

KNOW ALL MEN BY THESE PRESENTS TO WIT:

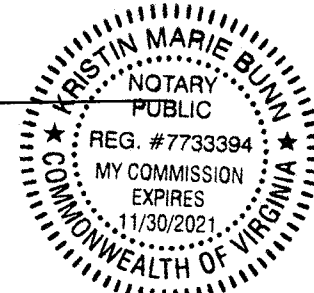
THAT JERRY W. BAILEY, JR & SIDNEY G. WITT ARE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201506336.

THE ABOVE DESCRIBED OWNERS 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 OWNERS OR PROPRIETORS 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:

*Jerry W. Bailey, Jr.*  
JERRY W. BAILEY, JR

*Sidney G. Witt*  
SIDNEY G. WITT



STATE OF VIRGINIA

*Kristin Marie Bunn* OF *Roanoke*  
I, *Kristin Marie Bunn*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JERRY W. BAILEY, JR & SIDNEY G. WITT, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS *21* DAY OF *March*, 2018.

*Kristin Marie Bunn* REG. # *713011*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES *11/30/2021*

## LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

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: *Denise Sander* 3/30/18  
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

LINE	BEARING	DISTANCE
L1	N34°33'36"E	75.38'
L2	S53°34'37"E	107.42'
L3	S24°15'01"W	115.89'
L4	S53°34'59"E	84.70'
L5	N24°15'01"E	115.85'
L6	S55°17'18"E	27.98'
L7	N79°49'14"W	36.18'
L8	N62°41'28"W	3.97'
L9	S36°24'19"W	29.98'
L10	N65°45'41"W	14.87'

CURVE C1  
ARC=87.78'  
RADIUS=170.00'  
DELTA=29°35'03"  
BEARING=N49°21'08"E  
CHORD=86.81'

CURVE C2  
ARC=40.09'  
RADIUS=25.00'  
DELTA=91°52'41"  
BEARING=N80°29'32"E  
CHORD=35.93'

THE VARIABLE WIDTH PRIVATE ACCESS EASEMENT CROSSING LOT 2B IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM 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.

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 *10:42* O'CLOCK *A*.M. ON THIS *2* DAY OF *April*, 2018, IN INSTRUMENT No. *201802944*.

TESTE: *Steven A. McGraw*, Clerk  
CLERK

*David Luther Campbell*  
DEPUTY CLERK

MEACHAM ROAD  
50' R/W  
RTE. 910

NEW 10' PRIVATE WATERLINE EASEMENT

TWINE HOLLOW ROAD  
50' R/W  
RTE 778

NOTE:  
LOT 2D IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS {12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"}, (AND LOCAL ORDINANCE IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES). THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH REGULATIONS BY: WILLIAM H. EVANS IV WITH SETEC, CERTIFICATE #1452 (540) 381-0309. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO CODE 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE LOTS SHOWN HEREON ARE SUITABLE FOR TRADITIONAL SYSTEMS. HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

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

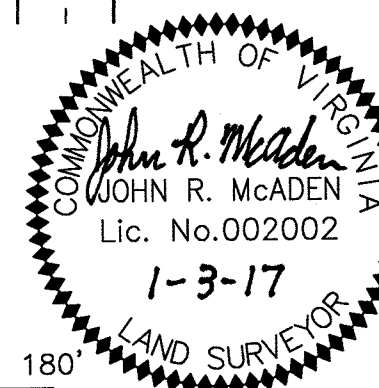
BEING RESUBDIVISION OF  
LOT 2 AS SHOWN ON  
PLAT BOOK 22, PAGE 25

CREATING HEREON  
LOT 2A (0.359 AC.)  
LOT 2B (0.740 AC.)  
LOT 2C (0.756 AC.)

LOT 2D (4.696 ACRES)  
AND A NEW VARIABLE WIDTH  
PRIVATE ACCESS EASEMENT  
AND A NEW 10' PRIVATE WATERLINE EASEMENT  
AND A NEW VARIABLE WIDTH  
PRIVATE WATERLINE & SANITARY SEWER EASEMENT  
SITUATE ALONG TWINE HOLLOW ROAD  
AND MEACHAM ROAD  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SURVEYED JANUARY 3, 2017  
JOB #04180006.00-RESUB  
SCALE: 1" = 60'

BALZER  
AND ASSOCIATES, INC.  
REFLECTING TOMORROW

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS



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

*John R. McAden*  
JOHN R. MCADEN

LOT	TAX MAP #	PROPOSED PARCEL ID FULL	PROPOSED PROPERTY ID
LOT 2A	063.04-03-56.00-0000	063.04-03-56.01-0000	10029898 00002
LOT 2B	063.04-03-56.00-0000	063.04-03-56.02-0000	10029898 00003
LOT 2C	063.04-03-56.00-0000	063.04-03-56.03-0000	10029898 00004
LOT 2D	063.04-03-56.00-0000	063.04-03-56.03-0000	10029898 00004

0' 60' 120' 180'  
SCALE: 1" = 60'

DRN: SCB  
CHK: JRM

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