

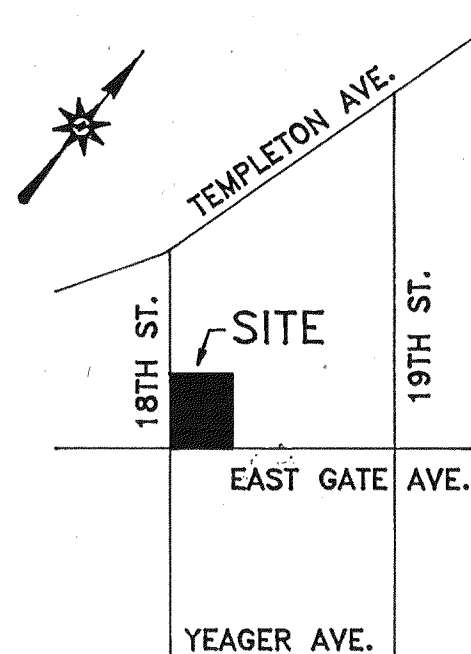
KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT DONALD W CALLAHAN & DIANA M. CALLAHAN ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 1650, PAGE 1223.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED THE PARCELS OF LAND, AS 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 LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF, ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

Donald W Callahan 9-12-03 Diana M Callahan 9-12-2003
DONALD W. CALLAHAN DATE DIANA M. CALLAHAN DATE



VICINITY MAP
NO SCALE

STATE OF VIRGINIA

TO WIT:

County OF Roanoke

I, Loretta W. Keffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT DONALD W. CALLAHAN HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 12 DAY OF September, 2003.

Loretta W. Keffer
NOTARY PUBLIC

April 30, 2004
COMMISSION EXPIRES

STATE OF VIRGINIA

TO WIT:

County OF Roanoke

I, Loretta W. Keffer A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT DIANA M. CALLAHAN HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 12 DAY OF September, 2003.

Loretta W. Keffer
NOTARY PUBLIC

April 30, 2004
COMMISSION EXPIRES

APPROVED:

Thrupp C. Gwin 9.19.03
CITY ENGINEER, CITY OF ROANOKE, VA. DATE

R. Brian Townsend 9/18/03
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

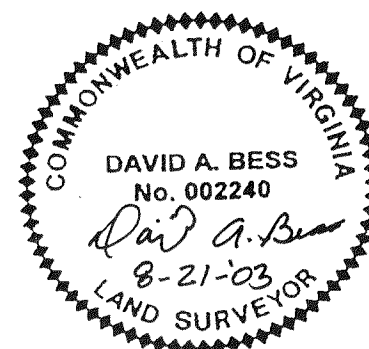
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 12:30 O'CLOCK P.M. ON THIS 22 DAY OF Sept, 2003.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY: Arthur B. Crush III
DEPUTY CLERK

BOUNDARY COORDINATES		
POINT	NORTHING	EASTING
1	5000.0000	5000.0000
2	5096.8451	4920.9682
3	5150.7781	4986.6662
4	5053.9330	5065.6980
1	5000.0000	5000.0000

