

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROBERT M. CALLAHAN AND CAROLYN H. CALLAHAN ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 TO 21 TO 3 THRU 20 TO 1, INCLUSIVE WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF ROANOKE CITY, VIRGINIA IN DEED BOOK 1735, PAGE 198.

THAT THE CITY OF ROANOKE IS THE OWNER OF LAND BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 21 TO 1 WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE ROANOKE CITY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 1588, PAGE 1048.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE PARCELS OF LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND 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 SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

Robert M. Callahan Carolyn H. Callahan  
ROBERT M. CALLAHAN CAROLYN H. CALLAHAN

Darlene L. Burcham  
DARLENE L. BURCHAM, CITY MANAGER, CITY OF ROANOKE

STATE OF VIRGINIA  
County of Roanoke TO WIT:

I, Loretta W. Kaffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT ROBERT M. CALLAHAN HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 11 DAY OF April, 2000.

Loretta W. Kaffer April 30, 2004  
NOTARY PUBLIC COMMISSION EXPIRES

STATE OF VIRGINIA  
County of Roanoke TO WIT:

I, Loretta W. Kaffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT CAROLYN H. CALLAHAN HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 11 DAY OF April, 2000.

Loretta W. Kaffer April 30, 2004  
NOTARY PUBLIC COMMISSION EXPIRES

STATE OF VIRGINIA  
City of Roanoke TO WIT:

I, Paul M. Woodford, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT Darlene L. Burcham HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 11 DAY OF May, 2000.

Paul M. Woodford April 30, 2003  
NOTARY PUBLIC COMMISSION EXPIRES

APPROVED:

Philip C. Schirmer 5-12-00  
CITY ENGINEER, CITY OF ROANOKE, VA. DATE  
John Kona Delli 5/12/00  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:40 O'CLOCK A.M., ON THIS 7 DAY OF June, 2000.

TESTE: ARTHUR B. CRUSH, III, CLERK BY: Patty Taylor  
DEPUTY CLERK

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

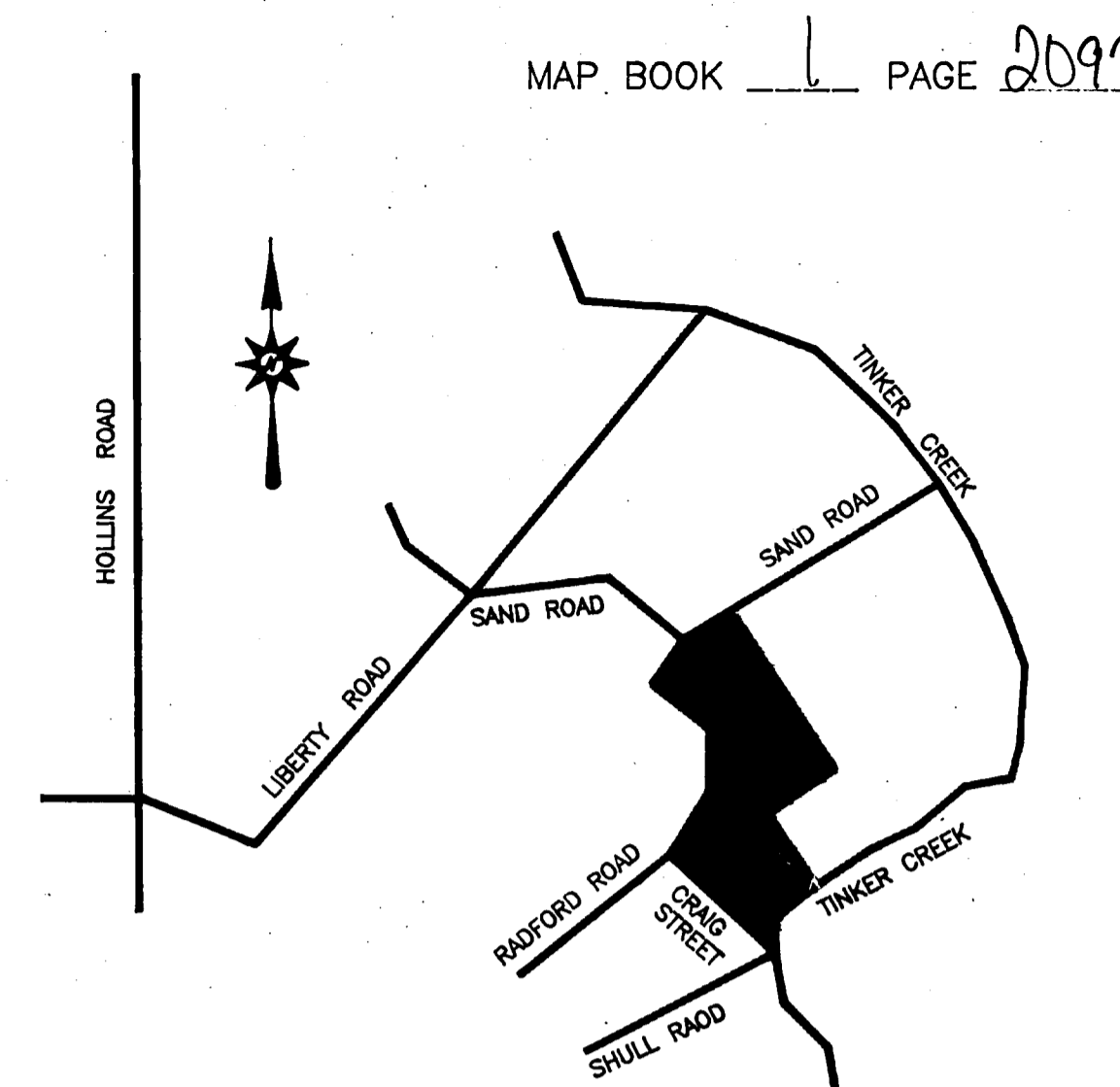
NOTES:

1. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN FLOOD INSURANCE ZONE "X" AND FLOOD HAZARD ZONE "AE" SO DESIGNATED BY F.E.M.A. (SEE F.I.R.M. NO. 51161C0046D, DATED OCTOBER 15, 1993)
2. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
3. THE SUBJECT PROPERTY IS ZONED RM-1.

BOUNDARY COORDINATES  
(ORIGIN ASSUMED)

POINT	NORTHING	EASTING
1	5000.0000	5000.0000
2	4827.8632	5054.2066
3	4754.3078	4887.1206
4	4751.1824	4889.2820
5	4684.8169	4935.1786
6	4658.3887	4869.7117
7	4499.8258	4727.1914
8	4397.8068	4696.4154
9	4769.7910	4377.4675
10	4900.4503	4488.3541
11	5123.4393	4584.7936
12	5162.5916	4517.4474
13	5323.6633	4665.9760
14	5322.1087	4667.9211
15	5333.6800	4679.1154
16	5235.9241	4748.7126
17	5279.0473	4790.4306
18	5376.8032	4720.8334
19	5428.5511	4770.8950
20	5030.2757	5046.3312
21	4872.7068	4805.2347
1	4999.9951	4999.9987

VICINITY MAP  
NO SCALE



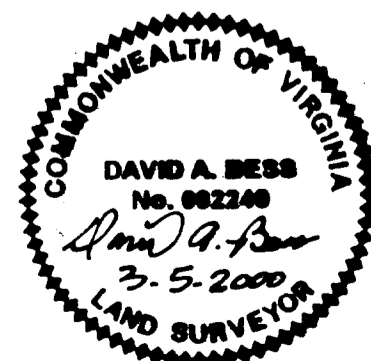
NOTE: THIS PLAT, WHEN RECORDED, WILL SUPERCEDE AND RENDER NULL AND VOID THE "PLAT OF SUBDIVISION AND COMBINATION MADE FOR ROBERT M. CALLAHAN & CAROLYN H. CALLAHAN AND THE CITY OF ROANOKE" RECORDED IN THE CITY OF ROANOKE CIRCUIT COURT CLERK'S OFFICE IN MAP BOOK 1 AT PAGES 1985 AND 1986.

SHEET 1 OF 2  
PLAT OF SUBDIVISION OF PROPERTY OF  
ROBERT M. CALLAHAN & CAROLYN H. CALLAHAN  
AND  
CITY OF ROANOKE

CREATING HEREON PARCEL "A" (6.639 ACRE), UTILITY LOT "B-1" (0.760 ACRE), UTILITY LOT "B-2" (0.333 ACRE), UTILITY LOT "C" (0.561 ACRE), UTILITY LOT "D" (0.095 ACRE) AND UTILITY LOT "E" (0.025 ACRE) SITUATE ON SAND ROAD, N.E. AND RADFORD ROAD, N.E.

ROANOKE, VIRGINIA  
SCALE 1" = 60' MARCH 5, 2000

BY: JACK G. BESS LAND SURVEYING  
5422 STARKEY ROAD, S.W.  
ROANOKE, VIRGINIA 24014



MAP BOOK 1 PAGE 2097