

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN A. HALL & COMPANY, INC., A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 21 THRU 24 TO 37 TO 21 INCLUSIVE, BEING LOT 3, BLOCK 1, AND THE PROPERTY BOUNDED BY CORNERS 30, 39 THRU 46 TO 33, 32A, 32, 31 TO 30 INCLUSIVE, BEING LOTS 1 THRU 3, BLOCK 2, SECTION 3, SUNCREST HEIGHTS, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER IN D.B. 1078, PG. 209 & D.B. 1216, PG. 930, AND THAT KENT S. GREENAWALT REVOCABLE TRUST OWNS THE LAND SHOWN HEREON AS TAX #98.02-01-10 AND IS A PORTION OF THE LAND CONVEYED TO KENT S. GREENAWALT REVOCABLE TRUST IN DEED BOOK 1603, PAGE 1476, AND IN INSTRUMENT NO. 200801740.

BY RECORDATION OF THIS PLAT, THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE, VIRGINIA, 0.117 ACRE FOR STREET PURPOSES, DEDICATES TO THE COUNTY OF ROANOKE, VIRGINIA, THE EXISTING 15' AND VARIABLE WIDTH EASEMENTS, RECORDED IN P.B. 13, PG. 165, AS PUBLIC DRAINAGE EASEMENTS ACROSS LOT 1-A, BLOCK 2, AND FURTHER DEDICATES TO THE WESTERN VIRGINIA WATER AUTHORITY THE EASEMENT SHOWN HEREON FOR PUBLIC SANITARY SEWER. THE EXISTING 20' EASEMENT RECORDED IN P.B. 13, PG. 165 ACROSS LOT 1-A, BLOCK 2 IS HEREBY VACATED BY ACTION OF ROANOKE COUNTY.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE AND HEREBY VACATE THE LINES SHOWN DOTTED HEREON.

THE SAID OWNER DOES AS A PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS DEVISEES, SUCCESSORS, AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

John A. Hall, Jr. Aug. 12, 2013
JOHN A. HALL & CO., INC. DATE
AUTHORIZED AGENT

A VIRGINIA CORPORATION
D.B. 1078, PG. 209 AND D.B. 1216, PG. 930

Kent S. Greenawalt August 14, 2013
KENT S. GREENAWALT REVOCABLE TRUST DATE
AUTHORIZED AGENT

D.B. 1603, PG. 1476, INST. #200801740 AND INST. # 201309818

APPROVED:

Denise Jordan 8/15/13
AGENT - ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 14:18 O'CLOCK P.M. ON THIS 15 DAY OF Aug., 2013.

TESTE: STEVEN A. MCGRAW
CLERK

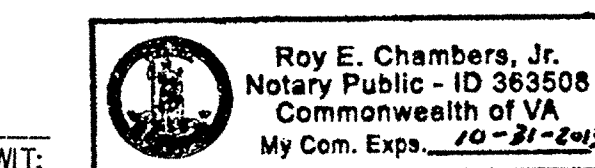
BY: Steven A. McGraw
DEPUTY CLERK

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:

I, Roy E. Chambers, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John A. Hall, Jr. AUTHORIZED AGENT FOR JOHN A. HALL & COMPANY, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 12th DAY OF AUGUST, 2013.

MY COMMISSION EXPIRES:

10-31-2013



NOTARY PUBLIC

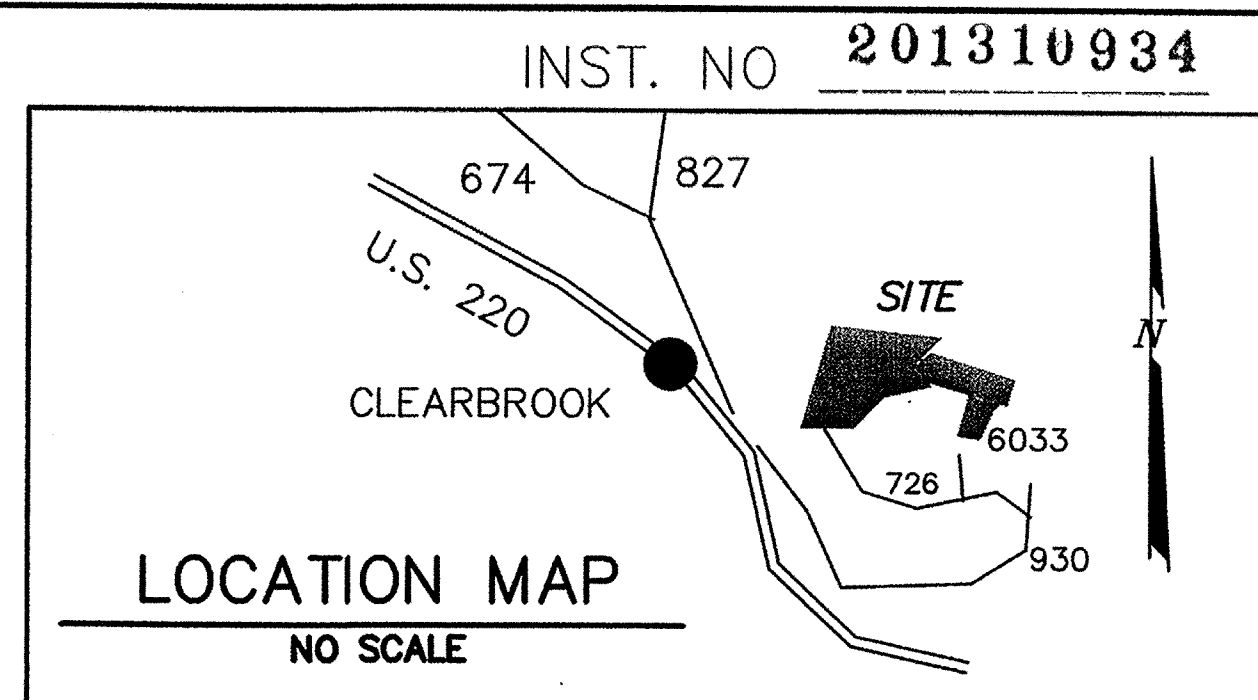
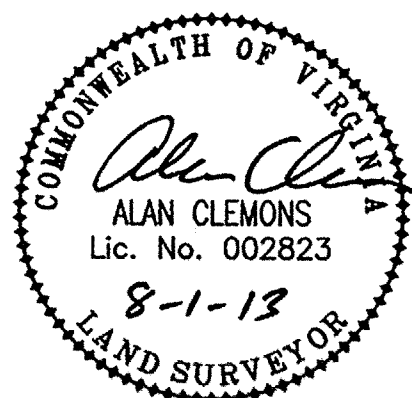
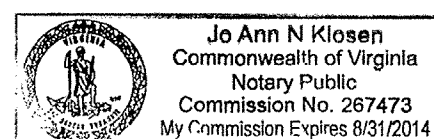
STATE OF VIRGINIA
CITY OF ROANOKE TO WIT:

