

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 3 TO 6 THRU 9 TO 3, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEEDS, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1643, PAGE 40 AND DEED BOOK 1649, PAGE 888.

THAT JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 7 TO 10 THRU 16 TO 8 TO 7, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200612119.

THAT JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 14 TO 17 THRU 20 TO 4 TO 15 TO 14, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200612591.

THAT JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 4 TO 9 TO 16 TO 15 TO 4, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200610719.

THAT DWAYNE E. JAMISON AND NANNIE B. JAMISON ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON AS TAX PARCEL #076.05-03-07.00-0000, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200203412.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR 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 OWNERS.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THAT ROBERT S. WAGSTAFF IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200702428.

THE ABOVE DESCRIBED OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

Robert S. Wagstaff
ROBERT S. WAGSTAFF

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert S. Wagstaff, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF June, 2007.

Jessica L. Nash
NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-08

John J. Waggy, Jr. Marolyn B. Waggy
JOHN J. WAGGY, JR. MAROLYN B. WAGGY

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John J. Waggy, Jr. & Marolyn B. Waggy, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF June, 2007.

Jessica L. Nash
NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-08

TAX MAP TABLE			
LOT	OLD TAX MAP # (OMN)	PROPOSED PARCEL ID FULL	PROPOSED PROPERTY ID
1	076.05-03-05.03-0000	076.05-03-05.03-0000	9065423 00008
2	076.05-03-05.02-0000	076.05-03-05.02-0000	
3	076.05-03-04.00-0000	076.05-03-04.00-0000	
2A	076.05-03-05.01-0000	076.05-03-05.01-0000	

NOTES:

- OWNER OF RECORD (LOT 2): ROBERT S. WAGSTAFF
INSTRUMENT #200702428; PLAT BOOK 23, PAGE 62
OLD MAP NUMBER: 076.05-03-05.01-0000
- OWNERS OF RECORD (LOT 3): JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY
DEED BOOK 1643, PAGE 40; DEED BOOK 1649, PAGE 888;
PLAT BOOK 23, PAGE 62
OLD MAP NUMBER: 076.05-03-05.02-0000
- OWNERS OF RECORD (PARCEL A): JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY
INSTRUMENT #200612591
OLD MAP NUMBER: PART OF 076.05-03-07.00-0000
- OWNERS OF RECORD (PARCEL B): JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY
INSTRUMENT #200612119
OLD MAP NUMBER: PART OF 076.01-01-04.02-0000
- OWNERS OF RECORD (0.662 ACRE): JOHN J. WAGGY, JR. AND MAROLYN B. WAGGY
INSTRUMENT #200610719
OLD MAP NUMBER: 076.05-03-04.00-0000
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). FLOODLINES SHOWN HEREON ARE SCALED FOR F.E.M.A. MAP #51161C0043 D. (EFFECTIVE DATE: 10/15/93) AND HAVE NOT BEEN VERIFIED BY FIELD ELEVATIONS.
- PROPERTY CURRENTLY ZONED: R1 RESIDENTIAL
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- 20' ACCESS EASEMENT FOR WESTERN VIRGINIA WATER AUTHORITY IS SOLELY FOR THE PURPOSE OF ACCESS TO THE PUBLIC SANITARY SEWER EASEMENT BOUND BY CORNERS 4 TO E THRU 1 TO 4, AND IS NOT INTENDED FOR INSTALLATION OF PIPES OR OTHER STRUCTURES RELATED TO SANITARY SEWER.
- LOTS 1, 2, AND 3 WILL REQUIRE INDIVIDUAL STORMWATER MANAGEMENT FACILITIES TO BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATION.
- 15' PRIVATE SANITARY SEWER EASEMENT ON LOT 2 IS INTENDED FOR THE BENEFIT OF LOT 3 ONLY.
- PROPERTY MAY BE SUBJECT TO ACCESS EASEMENT ACROSS O.M.N. 076.05-03-07.00-0000 FOR THE BENEFIT OF O.M.N. 076.05-03-06.00-0000. SEE DEEDS RECORDED IN INSTRUMENT #200203412 AND DEED BOOK 823, PAGE 565; AS WELL AS PLAT RECORDED IN DEED BOOK 823, PAGE 567.

COORDINATE LIST(ASSUMED)					
CORNER	NORTHING	EASTING	CORNER	NORTHING	EASTING
1	2939.6291	4716.4740	11	2836.3789	5026.6087
2	3141.9496	4903.4972	12	2806.1209	4947.1953
3	0000000	0000000	13	2781.1485	4902.5679
4	2907.2625	4803.8877	14	2785.1001	4893.7683
5	2930.4170	4726.7893	15	2787.9499	4897.2513
6	3067.5114	4988.7213	16	5877.4292	5044.9477
7	2891.0403	5053.1774	17	2789.2215	4882.4313
8	2882.6713	5040.6478	18	2843.9219	4841.7413
9	3023.8461	4924.8516	19	2889.7313	4801.8894
10	2857.3654	5048.0043	20	2892.0989	4788.1551

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

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

Brian J. Casella
BRIAN J. CASELLA 002806

Dwayne E. Jamison Nannie B. Jamison
DWAYNE E. JAMISON NANNIE B. JAMISON

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Dwayne E. Jamison & Nannie B. Jamison, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF June, 2007.

Jessica L. Nash
NOTARY PUBLIC MY COMMISSION EXPIRES 8-31-08

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: John J. Murphy 6-21-07
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 12:21 O'CLOCK P.M. ON THIS 21 DAY OF June, 2007, IN PLAT BOOK -, PAGE -.

TESTE: STEVEN A. MCGRAW John Han
CLERK DEPUTY CLERK



RESUBDIVISION PLAT FOR
JOHN WAGGY, JR.
MAROLYN B. WAGGY,
& ROBERT S. WAGSTAFF
BEING THE RESUBDIVISION OF
LOTS 2 AND 3 AS SHOWN ON
SECTION 5 - MEADOW CREEK ESTATES
PLAT BOOK 23, PAGE 62
AND

TAX MAP #076.05-03-04.00-0000
AND

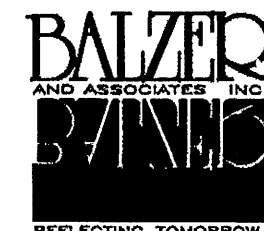
PARCELS A AND B AS SHOWN ON
SKETCH FOR JOHN WAGGY
INSTRUMENT #'S 200612119
AND 200612591

CREATING HEREON

MEADOW CREEK
SECTION 6
LOTS 1 THRU 3

AND
MEADOW CREEK
SECTION 5
LOT 2A

SITUATED ON GRANDIN ROAD EXTENSION AND MEADOW CREEK DRIVE
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED MAY 25, 2007
JOB #R0600209.00
SCALE: 1"= 30'
SHEET 1 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS