

INSTRUMENT No. 04002743m

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT EMMA HUNTER MAXWELL AND JEAN MAXWELL HOBBIE ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1, F, G, H, J, K, 2, 3, 4, 5, P, Q, L, M, 17, 6, 7, 8, 9 TO 1, AND CONTAINING 6.1197 ACRES, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 10, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1718, PG. 1596.

THAT EMMA HUNTER MAXWELL IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 6, 10 THROUGH 16 INCLUSIVE, 7 TO 6, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY WILL DATED FEBRUARY 23, 1953 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN WILL BOOK 17, PAGE 575, AND ALSO BY WILL FROM MARY JANE MAXWELL DATED DECEMBER 10, 1955 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 040000334.

THAT DONALD W. BANDY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 10, 17, 12, 11 TO 10, BEING ALL THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED APRIL 14, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 030007375.

BY VIRTUE OF THE RECORDATION OF THIS PLAT THE SAID OWNERS DO HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA THE AREAS SHOWN HEREON SET APART FOR STREET WIDING.

THE SAID OWNERS DO HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATED, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEAL OF SAID OWNERS;

Emma Hunter Maxwell 5/26/04  
EMMA HUNTER MAXWELL DATE  
OWNER (D.B. 1718, PG. 1596, W.B. 17, PG. 575 &)  
(INSTRUMENT No. 040000334)  
Jean Maxwell Hobbie 5/22/04  
JEAN MAXWELL HOBBIE DATE  
OWNER (D.B. 1718, PG. 1596)

Donald W. Bandy 6-20-04  
DONALD W. BANDY DATE  
OWNER (INSTRUMENT No. 030007375)

STATE OF VIRGINIA  
City of Roanoke TO WIT:

I, Linda M. Thomsen, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Emma Hunter Maxwell, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
22<sup>nd</sup> DAY OF May, 2004.

MY COMMISSION EXPIRES NOVEMBER 30, 2006  
Linda M. Thomsen  
NOTARY PUBLIC

STATE OF VIRGINIA  
City of Alexandria TO WIT:

I, Sarah Gabriel, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Mary Hobbie, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
22<sup>nd</sup> DAY OF May, 2004.

MY COMMISSION EXPIRES MAY 31, 2006  
Sarah Gabriel  
NOTARY PUBLIC

STATE OF VIRGINIA  
County of Roanoke TO WIT:

I, Margaret S. Conner, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Donald W. Bandy, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
20<sup>th</sup> DAY OF May, 2004.

MY COMMISSION EXPIRES JUNE 30, 2007  
Margaret S. Conner  
NOTARY PUBLIC

COORDINATE LIST  
(ASSUMED DATUM)

|    |             |             |
|----|-------------|-------------|
| 1  | N 5000.0000 | E 5000.0000 |
| 2  | N 5396.6309 | E 5097.1446 |
| 3  | N 5595.2228 | E 5163.8205 |
| 4  | N 5613.2482 | E 5169.4100 |
| 5  | N 5705.5810 | E 5226.2116 |
| 6  | N 5705.0917 | E 5358.1650 |
| 7  | N 5125.3284 | E 5486.6968 |
| 8  | N 5088.4306 | E 5379.5322 |
| 9  | N 4924.0858 | E 5327.0871 |
| 10 | N 5698.1611 | E 5447.8977 |
| 11 | N 5415.0354 | E 5510.6659 |
| 12 | N 5421.0938 | E 5845.6111 |
| 13 | N 5124.6911 | E 5878.4740 |
| 14 | N 5060.1682 | E 5691.1023 |
| 15 | N 5036.3989 | E 5594.6067 |
| 16 | N 5153.5446 | E 5568.6358 |
| 17 | N 5669.5716 | E 5818.0553 |
| 18 | N 5667.9307 | E 5818.2373 |
| 19 | N 5238.7101 | E 5340.0648 |
| 20 | N 5297.7840 | E 5072.9346 |
| 21 | N 5340.8731 | E 5438.9112 |

