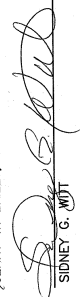


KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JERRY W. BAILEY, JR. & SIDNEY G. WITT ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201506336 AND AS SHOWN IN INSTRUMENT #201802944.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 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 WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:


JERRY W. BAILEY, JR.

SIDNEY G. WITT

STATE OF VIRGINIA
City of Roanoke
I, Tracy Lynn Mulholland, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF June, 2019.

Tracy Lynn Mulholland REG. # 7799741
NOTARY PUBLIC MY COMMISSION EXPIRES 2/28/23

STATE OF VIRGINIA
City of Roanoke
I, Tracy Lynn Mulholland, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF June, 2019.

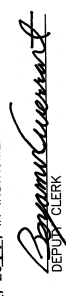
Tracy Lynn Mulholland REG. # 7799741
NOTARY PUBLIC MY COMMISSION EXPIRES 2/28/23

THE ROAD SERVING LOTS 2B1 AND 2D IS PRIVATE AND ITS MAINTENANCE, INCLUDING REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY AND FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

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

APPROVED:  6/25/19
AGENT, ROANOKE COUNTY PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREOF ANNEXED AND ADMITTED TO RECORD AT 11:59 A.M. ON THIS 25th DAY OF June, 2019, IN INSTRUMENT No. 201905644.

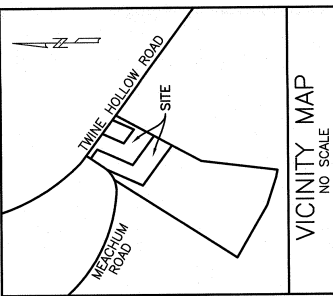
TESTE: Steven A. McGraw CLERK
 DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: JERRY W. BAILEY, JR. & SIDNEY G. WITT
- LEGAL REFERENCE: INSTRUMENT #201506336 & #201802944 (PLAT)
- OLD TAX MAP NUMBER: 063.04-03-56.01-0000 (LOT 2B) & 063.04-03-56.02 (LOT 2C)
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY BE EXISTING ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #5116100115G. (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY CURRENTLY ZONED: AGRICULTURAL VILLAGE CENTER DISTRICT/SUP
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LINE	BEARING	DISTANCE
L1	N43°35'17"E	25.39'
L2	S51°54'17"W	15.35'
L3	S24°14'21"W	14.61'
L4	N46°24'19"E	29.98'
L5	S56°17'18"E	27.99'
L6	N05°43'41"W	14.67'

C1
L=40.00'
R=25.00'
A=91°52'41"
Chord Bq=N60°29'32"E
Chord Dist=35.93'

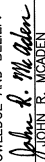


VICINITY MAP
NO SCALE

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET

COORDINATE LIST (ASSUMED)		
POINT	NORTHING	EASTING
1	5124.009	6120.880
2	4898.180	5999.075
3	4800.397	5946.334
4	4942.471	5753.669
5	5186.042	5665.109
6	5248.120	5907.870
7	5254.055	5943.506
8	5244.944	5955.653
9	5111.258	5895.462
10	5010.200	6032.508
11	5034.327	6050.299
12	5139.858	6097.884
13	5242.014	5921.432
14	5026.864	5824.565

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


JOHN R. McADEN



COMBINATION PLAT FOR
JERRY W. BAILEY, JR.
& SIDNEY G. WITT

BEING THE COMBINATION OF
LOTS 2B & 2C AS SHOWN ON
INSTRUMENT #201802944

CREATING HERECIN
LOT 2B (1.496 AC.)
AND A NEW VARIABLE WIDTH PRIVATE
ACCESS EASEMENT AND PRIVATE
WATERLINE & SANITARY SEWER EASEMENT
SITUATED ALONG TWINE HOLLOW ROAD
CATAMBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
SURVEYED APRIL 26, 2019
JOB #05190130.HS
SCALE: 1" = 50'



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

DRJ/JWG
CHK/JRM

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A
CONVEYANCE OF LAND, ANY LOT, PARCEL OR TRACT OF LAND
THIS 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.

