

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

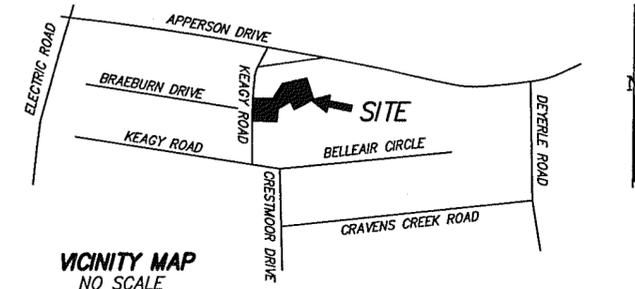
THAT EMMA HUNTER MAXWELL IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 11 TO 1 INCLUSIVE, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY WILL DATED FEBRUARY 23, 1953 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, 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, AND ALSO BY INSTRUMENT DATED JUNE 7, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 040009542.

THE SAID OWNER DOES HEREBY CERTIFY THAT SHE HAS RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF HER 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 SIGNATURE AND SEAL OF SAID OWNER:

Emma Hunter Maxwell 7-03-06  
 EMMA HUNTER MAXWELL - OWNER DATE  
 (D.B. 1718, PG. 1596, W.B. 17, PG. 575,  
 INSTRUMENT No. 040000334 & INSTRUMENT No. 040009542)

COORDINATE LIST (ASSUMED DATUM)		
1	N 5000.0000	E 5000.0000
2	N 5297.7884	E 5072.9357
3	N 5238.7147	E 5340.0617
4	N 5415.0409	E 5510.6688
5	N 5421.1043	E 5845.6100
6	N 5124.7009	E 5878.4758
7	N 5060.1785	E 5691.1039
8	N 5036.4094	E 5594.6082
9	N 5153.5552	E 5568.6377
10	N 5088.4415	E 5379.5339
11	N 4924.0969	E 5327.0884
1	5000.0116	E 5000.0025
12	N 5220.0655	E 5053.8994
13	N 5154.1231	E 5352.0850
14	N 5280.4640	E 5540.4965



**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.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
- REFERENCE: RESUBDIVISION PLAT FOR EMMA HUNTER MAXWELL, JEAN MAXWELL HOBBIE AND DONALD W. BANDY BY CALDWELL WHITE ASSOCIATES DATED APRIL 5, 2004 RECORDED IN M.B. 1, PG. 2743.
- REFERENCE: VDOT PLANS DATED OCTOBER 9, 2001 WITH PROJECT NUMBER 001-129-F05, R\W-201 C-501.
- REFERENCES OF PROPERTY CONVEYANCE:  
 \* INSTRUMENT No. 040009542 BEING TAX PARCEL 5140205 CONVEYED TO EMMA HUNTER MAXWELL  
 \* W.B. 17, PG. 575 BEING TAX PARCEL 5140205 CONVEYED TO EMMA HUNTER MAXWELL  
 \* 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.
- 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 RECORDED LEGAL DESCRIPTION.
- SEWER AND WATER ARE NOT AVAILABLE. ANY FUTURE DEVELOPMENT ON THESE PARCELS WILL REQUIRE THE OWNER TO OBTAIN WATER AND SANITARY SERVICE.

STATE OF VIRGINIA  
 I, Kenneth W. Stanley 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  
7 DAY OF July, 2006.  
 MY COMMISSION EXPIRES Aug. 31, 2008  
Kenneth W. Stanley  
 NOTARY PUBLIC



My Commission Expires Aug. 31, 2008

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:00 O'CLOCK A.M. ON THIS 6 DAY OF June, 2006.

TESTE: BRENDA HAMILTON  
 CLERK  
 BY: Anna Boon  
 DEPUTY CLERK

APPROVED:  
R. Brian Townsend 7-6-06  
 AGENT, ROANOKE CITY PLANNING COMMISSION DATE  
Paul C. O'Brien 7-8-06  
 CITY ENGINEER, ROANOKE VIRGINIA DATE



PLAT FROM RECORDS  
 FOR  
**EMMA HUNTER MAXWELL**  
 SHOWING THE RESUBDIVISION OF  
 NEW LOT B-1A-1 5.786 ACRES  
 RESUBDIVISION PLAT FOR EMMA HUNTER MAXWELL, JEAN MAXWELL HOBBIE  
 AND DONALD W. BANDY (M.B. 1, PG. 2741)  
 CREATING HEREON

**LOT B-1A-1A 3.537 ACRES**  
**LOT C 2.249 ACRES**

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

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
 ENGINEERS / SURVEYORS / PLANNERS  
 4203 MELROSE AVENUE, NW  
 P.O. BOX 6260  
 ROANOKE, VIRGINIA 24017  
 (540) 366-3400 FAX: (540) 366-8702

TAX NO.: 5140205  
 DRAWN: JC  
 CALC.: JC CHK'D.: FBC, III  
 CLOSED: JC SHEET 1 OF 2  
 REV: JULY 1, 2006  
 SCALE: 1"= 100'  
 DATE: JUNE 8, 2006  
 N.B.: JW-19  
 W.O.: 06-0022