

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	112.52'	688.50'	56.39'	N17°28'45"E	112.39'	9°21'49"
C2	76.97'	222.21'	38.87'	N87°07'14"W	76.58'	19°50'45"
C3	70.04'	505.26'	35.08'	N83°07'57"W	69.98'	7°56'32"
C4	66.79'	208.50'	33.68'	N78°49'18"W	66.50'	18°21'10"
C5	25.57'	27.50'	13.79'	N43°00'41"W	24.66'	53°16'05"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°41'03"E	49.96'

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.

VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
A-B	S16°16'11"W	203.65'
B-C	N73°41'35"W	10.96'
6-A	S78°02'21"E	17.07'

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
□	DEEDED CORNER
⊙	UTILITY POLE
⊗	WATER MANHOLE
⊕	WATER METER
⊙	HYDRANT
⊗	SEWER MANHOLE
— OHP —	OVERHEAD WIRES

RIGHT-OF-WAY DEDICATION AND RESUBDIVISION PLAT FOR
KAEGY PROPERTIES, LLC.
"2.24 ACRES ROANOKE RIVER"

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

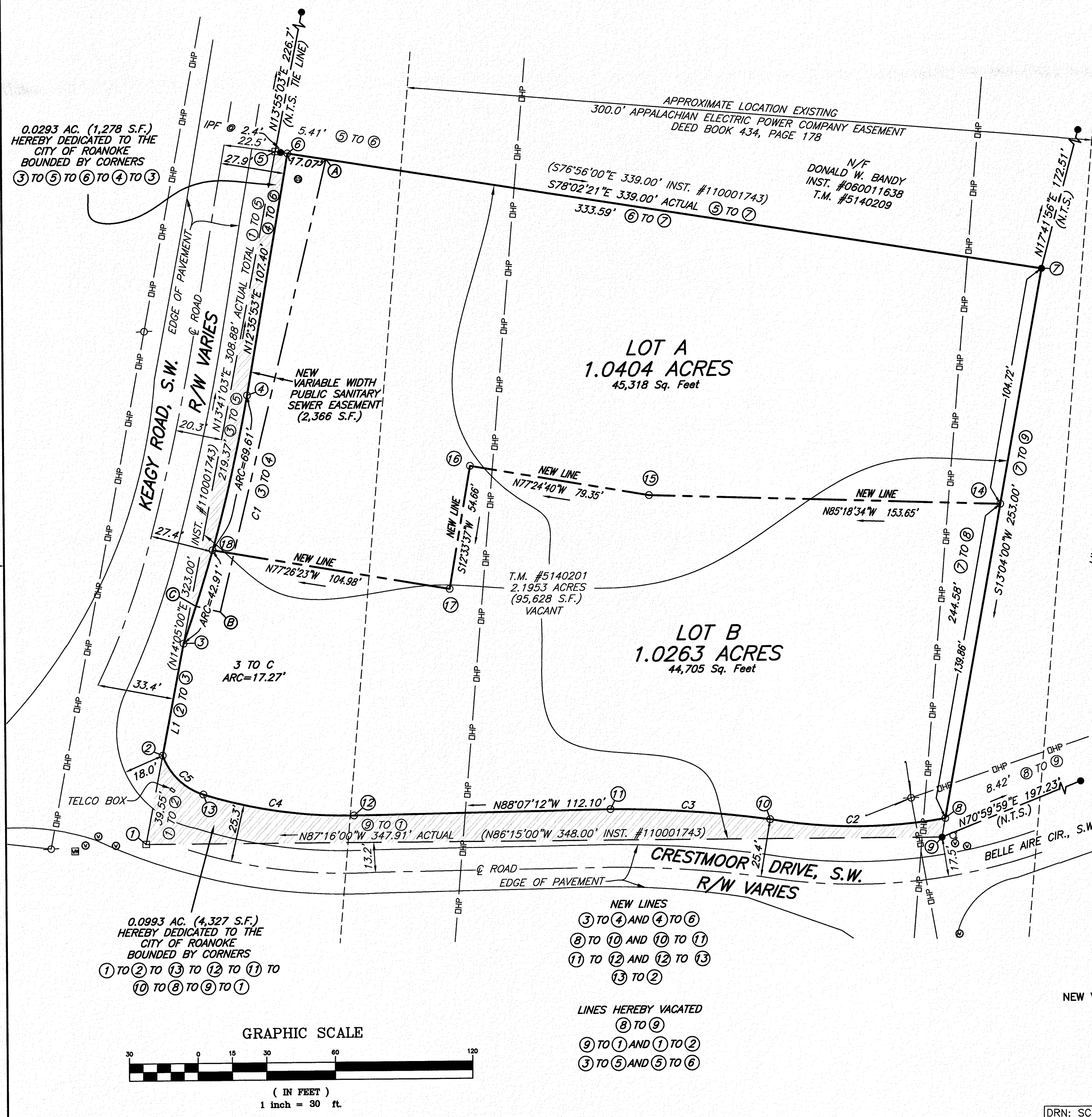
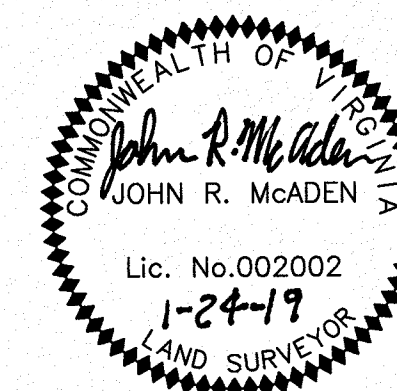
JOB #05190025.HS

SCALE: 1"=30'

SHEET 2 OF 2

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



0.0293 AC. (1,278 S.F.)
HEREBY DEDICATED TO THE
CITY OF ROANOKE
BOUNDED BY CORNERS
③ TO ⑤ TO ⑥ TO ④ TO ③

NEW VARIABLE WIDTH
PUBLIC SANITARY
SEWER EASEMENT
(2,366 S.F.)

LOT A
1.0404 ACRES
45,318 Sq. Feet

LOT B
1.0263 ACRES
44,705 Sq. Feet

3 TO C
ARC=17.27'

T.M. #5140201
2.1953 ACRES
(95,628 S.F.)
VACANT

0.0993 AC. (4,327 S.F.)
HEREBY DEDICATED TO THE
CITY OF ROANOKE
BOUNDED BY CORNERS
① TO ② TO ③ TO ④ TO ⑤ TO ⑥ TO ⑦ TO ⑧ TO ⑨ TO ⑩ TO ⑪ TO ⑫ TO ⑬ TO ⑭ TO ⑮ TO ⑯ TO ⑰ TO ⑱ TO ⑲ TO ⑳ TO ㉑ TO ㉒ TO ㉓ TO ㉔ TO ㉕ TO ㉖ TO ㉗ TO ㉘ TO ㉙ TO ㉚ TO ㉛ TO ㉜ TO ㉝ TO ㉞ TO ㉟ TO ㊱ TO ㊲ TO ㊳ TO ㊴ TO ㊵ TO ㊶ TO ㊷ TO ㊸ TO ㊹ TO ㊺ TO ㊻ TO ㊼ TO ㊽ TO ㊾ TO ㊿ TO ①

NEW LINES
③ TO ④ AND ④ TO ⑤
⑧ TO ⑩ AND ⑩ TO ⑪
⑪ TO ⑫ AND ⑫ TO ⑬
⑬ TO ⑭

LINES HEREBY VACATED
⑧ TO ⑨
⑨ TO ① AND ① TO ②
③ TO ⑤ AND ⑤ TO ⑥

GRAPHIC SCALE

