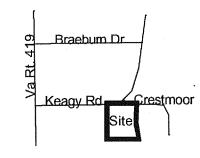
This original plat has not been reduced



Vicinity Map, NTS

Know All Men By These Presents To Wit:

That Hugh A. Meagher is the fee simple owner of the parcel of land bounded by outside corners 1 to 2 to 11 to 8 to 7 to 1, inclusive, which comprises all the land conveyed to said owner by instrument recorded in the circuit court clerk's office of Roanoke. Virginia in Deed Book 2001, page 3480.

That Hugh A. Meagher and Bridget B. Meagher are the fee simple owners of the parcel of land bounded by outside corners 2 to 3 to 4 to 5 to 6 to 7 to 8 to 11 to 2, inclusive, which comprises all the land conveyed to said owners by instrument recorded in the Circuit Court Clerk's Office of Roanoke, Virginia in Deed Book 1523 PG 1004.

The said owners certify that they have subdivided the subject property, as shown hereon, entirely with their own free willand accord as required by section 15.2-2240 thru 15.2-2279 of the 1950 code of Virginia, as amended to date, and further pursuant to and in compliance with the City of Roanoke Land Subdivision Ordinance.

Witness by the Signature and Seal of said owners

Hugh A Neagher D

Bridget B. Meagher Da

National Bank of Commerce Date

State of Virginia of RDANULE to wit:

I, SANULE of Anotary public in and for the aforesaid state, certify that Hugh A. Meagher has personally appeared before me and has acknowledged the foregoing instrument on this 29 day of ________, 2002.

Mula / Lus

My Commission Expires March 31, 2005

Commission Expires

State of Virginia, of owit:

I, where the state of Virginia, of owit:

Bridget B. Meagher has personally appeared before me and has acknowledged the foregoing instrument on this day of ______, 2002.

My Commission Public Comm

State of Virginia, _____ of ____ to wit:

I, Sharper of _____ to wit:

I, Sharper of _____ to wit:

I, Sharper of _____ to wit:

I and for the aforesaid state, certify that

I as personally appeared before me and has acknowledged the

I regoing instrument on this _____ day of ______, 2002.

regoing instrume ton this. 2 day of the day

My Commission Expires March 31, 2005
Commission Expires

Approved:

Authorized Agent

City Engineer - City of Roanoke, VA

Agent - City of Roanoke Planning Commission

In the Clerk's Office of the Circuit Court in the City of Roanoke, Virginia this Map is presented and with the certificate of acknowledgement thereto annexed, is admitted to the record at 9:40 o'clock Am. On this 3th day of ______, 2002.

Teste: Aurthur B. Crush, III, Clerk

By: tatty Jaylan
Deput Clerk

/W.S.

Survey 6-25-02 Grindstone Engineering P.O.Box 20034 Roanoke, VA 24018 (540) 529-8849

WILLIAM H. SLOAN III Sono Occupantial Surveyor And Survey

· 1

- 50.00 Ft. →

· AEPCo Easement DB 341 PG 372

Crestmoor Drive, SW - 40' R/V

3 ipf

Property of

4 ipf

Appalachjan Power

Tax No 5140112

ipf bears 0.64' N14°31'50"E

Utility Pole

from corner 5, ips

edge of pavement

S 89°18'00" E 138.17'

(2)

S 89°18'00" E 169.30'

New Lot A-1 - 3612 Keagy Rd

1.576 AC. Tax Map 5140111

3612 Keagy, 1 ST FR DWL

N 88°54'00" W 39.29'

ips **14**

Lot Line Vacated

New Line

S 89°58'35" W 108.69'

Itility Poles, 2 ea

outbuilding

Bounded by Comers

1,2,11,8,14,15,6, to 1

ipf bears 0.53'

from 2" tree, corner 2

Paved Drive

ipf bears 1.14' |S14°13'37"W

Waterbox

15 ips

Property of

Carl B. Flora

Tax No 5140114

DB 1592 PG 1469

from comer 8, ips

→(11) ipf

1201 Crestmoor

1-ST FR DWL

Bounded by Corners

2,3,4,5,15,14,8,11 to 2

New Lot B-1 - 1201 Crestmoor 1.795 AC. Tax Map 5140117

S 89°58'35" W 223.27'

ipf overhead powerline

Property of

Carl B. Flora

Tax No 5140119

DB 1592 PG 1469

Boundary Coordinates - Assumed Datum

Easting

4669.01

4976.46

4854.28

4999.02

4668.02

4669.01

Northing

5485.99

5482.23

5261.38

5000.01

4999.87

5485.99

100.00 Ft. Scale: 1" = 50 Ft.

Subdivision Plat for:
Hugh A. & Bridget B. Meagher

Showing redivision of Lot A (1.032 ac) & Lot B (2.339 ac) - Cravens Creek - into New Lot A-1 (1.576 ac) & New Lot B-1 (1.795 ac). See map of subdivision for Hugh & Bridget Meagher by T.P.Parker & Sons dated October 12, 1989; MB 1 PG 914. Situated in Roanoke, VA.

Notes:

1) This plat is based upon a current survey

Keagy Road, SW - 50' R/W

(P.B. 1 Pg 36 Salem)

on line bears

2.49' from corner

bears S17°36'10"E

4.16' from corner

Property of

William Roller, Sr

Tax No 5140110

DB 1416 PG 532

Utility Pole

ipf bears 0.98' N57°01'30"W |

Property of

H.M. Robbins

Tax No 5140115

DB 717 PG 144

from comer 6, ipf

2) This plat of re-subdivision was prepared without the benefit of a title report and therefore may not indicate all encumberances upon the property

3) This property does not lie within a FEMA mapped 100 year flood area as indicated on FEMA Flood Insurance Rate Map Panel 51161C0043D

Legend:

ipf = pin found; ips= pin set