

# KNOW ALL MEN BY THESE PRESENTS, To WIT:

THAT MARY JANE MAXWELL AND EMMA HUNTER MAXWELL ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 11, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE ROANOKE CITY CIRCUIT COURT CLERK'S OFFICE IN WILL BOOK 17, PAGE 575 AND DEED BOOK 1553, PAGE 32.

THAT HERBERT A. BAKER AND SHIRLEY H. BAKER ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 TO 11 THRU 13 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE ROANOKE CITY CIRCUIT COURT CLERK'S OFFICE INSTRUMENT No. 980014305.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2264 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

Mary Jane Maxwell Emma Hunter Maxwell  
MARY JANE MAXWELL EMMA HUNTER MAXWELL

Herbert A. Baker Shirley H. Baker  
HERBERT A. BAKER SHIRLEY H. BAKER

STATE OF VIRGINIA TO WIT:  
CITY OF ROANOKE

I, Loretta W. Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT MARY JANE MAXWELL HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 5<sup>TH</sup> DAY OF JANUARY, 1999.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC COMMISSION EXPIRES

STATE OF VIRGINIA TO WIT:  
CITY OF ROANOKE

I, Loretta W. Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT EMMA HUNTER MAXWELL HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 5<sup>TH</sup> DAY OF JANUARY, 1999.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC COMMISSION EXPIRES

STATE OF VIRGINIA TO WIT:  
CITY OF ROANOKE

I, Loretta W. Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT HERBERT A. BAKER HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 5<sup>TH</sup> DAY OF JANUARY, 1999.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC COMMISSION EXPIRES

STATE OF VIRGINIA TO WIT:  
CITY OF ROANOKE

I, Loretta W. Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT SHIRLEY H. BAKER HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 5<sup>TH</sup> DAY OF JANUARY, 1999.

Loretta W. Keffer April 30, 2000  
NOTARY PUBLIC COMMISSION EXPIRES

NOTE: THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY

NOTE: THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. MAP No. 511610043 D EFFECTIVE DATE OCT. 15, 1993.

THE SUBJECT PROPERTY IS ZONED RS-1

LEGAL REFERENCE  
TAX No 5140205  
TAX No 5140204  
W.B. 17, PG. 575  
INS. No. 980014305, PG. 139

BOUNDARY COORDINATES			
POINT	NORTH	EAST	
1	5000.0000	5000.0000	
2	5034.1704	4992.4246	
3	5151.3161	4966.4540	
4	5123.1024	4884.5154	
5	5702.8660	4755.9849	
6	5695.9352	4845.7176	
7	5412.8093	4908.4851	
8	5418.8670	5243.4303	
9	5122.4636	5276.2961	
10	5057.9412	5088.9243	
11	5032.5575	5094.5517	
12	4837.2983	5137.8396	
13	4804.7415	5043.2878	
1	5000.0007	4999.9999	

ORIGIN ASSUMED

APPROVED Charles M. Huffing

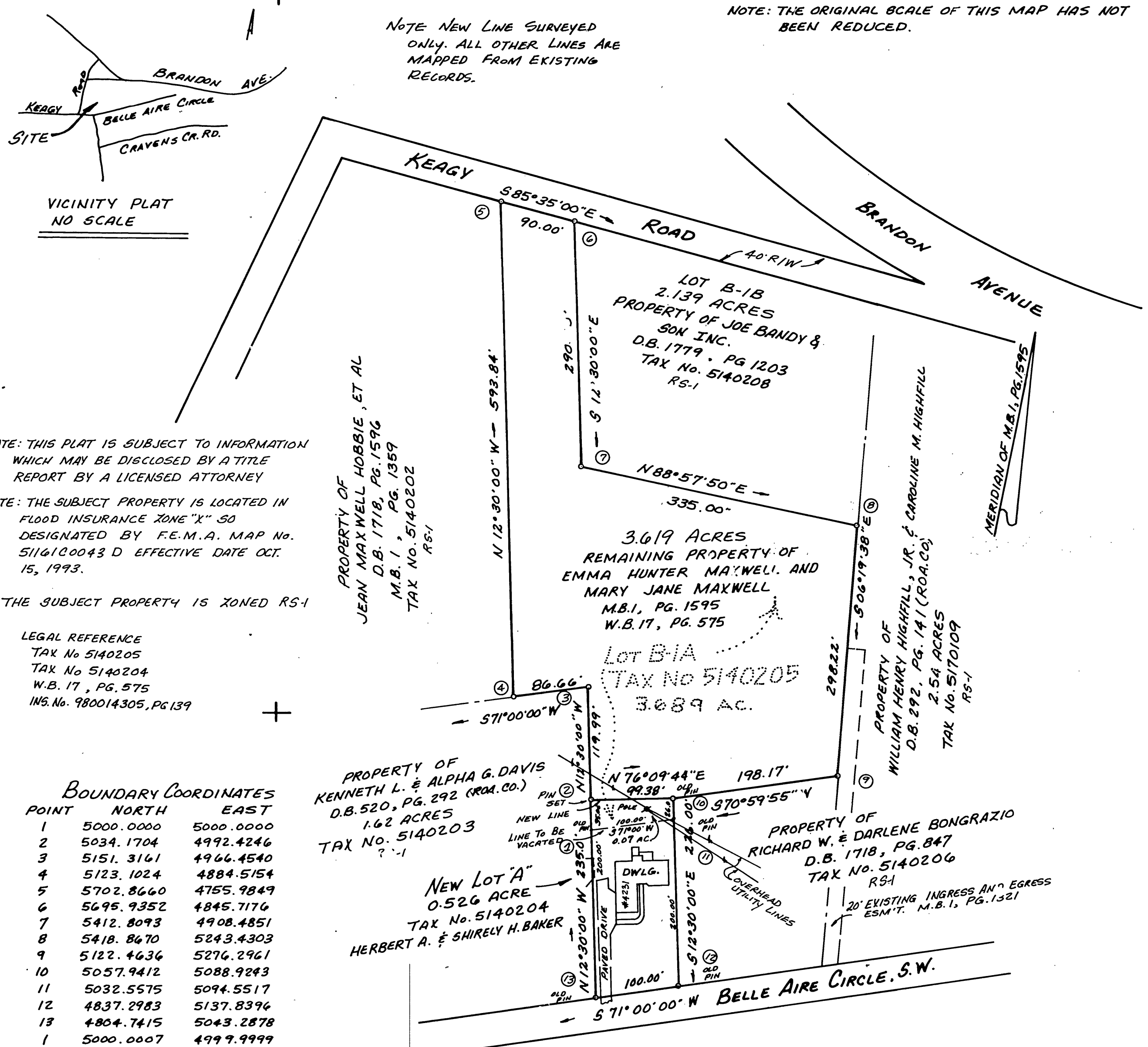
CITY ENGINEER, CITY OF ROANOKE, VA

John Thomas Tancelli

AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

NOTE NEW LINE SURVEYED ONLY. ALL OTHER LINES ARE MAPPED FROM EXISTING RECORDS.

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.



PLAT OF SUBDIVISION AND COMBINATION MADE FOR

MARY JANE MAXWELL & EMMA HUNTER MAXWELL

HERBERT A. BAKER & SHIRLEY H. BAKER

SHOWING THE DIVISION OF A 3.689 ACRE PARCEL, 0.07 ACRE PORTION TO BE COMBINED WITH A 0.456 ACRE PARCEL CREATING HEREON NEW LOT 'A' (0.526 ACRE) AND A 3.619 ACRE PARCEL BEING THE REMAINING PROPERTY OF EMMA HUNTER MAXWELL AND MARY JANE MAXWELL SITUATE ON BELLE AIRE CIRCLE, S.W. AND KEAGY ROAD

ROANOKE, VIRGINIA

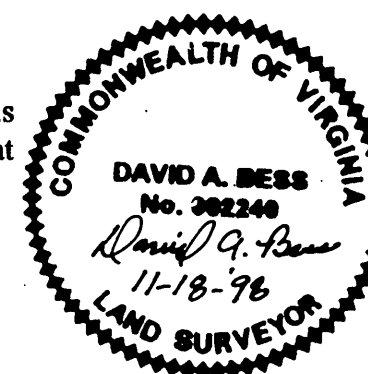
SCALE 1" = 100' NOVEMBER 18, 1998

BY: JACK G. BESS, CERTIFIED LAND SURVEYOR

5422 STARKEY ROAD

ROANOKE, VIRGINIA 24014

(540) 989-8855



In the Clerks Office of the Circuit Court of City of Roanoke Virginia, this map is presented and with the certificate of acknowledgment thereto annexed is admitted to record at 10:50 o'clock A.M., on this 11 day of January, 1999.

Teste: Arthur B. Crush III By: Kathleen Holladay  
Deputy Clerk

N.B. 102