I, Jo Ann N. Klosen, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KENT S. GREENAWALT AUTHORIZED AGENT FOR KENT S. GREENAWALT REVOCABLE TRUST, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 14th DAY OF AUGUST, 2013.

MY COMMISSION EXPIRES:

8/31/14

Jo Ann N. Klosen
NOTARY PUBLIC



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0258 G, EFFECTIVE DATE SEPTEMBER 28, 2007.

3. THIS PLAT IS PREPARED FROM RECORDS. NO FIELDWORK WAS PERFORMED BY PARKER DESIGN GROUP. REFERENCE IS DIRECTED TO:
P.B. 13, PAGE 165,
P.B. 19, PAGE 59,
AN UNRECORDED PLAT BY CALDWELL WHITE ASSOCIATES, DATED AUGUST 28, 2003
UNDER WORK ORDER 03-0020,
AND INSTRUMENT NO. 200815329.

4. ALL EASEMENTS SHOWN ARE PLATTED FROM RECORDS, EITHER RECORDED OR PROVIDED BY THE CLIENT. UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD LOCATION BY CALDWELL WHITE ASSOCIATES AND PROVIDED VIA ELECTRONIC FILE.

5. AN UNRECORDED PLAT BY CALDWELL WHITE ASSOCIATES, DATED AUGUST 28, 2003 REFERENCES A 12' PUBLIC UTILITY EASEMENT FOR APPALACHIAN POWER COMPANY. THE EASEMENT IS STATED TO CROSS LOT 6, BLOCK 1 AND IS RECORDED IN D.B. 1350, PG. 1927.

6. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AND CENTERED ON EXISTING UNDERGROUND ELECTRIC LINES AND UNDERGROUND COMMUNICATION LINES AS THEY HAVE BEEN PLACED IN THE FIELD.

7. A 20' PUBLIC SANITARY SEWER EASEMENT IS HEREBY RESERVED AND CENTERED ON AN EXISTING MANHOLE, JUST OUTSIDE THE CUL-DE-SAC, AS IT EXISTS IN THE FIELD. THE LOCATION SHOWN IS BASED FROM THE CALDWELL WHITE ASSOCIATES PLAT AND FROM THE WESTERN VIRGINIA WATER AUTHORITY AVAILABLE INFORMATION.

RESUBDIVISION PLAT
FROM RECORDS FOR
JOHN A. HALL & COMPANY, INC.

AND
**KENT S. GREENAWALT
REVOCABLE TRUST**
SHOWING THE VACATION OF
1.103 ACRES OF CIRCLEVIEW DRIVE, SECTION 3
SUNCREST HEIGHTS (P.B. 13, PG. 165),
BEING VACATED BY THE COUNTY OF ROANOKE
AND THE DEDICATION OF A 0.117 ACRE CUL-DE-SAC
CREATING HEREON

**TRACT A2A1 (276.115 ACRES) &
LOT 3-A (0.648 ACRE), BLOCK 1 &
LOT 1-A (3.973 ACRE), BLOCK 2
SECTION 3, SUNCREST HEIGHTS**

SITUATE ON CIRCLEVIEW DRIVE
(VA. SEC. ROUTE 726)
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

TAX #: 098.02-04-09, 098.02-04-10 DATE: AUGUST 1, 2013
098.02-04-06, 098.02-04-05, 098.02-04-04 SCALE: 1" = 60'
DRAWN: PJB/REC W.O. 11-0092-09

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parker
DESIGN GROUP
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

SHEET 1 OF 3

INST. NO _____