

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KAEGY PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 5 TO 7 TO 9 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 110001743.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL PUBLIC SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR RIGHT-OF-WAY PURPOSES BEING 0.1286 ACRE TOTAL.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

KAEGY PROPERTIES, LLC

BY: [Signature] ITS: NAVAR

Robert P. Fralin  
PRINT NAME

STATE OF VIRGINIA

CITY OF ROANOKE

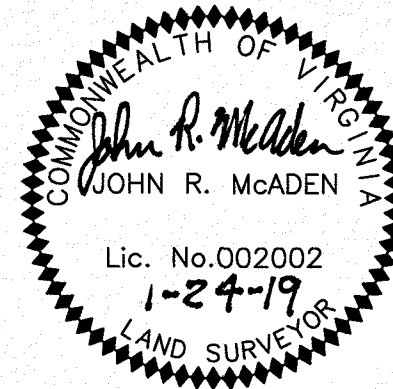
KRISTEN VIAR  
NOTARY PUBLIC  
REGISTRATION # 7234721  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
DECEMBER 31, 2021

I, KRISTEN VIAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT P. FRALIN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21ST DAY OF MARCH, 2019.

KRISTEN VIAR REG. # 7234721  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12-31-2021

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden  
JOHN R. MCADEN 002002



APPROVED:

[Signature] 3/22/19  
CITY ENGINEER, CITY OF ROANOKE DATE

[Signature] 3/22/19  
SUBDIVISION AGENT DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:32 O'CLOCK A.M. ON THIS 27 DAY OF March, 2019 IN INSTRUMENT # 190002911.

TESTE: BRENDA S. HAMILTON

[Signature]  
CLERK  
DEPUTY CLERK

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0144G (REVISED DATE: SEPTEMBER 28, 2007)

DRN: SCB  
CHK: JRM

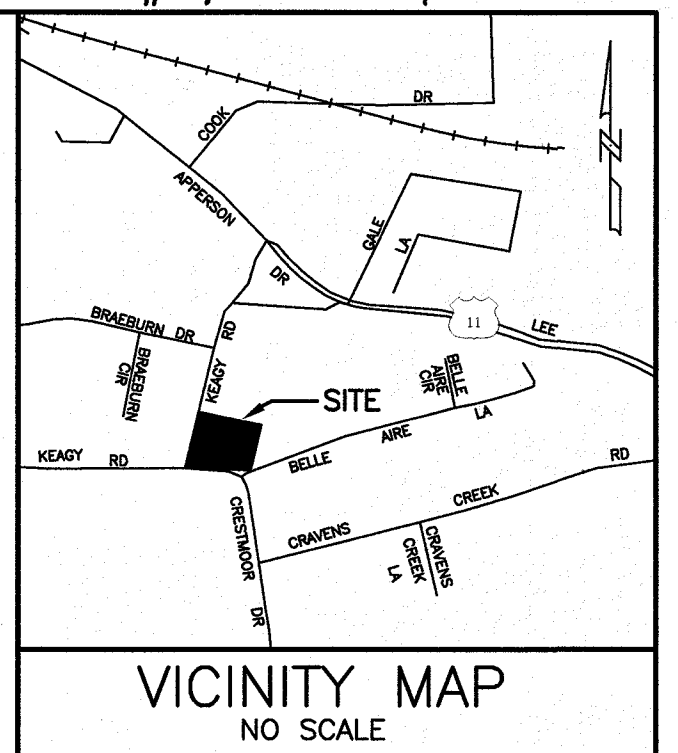
TEL: 540-772-9580 FAX: 540-772-8050  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



# NOTES:

1. OWNER OF RECORD: KAEGY PROPERTIES, LLC.
2. LEGAL REFERENCE: INSTRUMENT #110001743
3. ORIGINAL TAX MAP #5140201
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
6. IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.



COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	5000.000	5000.000
2	5038.427	5009.356
3	5086.969	5021.175
4	5194.174	5054.934
5	5300.113	5073.072
6	5298.993	5078.360
7	5229.858	5404.712
8	4991.613	5349.417
9	4983.409	5347.513
10	4995.460	5272.930
11	5003.829	5203.449
12	5007.506	5091.414
13	5020.398	5026.175
14	5127.850	5381.037
15	5140.415	5227.905
16	5157.709	5150.465
17	5104.357	5138.578
18	5127.186	5036.112

RIGHT-OF-WAY DEDICATION AND  
RESUBDIVISION PLAT FOR  
KAEGY PROPERTIES, LLC.  
SHOWING 0.0993 ACRE (4,327 S.F.)  
AND  
0.0293 ACRE (1,278 S.F.)  
OF T.M. #5140201 - INSTRUMENT #110001743  
HEREBY DEDICATED FOR RIGHT-OF-WAY PURPOSES  
AND

CREATING HEREON  
LOT A - 1.0404 ACRES (45,318 S.F.)  
LOT B - 1.0263 ACRES (44,705 S.F.)  
NEW VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT (2,366 S.F.)  
SITUATE ALONG KEAGY ROAD, S.W. AND  
CRESTMOR DRIVE, S.W.  
CITY OF ROANOKE, VIRGINIA  
DATED JANUARY 24, 2019  
JOB #05190025.HS  
SHEET 1 OF 2

5000-61NS  
519-0005