

# NOTES CORRESPONDING TO SCHEDULE B

AS PER FILE NO. 01282-1661 DATED DECEMBER 20, 2013 ISSUED JANUARY 08, 2014.

- Ordinance of the Council of the City of Roanoke, Virginia, dated September 26, 1988, and recorded October 26, 1988, in Deed Book 1591, Page 1661; permanently vacated, discontinued and closed an alley, 15' wide; and reserved to the City of Roanoke an easement for sewer lines and water mains and other public utilities (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- Matters as shown on Plat entitled, "Plat Showing New Lots 6-A, 8-A, 12-A, 14-A & 16-A, Being A Resubdivision of Original Lots 1 Through 16, Block 52, Melrose Land Company Map and 12 Foot Wide Alley Officially Vacated by the City of Roanoke Ordinance #29278," recorded in Map Book 1, Page 871, to which plat reference is hereby made for a more particular description of the real estate herein conveyed.

## LEGAL DESCRIPTION

ALL those certain lots or parcels of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Roanoke, Virginia, and more particularly described as follows:

New Lot 6-A and New Lot 12-A, as shown by a plat entitled, "Plat Showing New Lots 6-A, 8-A, 12-A, 14-A & 16-A, Being A Resubdivision of Original Lots 1 through 16 (previously erroneously recorded as Lots 1 through 10), Block 52, Melrose Land Company Map and 12 Foot Wide Alley Officially Vacated by the City of Roanoke Ordinance #29278," dated November 8, 1988, made by C. E. Lacy, Jr., Certified Land Surveyor, and recorded in the Clerk's Office, Circuit Court of the City of Roanoke, Virginia, of Map Book 1, Page 871, to which plat reference is hereby made for a more particular description of the real estate herein conveyed.

BEING the same real estate conveyed to Victor Quinn Banks, unmarried, by Deed from Walter C. Crigden, dated October 15, 1991, and recorded October 22, 1991, in the Clerk's Office, Circuit Court, City of Roanoke, Virginia, in Deed Book 164 7, Page 326.

## SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

- ZONING- ON SETBACKS- FRONT= 0' SIDE= 0' REAR= 0' HEIGHT RESTRICTIONS- NOT TO EXCEED 45' PARKING PROVIDED- N/A
- VERTICAL DATUM- NAVD 88
- BENCHMARK- FOUND CITY/STATE BENCHMARK ON FIRE HYDRANT NORTH OF NORTHWEST PROPERTY CORNER. ELEVATION = 984.41'
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF WETLANDS.

## IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

- 6' CHAIN LINK FENCE RUNS ON, ALONG AND CROSSES EAST DEED LINE BY 0.8'

## SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

- NONE APPARENT TO NOTE

## ALTA/ACSM LAND TITLE SURVEY

### SURVEYOR'S CERTIFICATION

TO: BOOS-ROANOKE, LLC AND STEWART TITLE GUARANTY COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6,7,9,10,11,13,14,16,17,18,19,20a,20b and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 4, 2014

FIELD SURVEY: Stan Wilson, Surveyor

For inquiries, questions or concerns about this survey contact dking@ussurveyor.com or call 1-800-867-8783 ext. 228

**U.S. SURVEYOR®**  
4929 Riverwind Pointe Drive  
Evansville, Indiana 47715  
"America's Land Surveyor"  
**1-800-TO-SURVEY**

PREPARED FOR:

CORE STATES GROUP

### PROJECT LOCATION:

ROANOKE COUNTY, STATE OF VIRGINIA

PROJECT ADDRESS:

1626 ORANGE AVE. NW.  
ROANOKE, VA 24017

PROJECT TYPE:

ALTA/ACSM LAND  
TITLE SURVEY

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SHEET 1 OF 1

JOB NUMBER:

SS49555.DWG\_AIS

MICHAEL F. FELDBUSCH  
LIC. NO. 3236  
MICHAEL F. FELDBUSCH, PLS  
VIRGINIA REGISTRATION NO. 3236  
DATE OF CERTIFICATION 06/20/14

## ALTA/ACSM LAND TITLE SURVEY



**FLOOD DATA**  
This property is in Zone X  
of the Flood Insurance Rate Map, Community Panel No. 51161C0162G  
which has an effective date of SEPTEMBER 28, 2007 and is NOT in a Special  
Flood Hazard Area. Field surveying was not performed to determine this zone.  
An elevation certificate may be needed to verify this determination or apply  
for an amendment from the Federal Emergency Management Agency.

RY PE,PLS  
DATE REVIEWED: \_\_\_\_\_  
INT. -  
RECORD CLOSURE 1:500,000  
MEASURED CLOSURE 1:500,000  
LEGAL DESCRIPTION REVIEWED BY:  
INT. -  
INT. -  
CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.  
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: JUNE 20, 2014  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_ 2014  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_ 2014  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_ 2014