

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WILLIAM R. SEABURG IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 5 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENTS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBERS 040002640 & 040002641.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS 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 ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

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

*William R. Seaburg*  
WILLIAM R. SEABURG (OWNER)

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

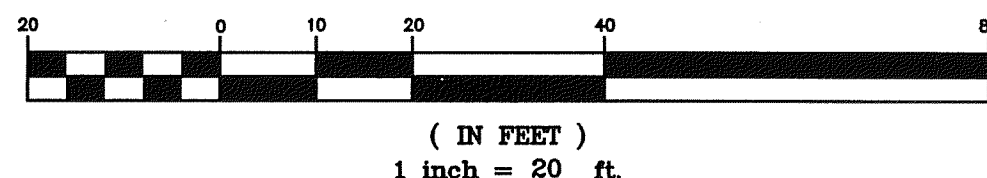
I, *James H. Hill*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *William R. Seaburg*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS *3* DAY OF *May*, 2004.

*James H. Hill*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES *2/28/06*

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	72.07'	433.80'	36.12	N27°29'01"E	71.99'	9°31'09"
C2	19.53'	433.80'	9.77	N24°00'50"E	19.53'	2°34'46"
C3	52.54'	433.80'	26.30	N28°46'24"E	52.51'	6°56'22"

PRIVATE DRAINAGE EASEMENT		
LINE	BEARING	LENGTH
A-B	N39°32'09"E	14.30
B-C	N50°27'51"W	2.03
C-D	N45°24'48"E	21.55
D-E	N63°15'04"E	7.84
E-F	S75°35'44"E	10.18
5-G	N24°29'07"E	26.67 CHORD TIE LINE
G-H	S50°27'51"E	1.93
H-I	N45°24'48"E	24.15
I-J	N63°15'04"E	13.16
J-K	S75°35'44"E	16.43

GRAPHIC SCALE



APPROVED: *Chris C. Seaburg*  
CITY ENGINEER, CITY OF ROANOKE

*S.04.04*  
DATE  
*R. Brian Townsend*  
AGENT, CITY OF ROANOKE PLANNING COMMISSION  
DATE *5-04-04*

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT *11:00* O'CLOCK *A.M.* ON THIS *6* DAY OF *May*, 2004, IN MAP BOOK *1*, PAGE *2722*.

TESTE: *Brenda S. Hamilton*  
CLERK  
*Patty Taylor*  
DEPUTY CLERK

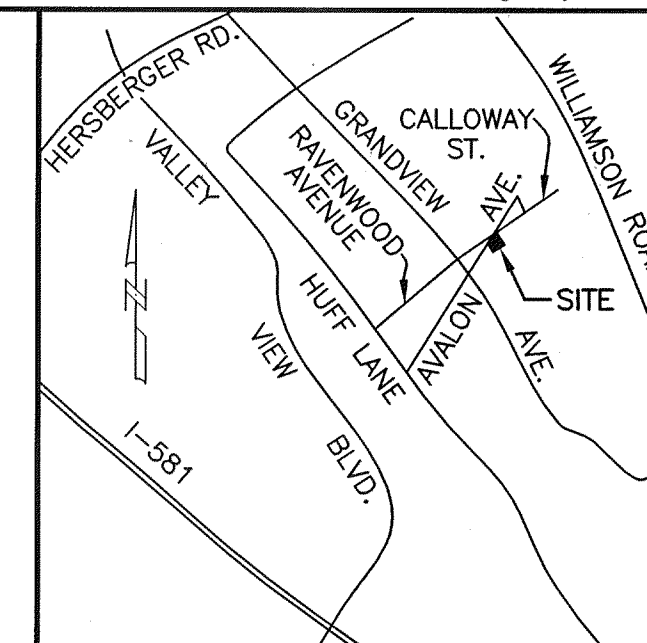
THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0024 D (EFFECTIVE DATE: OCT. 15, 1993)

# NOTES:

- OWNER OF RECORD: WILLIAM R. SEABURG  
INSTRUMENT #040002641  
TAX MAP #2160402  
CALLOWAY STREET, N.W.
- OWNER OF RECORD: WILLIAM R. SEABURG  
INSTRUMENT #040002640  
TAX MAP #2160401  
AVALON AVENUE, N.W.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS CURRENTLY ZONED: RM-1
- UNDERGROUND UTILITY SERVICE LINES.
- IT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN DRAINAGE FEATURES WITHIN THE PRIVATE EASEMENT.

