THIS ORIGINAL PLAT KNOW ALL MEN BY THESE PRESENTS TO WIT: HAS NOT BEEN REDUCED THAT MATTHEW T. O'BRYAN AND PATRICK T. MILLEHAN, JR. ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN DEED BOOK 1789, PAGE 772. SCALE: 1"= 301 THE ABOVE DESCRIBED OWNER BY VIRIUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HERE ON AS SET APART FOR PUBLIC THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE LEGEND WITH THE DESIRES OF THE UNDERSIGNED OWNERS AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 O IRON PIN SET OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF • IRON PIN FOUND ROANOKE, VIRGINIA. IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS: TO SCALE BARBARA N RIDPATH D.B 1695, PG 1913 PATRICK T. MILLEHAN, JR., OWNER MATTHEW T. O'BRYAN, OWNER TAX MAP # 3410123 LOT 13, BLOCK 2 VICINITY MAP GARY THOMAS COLLINS, SR BELLE TERRACE TOWHOUSES D.B 1490, PG 1313 N27°26'07"W - 16400' TOTAL STATE OF VIRGINIA TAX MAP # 7070516 159 001 COMMONWEALTH AT LARGE COORDINATE LIST I, AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LUT for TAX PARCEL #3410103 LOT I NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS NORTHING Easting 0.210 ノラドンタスと MK11115 ACRE 878.9014 5768.5346 PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS \_\_\_\_\_, 19 \_\_\_\_\_, 19 \_\_\_\_\_. 1024.4566 5692.9722 1140.6603 5915.0919 → \$27°26'07"E NOTARY PUBLIC 159.001 1000.0000 6000,0000 NEW DIVISION LINE MY COMMISSION EXPIRES 878.9014 5768.5346 LOT 2 STATE OF VIRGINIA COMMONWEALTH AT LARGE 0.210 COORDINATE LIST **COORDINATE LIST** ACRE for LOT 1 for LOT 2 in the first of the \_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT easting CORNER CORNER NORTHING NORTHING Lasting NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS 883.3390 5766.2309 909.9944 5817.1793 PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME 527°26'07"E 164.00' TOTAL 1024.4566 5692.9722 1051.1109 5743 921. ON THIS .... DAY OF \_\_\_\_\_, 19\_... 1051.1109 5743.9212 1077.7653 5,794,8701 909.9944 5817.1793 936.6497 NOTARY PUBLIC 5868 12 883.3390 5766.2309 MY COMMISSION EXPIRES \_\_\_\_\_. 909.9944 5817.179 SEPTIC TANK **COORDINATE LIST COORDINATELISE** FRAME LOT for LOT 3 for LOT 4 3 CORNER NORTHING easting CORNER NORTHING LASTING 0.198 1082.5878 5944.3062 1001.9662 5992.972 PORCH ACRE 1020.0757 5824.8186 5868.1277 936.6497 1077.7653 5794.8701 1020,0757 5824 8186 0 1138.3382 5910.6533 1082.5878 5944.3062 LOT 1082.5878 5944.3062 1001.9662 5992.9723 OW/NERS OF RECORD: matthew t. o'bryan PATRICK T. MILLEHAN, JR. 0.298 R 30' MINIMUM' BUILDING LINE ACRE **RESUBDIVISION PLAT** legal reference: DEED BOOK 1789, PAGE 772 TO CITY OF ROANOKE FOR STREET WIDENINGY PRIVATE FIST PUBLIC UTILITY ESM'T. TAX MAP NUMBER 3410103 MATTHEW T. O'BRYAN 65121 <del>4</del> E GRESS NO TITLE REPORT FURNISHED. MECCA STREET, N.E.

50' R/W LASEMENI PATRICK T. MILLEHAN, JR. PROPERTY IS CURRENTLY ZONED RM-1. YND PUBLIC UTILITY ESM' TO BE KNOWN AS HIGHLAND ACRES CREATING HEREON LOT 1 (0.210 ACRE), LOT 2 (0.210 ACRE), LOT 3 (0.198 ACRE), AND LOT 4 (0.298 ACRE) FROM 0.964 ACRE APPROVED: AS DESCRIBED IN DEED BOOK 1789, PAGE 772 SITUATED AT THE INTERSECTION OF MECCA STREET, N.E. AND BELLE AVENUE, N.E. AND HEREBY DEDICATING 0.048 ACRE TO THE CITY OF ROANOKE FOR STREET WIDENING ROANOKE PLANNING COMMISSION CITY OF ROANOKE, VIRGINIA AUGUST 7, 1997 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, JOB NUMBER R97115 VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT O'CLOCK M. ON THIS 25 DAY OF AMOUNT OF THE PROPERTY OF THE I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT JOHN R. McADEN 🗲 THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF FIELD SURVEY AND IS CORRECT TO THE BEST OF MY A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT CATHUR B. CRUSH, III, CLER! KNOWLEDGE AND BELIEF. F.E.M.A. MAPS SEE F.E.M.A. MAP # 51161C0046D. EFFECTIVE DATE JOHN R. McADEN 002002 OCTOBER 15, 1993. (ZONE UNSHADED X)

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE, ROANOKE, VIRGINIA 24018