

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT RUSSELL BREEDLOVE IS THE OWNER OF LOT "B", 1.268 ACRES BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DAVID A. TANNER BY DEED DATED APRIL 26, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 010006118.
THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE PROPERTY INTO LOTS AS SHOWN HEREON ENTIRELY OF HIS 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 THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.
WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

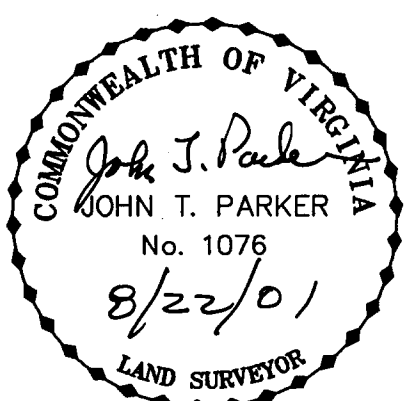
OWNER
INST. NO. 010006118
Russell Breedlove 8-21-01
RUSSELL BREEDLOVE DATE

STATE OF VIRGINIA
County OF Roanoke
TO WIT:
I, Tully P. Parker III A NOTARY
PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
RUSSELL BREEDLOVE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME
IN MY AFORESAID JURISDICTION ON THIS 21 DAY OF
August, 2000.
MY COMMISSION EXPIRES: 4-30-04
Tully P. Parker III
NOTARY PUBLIC

COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	5091.74	5177.72
3	4871.30	5270.85
4	4693.45	5157.56
1	5000.00	5000.00

THESE COORDINATES ARE BASED ON
AN ASSUMED DATUM.



THIS SUBDIVISION IS PLATTED FROM RECORDS.
RUSSELL BREEDLOVE IS THE OWNER
OF RECORD. SEE INST. NO. 010006118.

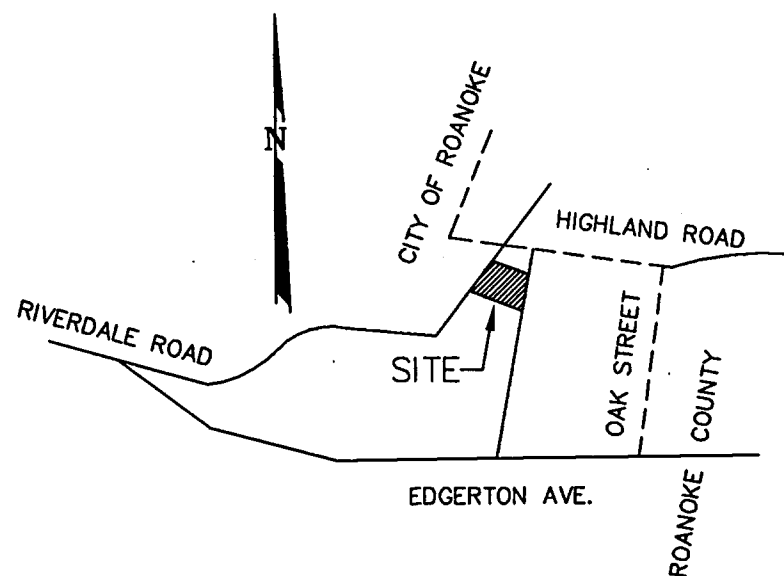
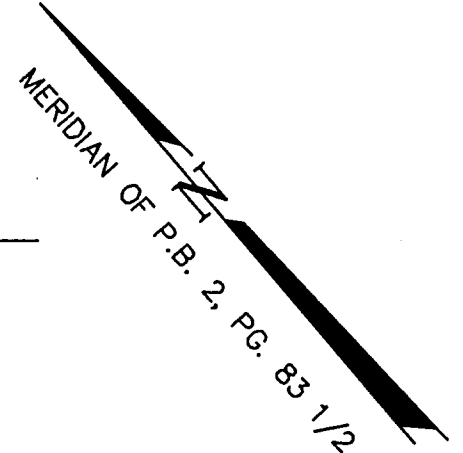
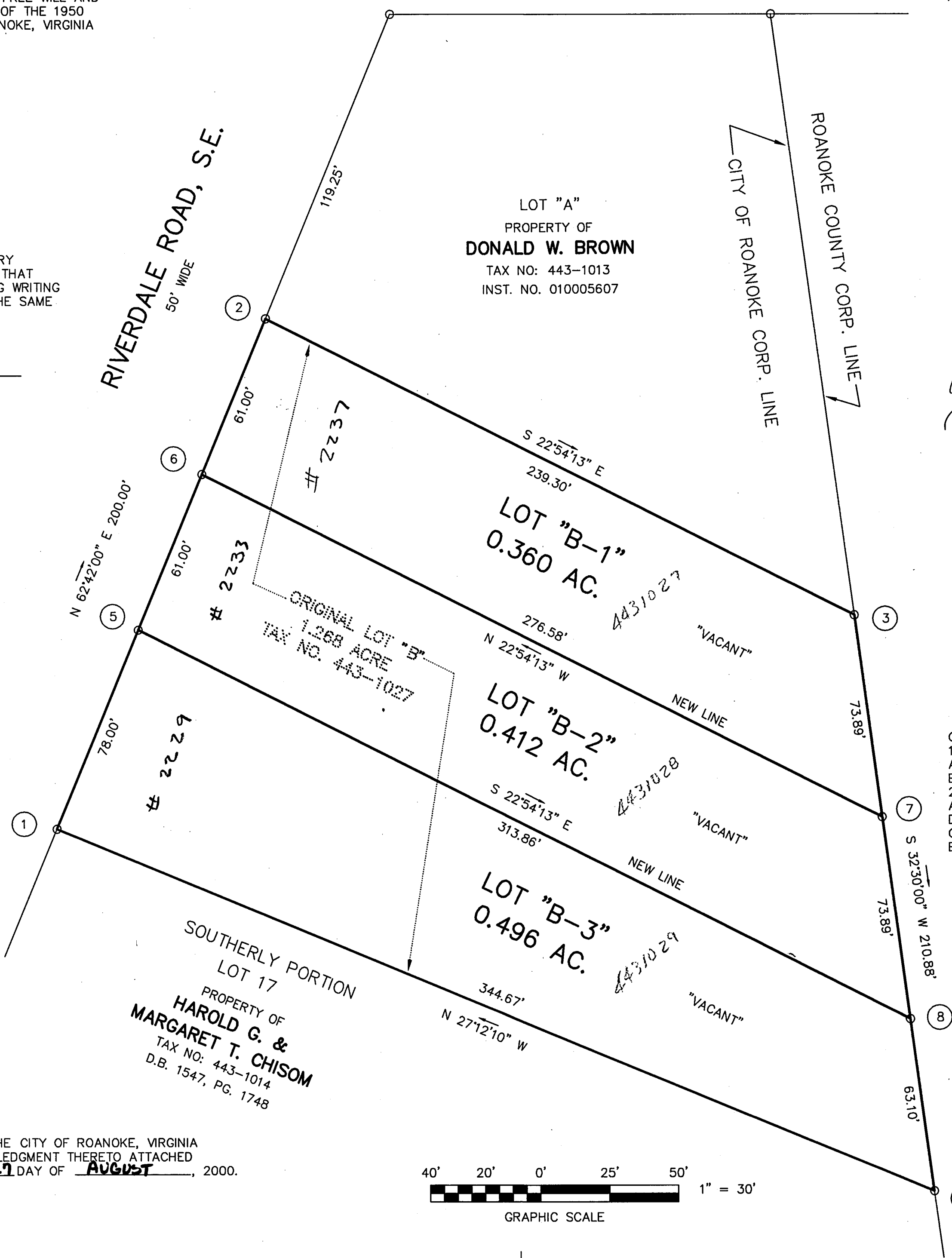
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED
ADMITTED TO RECORD AT 11:10 O'CLOCK A.M. ON THIS 21 DAY OF AUGUST, 2000.

