

## **GENERAL NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE

"X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0251 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

4. 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.

## LOT 2A

CORNER	NORTHING	EASTING
1	3616062.34	11049330.63
2	3616232.20	11049192.24
3	3616292.28	11049265.83
4	3616298.60	11049317.44
5	3616350.22	11049311.12
6	3616366.59	11049444.86
7	3616309.31	11049433.62
8	3616308.35	11049438.53
9	3616209.93	11049419.21
1	3616062.34	11049330.63

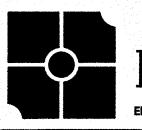
PLAT OF SURVEY FOR

## FISHER ENTERPRISES, LLC

SHOWING THE VACATION AND COMBINATION OF LOT 2 (19,232 SQUARE FEET) & 3 (23,209 SQUARE FEET) MAP OF BRAMBLETON PARK - M.B. 1, PG. 627 AND CREATING HEREON LOT 2A (42,441 SQUARE FEET) SITUATE ON BRAMBLETON AVENUE, S.W. (U.S. RTE 221) AND SPRING ROAD, S.W. CITY OF ROANOKE, VIRGINIA SCALE: 1"=30'

TAX #: 1650325 & 1650326 DRAWN: REC

DATE: 7 DECEMBER, 2016 W.O.: 16-0104:02



2122 Carolina Avenue, S.W. **DESIGN GROUP** ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS