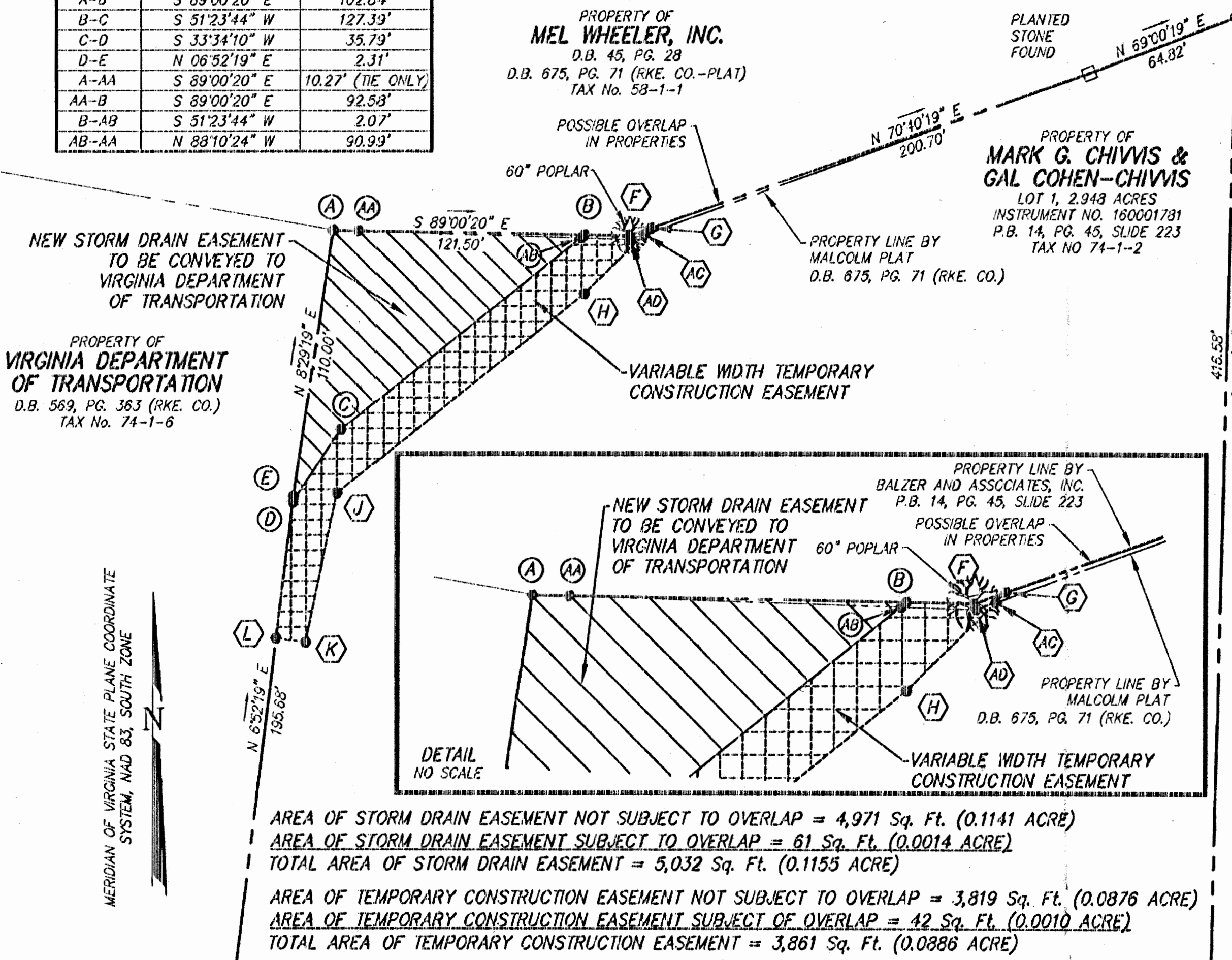
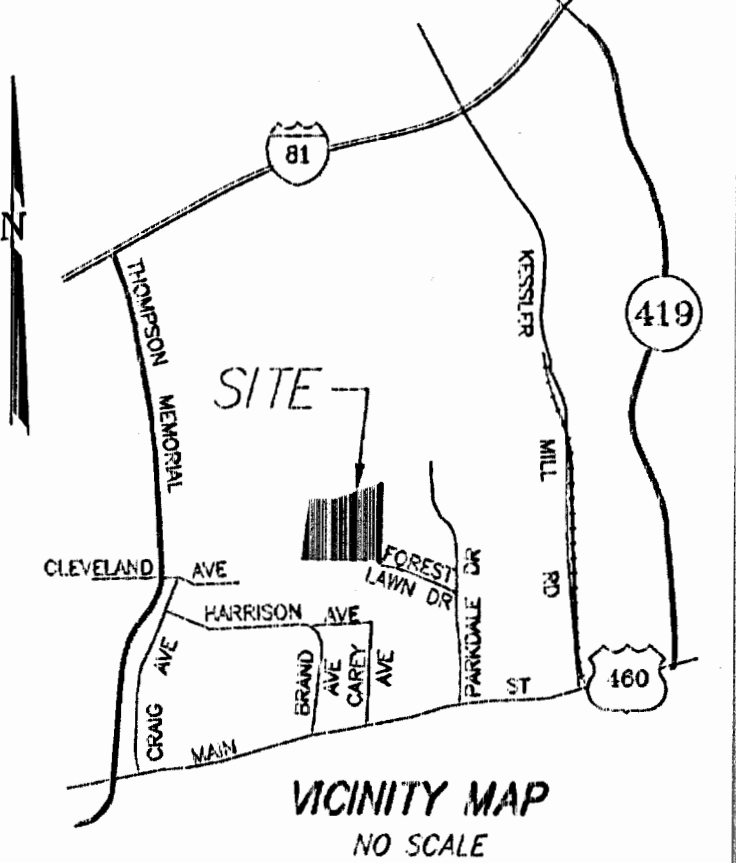