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

CLOSED BY JTP,JR.

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

M.B. 1 PG. 2321



VICINITY MAP
NO SCALE

APPROVED:

John Thomas Russell 8/23/01
AGENT - CITY OF ROANOKE DATE
Thom Edlin 8/23/01
CITY ENGINEER - CITY OF ROANOKE DATE

LOT 16B
PROPERTY OF
**KENNETH E. &
DENISE L. BOONE**
TAX NO: 70.04-02-01
D.B. 1341, PG. 1412

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0048 D; EFFECTIVE DATE: OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

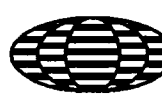
PLAT FROM RECORDS AND SUBDIVISION FOR
RUSSELL BREEDLOVE

OF LOT "B" (1.268 AC.), M.B. 1, PG. 2201
TANNER SUBDIVISION
TO CREATE HEREON LOT "B-1" (0.360 AC.), LOT "B-2" (0.412 AC.)
AND LOT "B-3" (0.496 AC.)
SITUATE ON RIVERDALE ROAD, S.E. AND HIGHLAND ROAD, S.E.

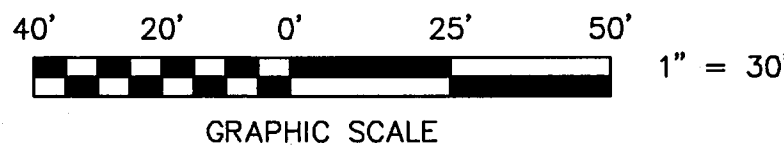
CITY OF ROANOKE, VIRGINIA

TAX NO.: 443-1027
DRAWN: JTP,JR.
DISK: JTPZ-4
CALC: JTP,JR.

SCALE: 1" = 30'
DATE: AUGUST 14, 2001
W.O.: 01-0645



TPP&S T. P. PARKER & SON
ENGINEERS 818 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153



M.B. ____ PG. ____

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