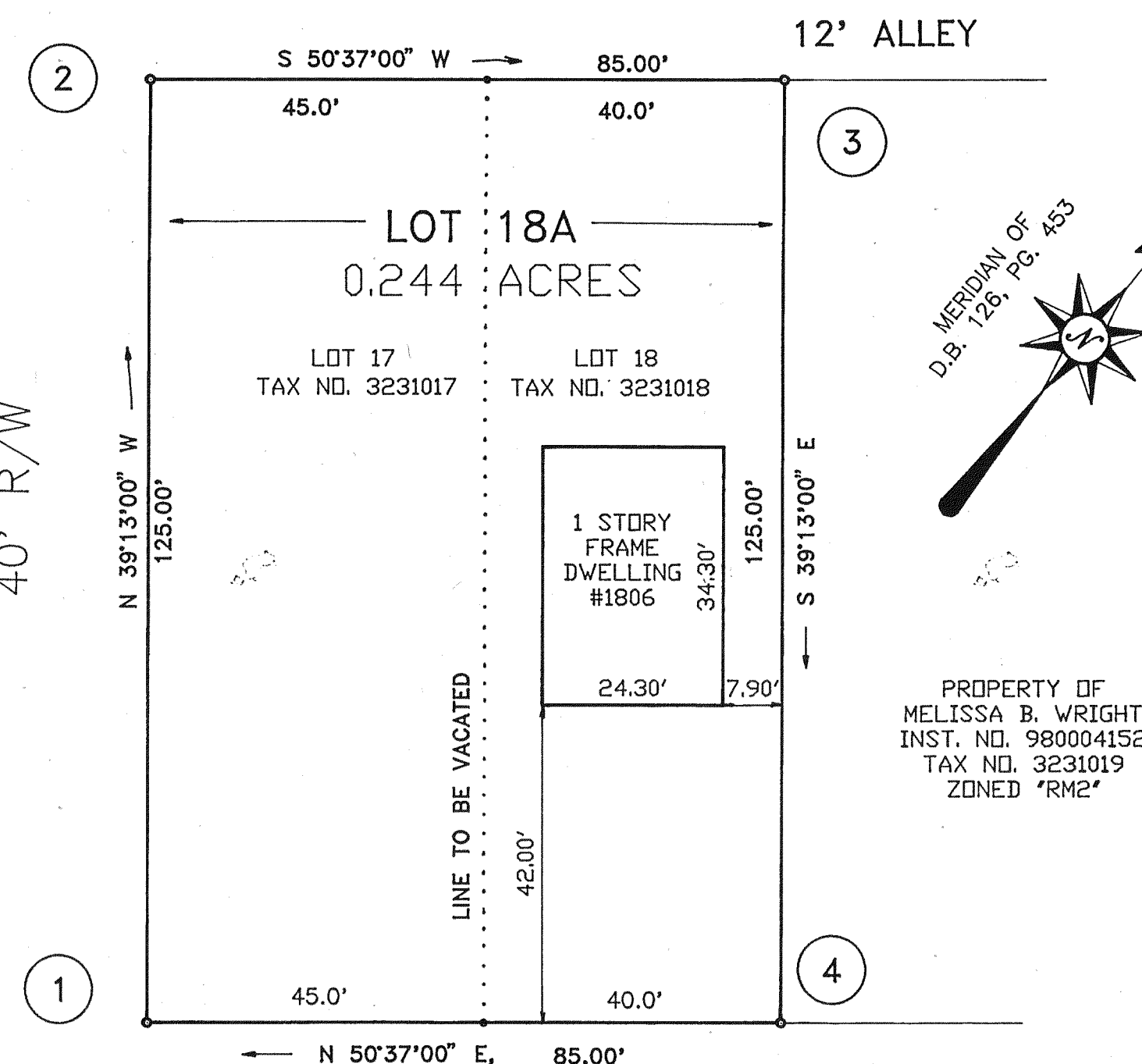
ORIGIN ASSUMED



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

MAP BOOK 1, PAGE 2640

18TH STREET, N.E.
40' R/W



EASTGATE AVENUE, N.E.
40' R/W

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ISURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. MAP NO. 51161C0046 D, EFFECTIVE DATE 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 RM2.
- 4) THIS PLAT IS BASED ON EXISTING RECORDS.

PLAT OF COMBINATION MADE FROM RECORDS FOR
DONALD W. CALLAHAN & DIANA M. CALLAHAN

SHOWING THE COMBINATION OF LOT 17 & LOT 18, BLOCK 14, PLAT OF
EASTGATE ADDITION, CREATING HEREON LOT "18A" (0.244 ACRE)
LOCATED ON EASTGATE AVENUE, N.E. & 18TH STREET, N.E.

ROANOKE, VIRGINIA

SCALE 1" = 20' AUGUST 21, 2003

BY: DAVID A. BESS, L.L.C.
3100A PETERS CREEK RD.
ROANOKE, VA. 24019