

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LONZA R. PAGANS AND ANNE L. PAGANS 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 1430, PAGE 316.

THE SAID 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 1950 CODE OF VIRGINIA, AS AMENDED TO DATE ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETRS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE TO AN VEST IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT, BOUNDED BY CORNERS 1 TO 1A TO 1B TO 1C TO 1D TO 3 TO 4 TO 1, SET APART FOR STREETS. ALL OF THE PUBLIC EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY OF ROANOKE, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF ROANOKE, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

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

Lanza R. Pagans Jr.
LONZA R. PAGANS, OWNER

Anne L. Pagans
ANNE L. PAGANS, OWNER

STATE OF VIRGINIA
OF

I, James H. Hill, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
LONZA R. PAGANS JR. WHOSE NAME IS
SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS
30 DAY OF June, 2000.

James H. Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 28, 2002STATE OF VIRGINIA
OF

I, James H. Hill, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
ANNE L. PAGANS WHOSE NAME IS
SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS
30 DAY OF June, 2000.

James H. Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 28, 2002

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERE TO ANNEXED IS ADMITTED TO RECORD AT 2:10 O'CLOCK
P.M. ON THIS 6 DAY OF July, 2000 IN
MAP BOOK 1, PAGE 2111.

TESTE: Arthur B. Crush III
CLERK

Kathleen M. McAden
DEPUTY CLERK

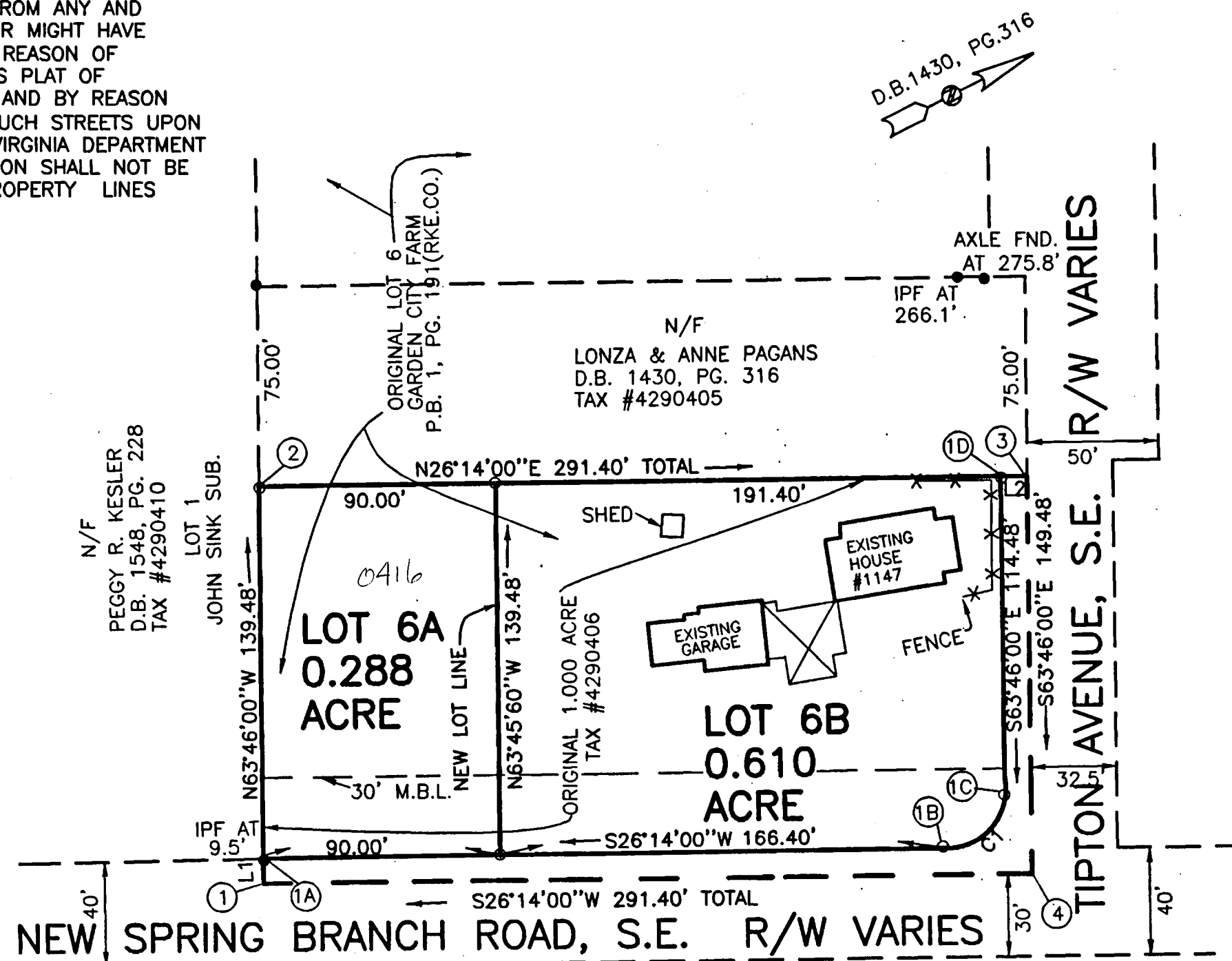
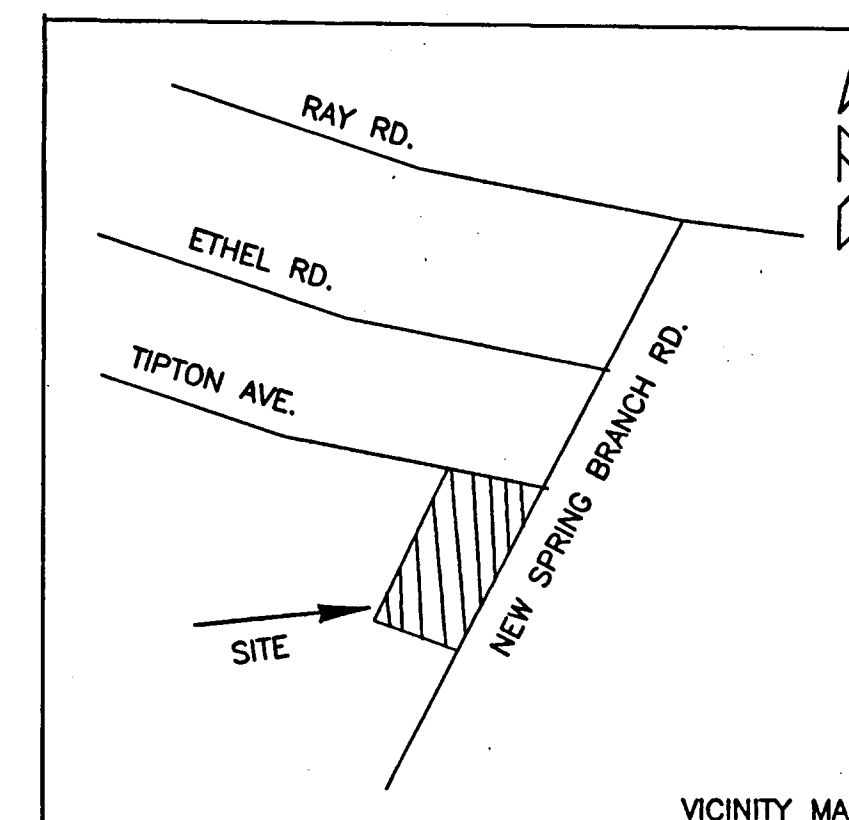
NOTES:

- OWNERS OF RECORD: LONZA R. & ANNE L. PAGANS
- LEGAL REFERENCE: DEED BOOK 1430, PAGE 316
- TAX MAP NUMBER: 4290406
- PROPERTY CURRENTLY ZONED: RM-1
- UNDERGROUND UTILITY SERVICE LINES
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

1.000 ACRE (ORIGINAL TAX #4290406)
-0.102 ACRE (DEDICATED FOR ROAD)
-0.288 ACRE (NEW LOT 6A)
-0.610 ACRE (NEW LOT 6B)

LEGEND
● IRON PIN FOUND
○ IRON PIN SET
M.B.L. = MINIMUM BUILDING LINE

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

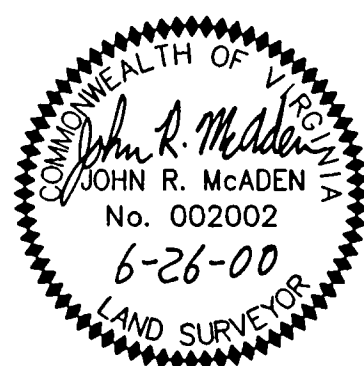
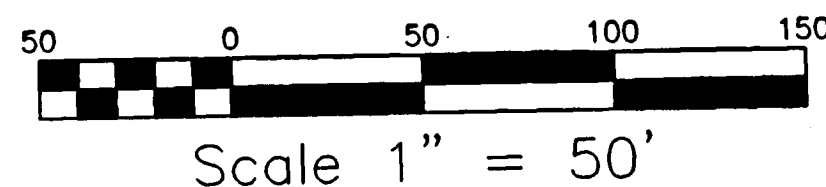


COORDINATE LIST		
CORNER	NORTHING	EASTING
1	738.61380	4871.19310
2	804.68812	4737.10934
3	1066.07431	4865.91624
4	1000.00000	5000.00000
1	738.61380	4871.19310

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°46'00\"W	10.00'
L2	N26°14'00\"E	10.00'

CURVE TABLE

C1
DELTA=90°00'00\"
RADIUS=25.00
ARC=39.27
TANGENT=25.00
CHORD=35.36
BEARING=S18°46'00\"E



APPROVED:
Philip C. Seligman 7/6/00
ENGINEER, CITY OF ROANOKE DATE
John R. McAden 7/6/00
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

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

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS
OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED
BY CURRENT FEMA MAPS. SEE MAP #51161C0048D
ZONE X UNSHADED (EFFECTIVE DATE:10/15/93)

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

RESUBDIVISION PLAT FOR
MAC McMILLAN
SHOWING DIVISION OF PROPERTY OWNED BY
LONZA AND ANNE PAGANS
AS DESCRIBED IN DEED BOOK 1430, PAGE 316
BEING THE EAST PORTION OF LOT 6
GARDEN CITY FARM
PLAT BOOK 1, PAGE 191 (RKE.CO.)
SITUATED ON NEW SPRING BRANCH ROAD, S.E.
CREATING HEREON
LOT 6A (0.288 ACRE)
AND LOT 6B (0.610 ACRE)
AND DEDICATING 0.102 ACRE TO THE CITY OF ROANOKE
FOR ROAD WIDENING PURPOSES
CITY OF ROANOKE, VIRGINIA
JUNE 26, 2000
JOB NUMBER R0010118.00

SCALE: 1"=50'