0.3621 ACRE DEDICATED TO CITY OF  
ROANOKE FOR STREET WIDENING

| LINE    | BEARING                   | DIST.   |
|---------|---------------------------|---------|
| L-M     | S 85°39'08" E             | 553.86' |
| M-17    | S 06°13'16" E             | 26.54'  |
| 17-6    | N 85°35'00" W             | 461.26' |
| 6-N     | S 12°30'00" E             | 8.21'   |
| N-5     | N 86°21'40" W             | 134.00' |
| 5-P     | L=29.57' R=240.00'        |         |
| (CURVE) | DELTA=07°03'30" T=240.00' |         |
|         | BEARING=N 48°10'51"E      |         |
|         | CHORD=29.55'              |         |
| P-Q     | N 49°16'36" E             | 17.15'  |
| Q-L     | N 48°46'05" E             | 2.24'   |

0.3216 ACRE DEDICATED TO CITY OF  
ROANOKE FOR STREET WIDENING

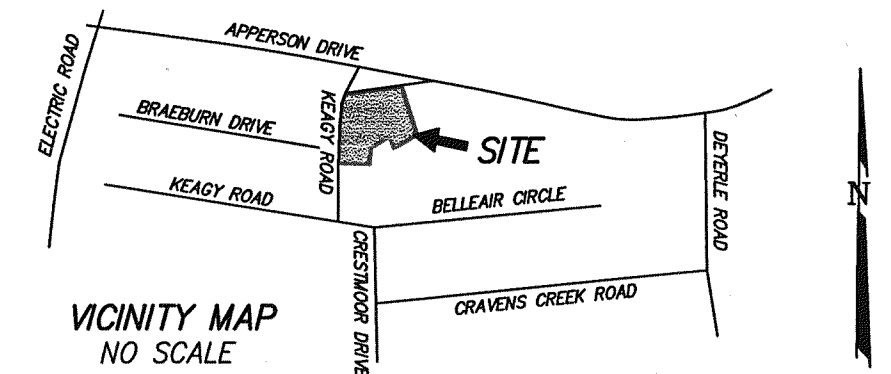
| LINE | BEARING       | DIST.   |
|------|---------------|---------|
| 1-F  | N 76°58'00" W | 3.22'   |
| F-G  | S 13°04'00" W | 314.81' |
| G-H  | N 87°16'00" W | 20.91'  |
| H-J  | N 13°33'52" E | 681.35' |
| J-K  | S 75°01'34" E | 18.40'  |
| K-2  | N 18°33'33" E | 46.38'  |
| 2-1  | S 13°45'44" W | 408.36' |

0.0150 ACRE DEDICATED TO CITY OF  
ROANOKE FOR STREET WIDENING

| LINE | BEARING       | DIST.  |
|------|---------------|--------|
| 6-10 | S 85°35'00" E | 90.00' |
| 10-R | S 12°30'00" E | 6.94'  |
| R-N  | N 86°21'40" W | 89.64' |
| N-6  | N 12°30'00" W | 8.21'  |

0.0352 ACRE DEDICATED TO CITY OF  
ROANOKE FOR STREET WIDENING

| LINE  | BEARING       | DIST.   |
|-------|---------------|---------|
| 10-17 | S 85°35'00" E | 371.26' |
| 17-18 | S 06°19'38" E | 1.65'   |
| 18-R  | N 86°21'40" W | 369.58' |
| R-10  | N 12°30'00" W | 6.94'   |



## NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
- THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0043 D, EFFECTIVE DATE OCTOBER 15, 1993.
- REFERENCE: PLAT OF SURVEY FOR JEAN MAXWELL HOBBIE, EMMA HUNTER MAXWELL AND MARY JANE MAXWELL BY JACK G. BESS DATED AUGUST 30, 1996 RECORDED IN M.B. 1, PG. 1595.
- REFERENCE: PLAT OF SUBDIVISION AND COMBINATION MADE FOR MARY JANE MAXWELL & EMMA HUNTER MAXWELL, HERBERT A. BAKER & SHIRLEY H. BAKER BY JACK G. BESS DATED NOVEMBER 18, 1998 RECORDED IN M.B. 1, PG. 1909.
- REFERENCE: PLAT OF SUBDIVISION FOR HUNTER BURROW BY BALZER AND ASSOCIATES DATED JULY 1, 1994 RECORDED IN M.B. 1, PG. 1359.
- REFERENCE: PLAT OF SURVEY SHOWING SUBDIVISION W. PRICE FIELDS DIVISION BY BALZER AND ASSOCIATES DATED SEPTEMBER 16, 1992 REVISED DECEMBER 7, 1992 RECORDED IN M.B. 1, PG. 1188.
- REFERENCE: VDOT PLANS DATED OCTOBER 9, 2001 WITH PROJECT NUMBER 001-129-F05, R/W-201 C-501.
- REFERENCES OF PROPERTY CONVEYANCE:  
\* D.B. 1718, PG. 1596 BEING TAX PARCEL 5140202 CONVEYED TO MARY JANE MAXWELL, EMMA HUNTER MAXWELL & JEAN MAXWELL HOBBIE.  
\* MARY JANE MAXWELL LEFT HER THIRD INTEREST IN THIS PARCEL TO EMMA HUNTER MAXWELL IN WILL DATED DECEMBER 10, 1955 AND RECORDED IN THE CLERK'S OFFICE OF ROANOKE CITY IN INSTRUMENT No. 040000334.  
\* W.B. 17, PG. 575 BEING TAX PARCEL 5140205 CONVEYED TO EMMA HUNTER MAXWELL  
\* INSTRUMENT No. 030007375 BEING TAX PARCEL 5140208 CONVEYED TO DONALD W. BANDY  
\* D.B. 57, PG. 203 BEING TAX PARCEL 5140202 & TAX PARCEL 5140205 CONVEYED TO MARY KYLE MAXWELL
- AFTER RECORDATION OF THIS PLAT JEAN MAXWELL HOBBIE SHALL CONVEY HER INTEREST IN THE RESIDUE OF 6.356 ACRE PARCEL BOUNDED BY CORNERS 1, 20, 19, 21, 7, 8, 9 TO 1 INCLUSIVE TO EMMA HUNTER MAXWELL.
- SEE DEED BOOK 434, PAGE 257 FOR BUILDING RESTRICTIONS THAT APPLY TO AREA WITHIN 300' A.P.C.O. EASEMENT.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- SEWER AND WATER ARE NOT AVAILABLE. ANY FUTURE DEVELOPMENT ON THESE PARCELS WILL REQUIRE THE OWNER TO OBTAIN WATER AND SANITARY SERVICE.

RESUBDIVISION PLAT  
FOR

EMMA HUNTER MAXWELL,  
JEAN MAXWELL HOBBIE,  
AND DONALD W. BANDY

SHOWING THE RESUBDIVISION OF NEW LOT B-1B 2.139 ACRES  
(INSTRUMENT No. 030007375), NEW LOT B-1A 3.619 ACRES  
(W.B. 17, PG. 575, M.B. 1, PG. 1595), 6.356 ACRES (D.B. 1718, PG. 1596)  
AND DEDICATING 0.7339 ACRE TO THE CITY OF ROANOKE FOR STREET WIDENING  
AND CREATING HEREON

NEW LOT B-1B-1 5.4360 ACRES  
NEW LOT B-1A-1 5.7862 ACRES

SITUATE KEAGY ROAD S.W.  
CITY OF ROANOKE, VIRGINIA



CALDWELL WHITE ASSOCIATES  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, NW  
P.O. BOX 6280  
ROANOKE, VIRGINIA 24017  
(540) 366-3400 FAX: (540) 366-8702

TAX NO.: 5140202, 5140205, 5140208  
DRAWN: JW  
CALC.: JW  
CLOSED: JW

SCALE: 1"= 100'  
DATE: APRIL 5, 2004  
N.B.: JW-19  
W.O.: 04-0025

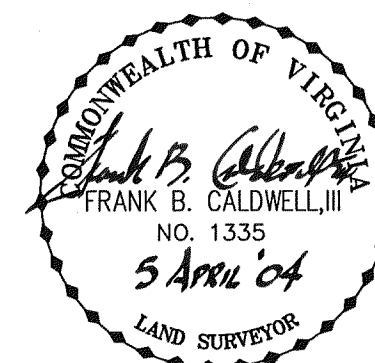
M.B. 1, P.G. 2743

## APPROVED:

R. Brian Townsend 5-27-04  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE  
Theresa C. Davis 5-27-04  
CITY ENGINEER, ROANOKE VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY,  
VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT  
THERE TO ATTACHED ADMITTED TO RECORD AT 9:40 O'CLOCK A.M. ON  
THIS 10 DAY OF June, 2004.

TESTE: BRENDA HAMILTON  
CLERK  
BY: Theresa C. Davis  
DEPUTY CLERK



THIS IS AN ORIGINAL SIZE DRAWING  
THAT HAS NOT BEEN REDUCED