

CURVE DATA: P.B. 13, PG. 165

LOT-BLOCK	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1 - 1	"A"	87.16'	49.24'	25.29'	48.59'	S 07°49'00" W	32°22'00"
1 - 1	"B"	614.07'	63.20'	31.63'	63.18'	S 26°56'55" W	05°53'50"
2 - 1	"C"	614.07'	97.51'	48.86'	97.41'	S 34°26'47" W	09°05'54"
TOTAL	"D"	614.07'	160.71'	80.82'	160.26'	S 31°29'52" W	14°59'44"
4 - 1	"E"	171.98'	239.55'	143.81'	220.65'	S 78°53'55" W	79°48'22"
5 - 1	"F"	171.98'	36.56'	18.35'	36.49'	N 55°06'31" W	12°10'47"
TOTAL	"G"	171.98'	276.11'	178.05'	247.39'	S 84°59'18" W	91°59'09"
5 - 1	"H"	890.05'	97.17'	48.63'	97.12'	N 45°53'28" W	06°15'19"
6 - 1	"J"	25.00'	22.39'	12.01'	21.65'	N 17°06'16" W	51°19'04"
6 - 1	"K"	55.00'	49.45'	26.54'	47.80'	N 17°12'09" W	51°30'50"
1 - 3	"L"	379.45'	212.05'	108.87'	209.30'	S 23°27'05" W	32°01'10"
1 - 2	"N"	137.16'	77.48'	39.81'	76.46'	N 07°49'00" E	32°22'00"
2 - 2	"P"	664.07'	133.54'	67.00'	133.32'	N 29°45'39" E	11°31'19"
3 - 2	"Q"	664.07'	40.26'	20.14'	40.25'	N 37°15'31" E	03°28'25"
TOTAL	"R"	664.07'	173.80'	87.40'	173.31'	N 31°29'52" E	14°59'44"
4 - 2	"S"	221.98'	48.39'	24.29'	48.29'	N 45°14'24" E	12°29'20"
5 - 2	"T"	221.98'	187.25'	99.60'	181.75'	N 75°39'02" E	48°19'56"
6 - 2	"U"	221.98'	120.74'	61.90'	119.26'	S 64°36'03" E	31°09'53"
TOTAL	"V"	221.98'	356.38'	229.81'	319.32'	N 84°59'19" E	91°59'09"
6 - 2	"W"	940.05'	102.63'	51.37'	102.58'	S 45°53'28" E	06°15'19"
6 - 2	"X"	103.20'	176.10'	118.24'	155.50'	N 88°20'55" E	97°46'30"
5A - 1	"Y"	55.00'	90.38'	59.14'	80.55'	S 81°26'21" E	94°09'11"
5A - 1	"Z"	55.00'	138.59'	171.17'	104.73'	S 37°49'28" W	144°22'26"
3A - 1	"AA"	55.00'	7.11'	3.56'	7.11'	S 66°16'58" E	07°24'41"
5A - 1	"BB"	55.00'	229.80'		96.31'	N 09°26'14" W	238°31'37"
30 - 1	"DD"	55.00'	236.92'		92.61'	N 05°45'07" W	245°56'18"
3A - 1	"CC"	25.00'	34.22'	20.40'	31.61'	S 78°12'35" W	78°25'38"

COORDINATES BASED ON
P.B. 13, PG. 165

COORDINATES

COR	NORTHING	EASTING
1	3111.52	1760.11
2	3156.57	1936.19
3	3105.41	2043.92
4	3056.92	2099.75
5	2985.52	2173.40
6	2979.57	2178.89
7	2984.06	2334.32
8	2952.28	2372.93
9	2931.76	2356.03
10	2739.75	2272.74
11	2733.31	2271.90
12	2746.09	2199.10
13	2833.23	2205.27
14	2878.90	2191.13
15	2899.59	2184.77
16	2951.57	2136.69
17	3019.17	2066.96
18	3067.67	2011.13
19	3099.53	1839.76
20	3016.76	1775.69
21	2897.21	1923.33
22	2822.35	1829.55
23	2804.15	1815.48
24	2924.25	1666.06
25	2890.62	1638.83
26	2753.97	1555.10
27	2706.33	1533.89
28	2658.20	1527.28
29	2657.78	1527.34
30	2650.92	1477.81
31	2726.67	1488.21
32	2774.31	1509.42
33	2922.08	1599.97
34	3077.52	1725.82
1	3111.52	1760.11

1.993 ACRES BOUND BY 1 TO 34,
TO 1 INCLUSIVE

35	3013.21	1738.09
36	3019.67	1769.03
37	3033.74	1754.71
38	3046.59	1765.11

COORDINATES SHOWN HEREON ARE
BASED ON COORDINATES PROVIDED IN
P.B. 13, PG. 165.COORDINATES BASED ON
P.B. 13, PG. 165

LOT 3-A, BLOCK 1

COR	NORTHING	EASTING
21	2897.21	1923.33
22	2822.35	1829.55
23	2804.15	1815.48
24	2924.25	1666.06
35	3013.21	1738.09
36	3019.67	1769.03
20	3016.76	1775.69
21	2897.21	1923.33

LOT 1-A, BLOCK 2

COR	NORTHING	EASTING
30	2650.92	1477.81
39	2477.47	1453.79
40	2467.78	1646.21
41	2414.45	1798.89
42	2353.94	1921.47
43	2322.38	2021.27
44	2462.47	2053.74
45	2516.27	2090.22
46	2836.00	1826.69
33	2773.08	1748.97
32	2682.53	1601.20
31	2661.32	1553.56
30	2650.92	1477.81