STORM DRAIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A-B	S 89°00'20" E	102.84'
B-C	S 51°23'44" W	127.39'
C-D	S 33°34'10" W	35.79'
D-E	N 06°52'19" E	2.31'
A-AA	S 89°00'20" E	10.27' (TIE ONLY)
AA-B	S 89°00'20" E	92.58'
B-AB	S 51°23'44" W	2.07'
AB-AA	N 88°10'24" W	90.99'

TEMPORARY CONSTRUCTION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
B-F	S 89°00'20" E	13.66'
F-G	N 70°40'19" E	9.32'
G-H	S 45°38'42" W	38.33'
H-J	S 51°08'05" W	129.93'
J-K	S 11°51'46" W	62.32'
K-L	N 82°23'01" W	12.21'
L-D	N 06°52'19" E	56.04'
G-AC	S 45°38'42" W	3.98'
AC-AD	S 70°10'36" W	5.70'
AD-AB	N 88°10'24" W	20.87'
AB-B	N 51°23'44" E	2.07'



AREA OF STORM DRAIN EASEMENT NOT SUBJECT TO OVERLAP = 4,971 Sq. Ft. (0.1141 ACRE)
 AREA OF STORM DRAIN EASEMENT SUBJECT TO OVERLAP = 61 Sq. Ft. (0.0014 ACRE)
 TOTAL AREA OF STORM DRAIN EASEMENT = 5,032 Sq. Ft. (0.1155 ACRE)

AREA OF TEMPORARY CONSTRUCTION EASEMENT NOT SUBJECT TO OVERLAP = 3,819 Sq. Ft. (0.0876 ACRE)
 AREA OF TEMPORARY CONSTRUCTION EASEMENT SUBJECT OF OVERLAP = 42 Sq. Ft. (0.0010 ACRE)
 TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT = 3,861 Sq. Ft. (0.0886 ACRE)

PROPERTY OF
DAVID A. & LESLIE H. BAUGUSS
 LOT 13
 INSTRUMENT NO. 150002102
 TAX NO 74-1-3.1

COMMONWEALTH OF VIRGINIA
 FRANK B. CALDWELL, III
 L.C. NO. 1335
 6 April '17
 LAND SURVEYOR

- NOTES:**
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 2. THE SUBJECT PROPERTY LIES WITHIN FLOODWAY ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141G, REVISED SEPTEMBER 28, 2007.
 3. REFERENCE: RESUBDIVISION PLAT FOR WAYNE D. PLYBON & DONALD J. PLYBON BY BALZER ASSOCIATES DATED JULY 20, 2015, RECORDED IN P.B. 14, PG. 45, SLIDE 223.
 4. REFERENCE: VDOT SALEM DISTRICT DRAINAGE OUTFALL REMEDIATION PLANS BY HUGHES AND ASSOCIATES ARCHITECTS AND ENGINEERS DATED SEPTEMBER 27, 2013.
 5. THERE IS A POSSIBLE OVERLAP IN THE DESCRIPTIONS OF THE CHIVVIS PROPERTY (INSTRUMENT NO. 160001781, & P.B. 14, PG. 45, SLIDE 223 BY BALZER AND ASSOCIATES) AND THE DESCRIPTION OF THE MEL WHEELER, INC. PROPERTY (D.B. 45, PG. 28 & D.B. 675, PG. 71 ROANOKE COUNTY SHOWING MALCOLM PLAT). THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE ENTIRE CHIVVIS PROPERTY AND WHEELER PROPERTY. THE METES AND BOUNDS SHOWN ON THIS PLAT REPRESENTS THE DESCRIPTION OF THE CHIVVIS PROPERTY AS DESCRIBED IN THE CHIVVIS DEED. SEE DETAIL ON PLAT THAT DELINEATES THE OVERLAP OF THE DESCRIPTIONS.

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF SALEM SUBDIVISION ORDINANCE

EASEMENT PLAT FOR
VIRGINIA DEPARTMENT OF TRANSPORTATION

SHOWING 0.1155 ACRE (5,032 Sq. Ft.) STORM DRAIN EASEMENT AND VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (0.0886 ACRE 3,861 Sq. Ft.) BEING CONVEYED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY MARK G. CHIVVIS AND GAL COHEN-CHIVVIS

SITUATE FOREST LAWN DRIVE
 CITY OF SALEM, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W., P.O. BOX 8280
 ROANOKE, VIRGINIA 24017-0280
 Telephone: (540) 366-3400 Fax: (540) 366-8702
 E-Mail: cwaroanoks@aol.com

REV: APRIL 6, 2017
 TAX No. 74-1-2
 DATE: NOVEMBER 9, 2016
 CALC. JW CHK'D FBC
 CLOSED: JW

SCALE: 1" = 40'
 N.B.: N/A
 DRAWN: JW
 W.O.: 16-0098-A

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ATTACHED ADMITTED TO RECORD AT 2:25 O'CLOCK P.M. ON THIS 6 DAY OF Feb, 2016

TESTE: CHANCE CRAWFORD
 CLERK
 BY: *Frank B. Caldwell, III*
 DEPUTY CLERK