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

D.B. 899, PG. 265



VICINITY MAP  
NO SCALE

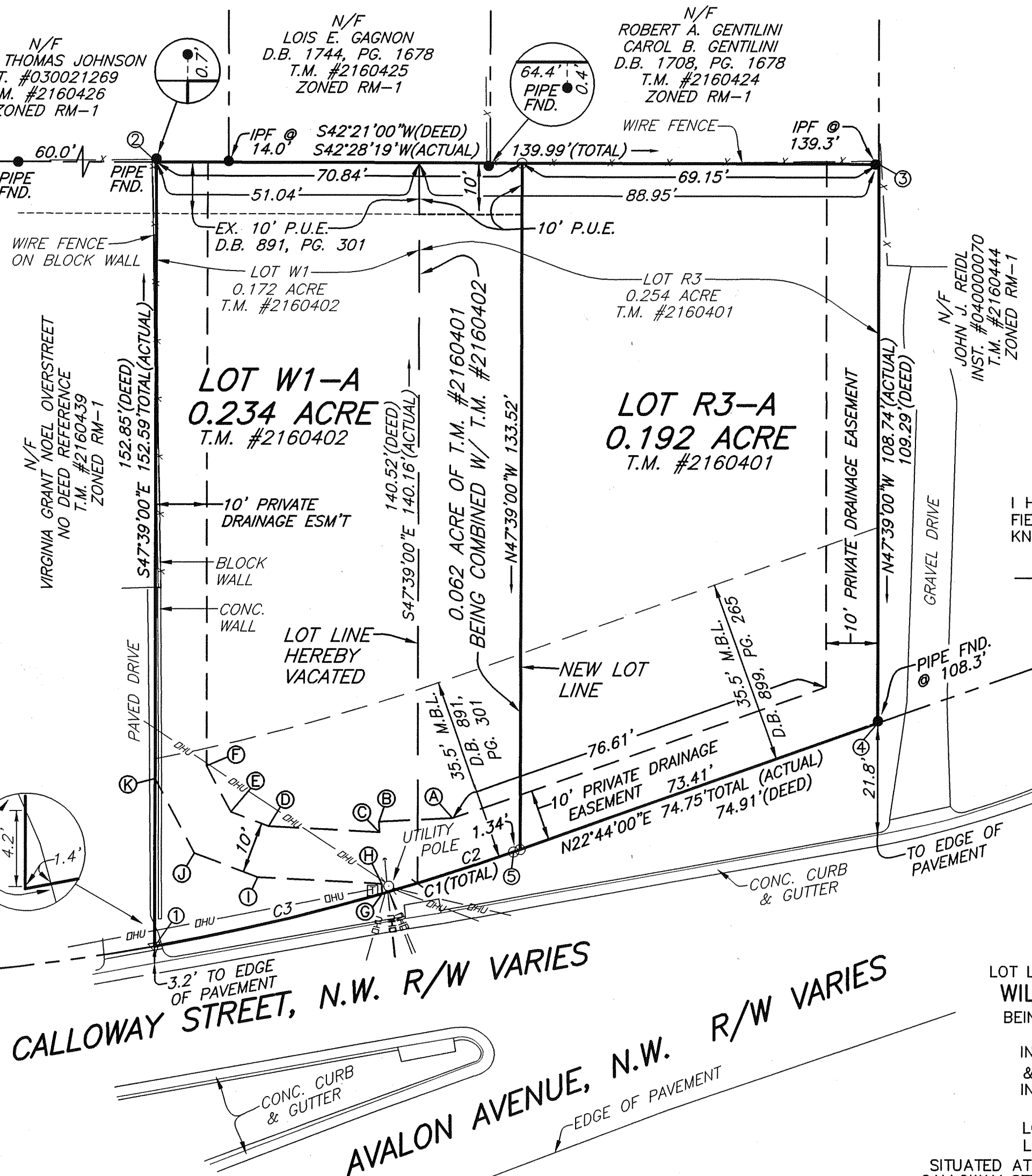
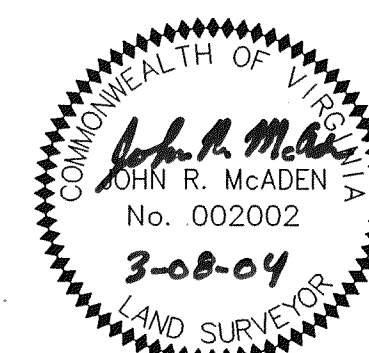
LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
△	P.K. NAIL SET
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT

COORDINATE LIST		
CORNER	NORTHING	EASTING
1	5609.4481	5507.9345
2	5506.6516	5620.7085
3	5403.3917	5526.1822
4	5476.6431	5445.8209
5	5545.5815	5474.7155
1	5609.4481	5507.9345

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



CALLOWAY STREET, N.W. R/W VARIES  
AVALON AVENUE, N.W. R/W VARIES

LOT LINE ADJUSTMENT PLAT FOR  
WILLIAM R. SEABURG  
BEING THE RESUBDIVISION OF  
LOT W1 (0.172 ACRE)  
INSTRUMENT #040002641  
& LOT R3 (0.254 ACRE)  
INSTRUMENT #040002640  
CREATING HEREON  
LOT W1-A (0.234 ACRE)  
LOT R3-A (0.192 ACRE)

SITUATED AT THE SOUTHERLY INTERSECTION OF  
CALLOWAY STREET, N.W. & AVALON AVENUE, N.W.  
CITY OF ROANOKE, VIRGINIA  
SURVEYED MARCH 8, 2004  
JOB #R0400045.00  
SCALE: 1"=20' SHEET 1 OF 1

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