METES AND BOUNDS FROM INSTRUMENT NO. 200815329

LINE	BEARING	LENGTH
[L1]	S 49°00'34" E	74.22'
[L2]	S 42°44'27" E	25.20'
[L3]	S 42°44'28" E	45.87'
[L4]	S 04°26'53" W	86.71'
[L5]	S 80°03'03" E	73.89'
[L6]	N 07°26'22" E	6.49'
[L7]	N 39°27'30" E	26.57'
[L8]	N 50°32'32" W	49.98'
[L9]	N 42°43'07" W	8.08'
[L10]	N 48°58'45" W	73.88'
[L11]	S 38°52'56" W	15.90'
[L12]	S 51°01'46" E	27.10'
[L13]	N 65°49'22" E	21.02'

COORDINATES BASED ON
INSTRUMENT NO. 200815329

COR	NORTHING	EASTING
1	21658.140	19575.182
2	21703.443	19751.268
3	21652.063	19859.095
4	21603.574	19914.834
5	21532.194	19988.368
6	21526.256	19993.851
7	21530.604	20149.473
8	21498.838	20188.066
9	21478.322	20171.179
10	21286.362	20087.920
11	21279.929	20087.080
12	21292.695	20014.303
13	21379.147	20021.028
14	21424.914	20006.891
15	21445.686	20000.507
16	21497.885	19952.270
17	21565.742	19882.290
18	21635.379	19796.231
19	21646.014	19654.586
1	21658.140	19575.182

RIGHT OF WAY VACATION,
TOTALING 1.099 ACRES

COR	NORTHING	EASTING
20	21563.058	19590.929
37	21580.102	19569.860
38	21592.477	19579.839
19	21646.014	19654.586
20	21563.058	19590.929

RIGHT OF WAY DEDICATION,
TOTALING 0.113 ACRECOORDINATES SHOWN HEREON ARE
BASED ON COORDINATES SHOWN IN
INSTRUMENT NO. 200815329.

INST. NO 201310934

DISCREPANCY BETWEEN RECORDS:

SECTION 3 SUNCREST HEIGHTS SUBDIVISION MAP RECORDED IN P.B. 13, PG. 165, CREATED THE RIGHT OF WAY FOR CIRCLEVIEW DRIVE. THE PORTION OF RIGHT OF WAY BEING VACATED, BASED ON THE ORIGINAL SUBDIVISION, TOTALS 1.103 ACRES; HOWEVER, THE PLAT OF SURVEY FOR THE KENT S. GREENAWALT REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 200815329, DESCRIBED DIFFERENT METES AND BOUNDS, BASED ON CORNERS FOUND AND SET. THE PORTION OF CIRCLEVIEW DRIVE BEING VACATED IS BOUND BY THE KENT S. GREENAWALT REVOCABLE TRUST ON ALL SIDES, THEREFORE THE PHYSICAL LAND BEING VACATED IS 1.099 ACRES AND WILL BE COMBINED WITH TAX NO. 098.02-01-10. AS THE METES AND BOUNDS DIFFER, ALONG WITH THE ACREAGE BEING DEDICATED, BOTH RECORDS ARE SHOWN ON THIS RESUBDIVISION. THE METES AND BOUNDS FROM INSTRUMENT NO. 200815329 ARE SHOWN WITH BRACKETS "[]". THE COORDINATES OF BOTH RECORDS ARE ALSO PROVIDED.

A PORTION OF THE CUL-DE-SAC DEDICATION IS FROM TAX NO. 098.02-01-10. THE AREA BEING DEDICATED FROM THIS PROPERTY IS 0.113 ACRE. THE END RESULT OF THE VACATION AND DEDICATION CREATES TRACT A2A1, TOTALING 276.115 ACRES.

A PORTION OF THE CUL-DE-SAC DEDICATION IS FROM TAX NO. 098.02-04-09. THIS LOT WAS CREATED IN P.B. 13, PG. 165 AND IS DESCRIBED ONLY WITH METES AND BOUNDS FROM THAT RECORD. THE CUL-DE-SAC DEDICATION TOTALS 0.004 ACRES. AS A RESULT, TAX NO. 098.02-04-09 RESULTS IN 0.648 ACRE, DESCRIBED AS LOT 3-A, BLOCK 1, SECTION 3, SUNCREST HEIGHTS.

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

AND

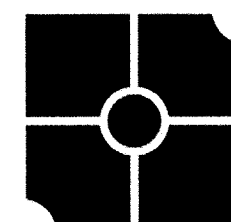
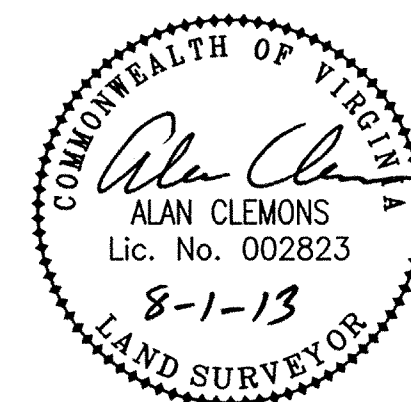
**KENT S. GREENAWALT
REVOCABLE TRUST**

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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SHEET 2 OF 3

INST. NO _____