

KNOW ALL MEN BY THESE PRESENTS TO WIT:

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 PART OF THE LAND CONVEYED TO SAID OWNERS BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1789, PAGE 772 AND MAP BOOK 1, PAGE 1723.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

*Matthew T. O'Bryan*  
MATTHEW T. O'BRYAN, OWNER

*Patrick T. Millehan, Jr.*  
PATRICK T. MILLEHAN, JR., OWNER

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B.J. VAUGHN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MATTHEW T. O'BRYAN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 29th DAY OF JANUARY, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2001

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, B.J. VAUGHN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PATRICK T. MILLEHAN, JR., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 29th DAY OF JANUARY, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2001

APPROVED:

*Charles M. Huffine* 1-29-98  
ENGINEER, CITY OF ROANOKE DATE

*John R. McAden* 1/29/98  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 8:34 O'CLOCK 4 A.M. ON THIS 30th DAY OF JAN, 1998, IN MAP BOOK 1, PAGE 1723.

BY: ARTHUR B. CRUSH, JR. CLERK

*Rachael Chiles*  
DEPUTY CLERK



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

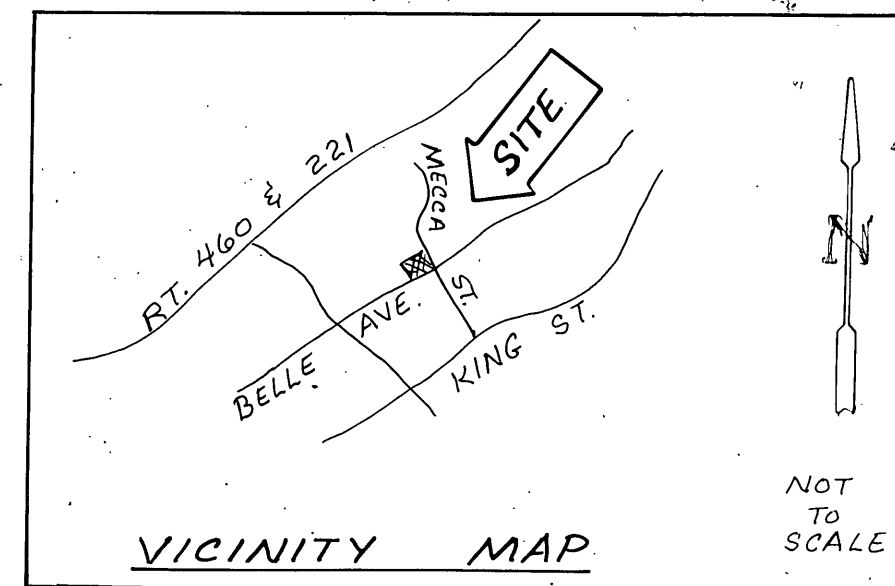
*John R. McAden*  
JOHN R. MCADEN

002002

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

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND



COORDINATE LIST		
CORNER	NORTHING	EASTING
1	1001.96617	5992.97225
2	883.33903	5766.23086
3	1024.45658	5692.97220
4	1138.33815	5910.65330
1	1001.96617	5992.97225

NOTES:

- OWNERS OF RECORD: MATTHEW T. O'BRYAN AND PATRICK T. MILLEHAN, JR.
- LEGAL REFERENCE: MAP BOOK 1, PAGE 1723  
A PART OF DEED BOOK 1789, PAGE 772
- TAX MAP NUMBERS: 3410124 (LOT 1)  
3410125 (LOT 2)  
3410126 (LOT 3)  
3410103 (LOT 4)
- NO TITLE REPORT FURNISHED
- PROPERTY IS CURRENTLY ZONED: RM-1
- THIS PLAT IS FOR THE SOLE PURPOSE OF GRANTING ADDITIONAL EASEMENTS AND IN NO WAY CHANGES THE BEARINGS & DISTANCES OF THE ORIGINAL LOTS 1 THRU 4 RECORDED IN MAP BOOK 1, PAGE 1723

EASEMENT PLAT FOR  
MATTHEW T. O'BRYAN  
PATRICK T. MILLEHAN, JR.

SHOWING  
A NEW 10' PUBLIC UTILITY EASEMENT  
CROSSING LOTS 2 AND 3 AND A NEW PRIVATE  
INGRESS/EGRESS EASEMENT CROSSING  
LOT 3 FOR THE BENEFIT OF LOT 4  
HIGHLAND ACRES  
MAP BOOK 1, PAGE 1723  
CITY OF ROANOKE, VIRGINIA  
JANUARY 26, 1998  
JOB NUMBER R9820040



THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS. SEE MAP #51161C0046D (EFFECTIVE DATE: OCTOBER 15, 1993)

