

LEGEND

○ PROPERTY CORNER
R/W RIGHT OF WAY
D.E. DRAINAGE EASEMENT
-○- UTILITY POLE & OVERHEAD LINES
S.D.E. STORM DRAINAGE EASEMENT
-SS- SEWER LINE
ESMT. EASEMENT

WILDHURST AVENUE, N.E.

50' R/W

LEE AVENUE, N.E.

(FORMERLY LINCOLN AVE.)

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

M.B. 1, PG. 1184

REFERENCE MAPS:

1. PLAT SHOWING SURVEY OF PORTION OF PROPERTY OF W. PRICE FIELDS BY DAVID DICK, DATED JUNE 19, 1972 AND RECORDED IN D.B. 1313, PG. 647.
2. SURVEY FOR J.H. FRALIN BY T.P. PARKER & SON, DATED MAY 18, 1974.
3. PLAT SHOWING SURVEY OF DANIEL E. & BETTY R. PHILLIPS BY DAVID DICK, DATED FEB. 10, 1969, RECORDED IN D.B. 1251, PG. 329.
4. PLAT SHOWING SURVEY FOR FIRST NATIONAL EXCHANGE BANK BY DAVID DICK, DATED MAY 27, 1960 RECORDED IN D.B. 1075, PG. 386.

SURVEYORS NOTE:

DEED DESCRIPTIONS TO CAPTION PROPERTIES DID NOT MAKE MATHEMATICAL CLOSURES. BEARINGS AND DISTANCES WERE MODIFIED AS SHOWN HEREON TO MATCH DEED DISTANCES AND LANDMARKS.
LOCATION OF SANITARY SEWER AND STORM DRAIN EASEMENTS TAKEN FROM CITY OF ROANOKE SEWER SHEETS 310 & 316.

THIS BOUNDARY SURVEY DOES NOT SUBDIVIDE OR ALTER ANY EXISTING BOUNDARY LINES OR TAX PARCEL NUMBERS AND DOES NOT COME UNDER THE CITY OF ROANOKE SUBDIVISION ORDINANCE.

BOUNDARY SURVEY FOR

COMMERCE SECURITY CORPORATION

PARCEL "1" BOUNDED BY CORNERS 1 THRU 11 TO 1 INCLUSIVE BEING COMPRISED OF A PORTION OF LOT 2, BLOCK 3, LIBERTY LAND CO., P.B. 1, PG. 263 (TAX # 310-1001), AND LOT 2, BLOCK 1, UPSON ADDITION, P.B. 1, PG. 278 (TAX # 316-0206)
PARCEL "2" BOUNDED BY CORNERS 12 THRU 18 TO 12 INCLUSIVE BEING COMPRISED OF A PORTION OF LOTS 3 & 4, UPSON ADDITION, P.B. 1, PG. 278 (TAX # 316-0226)
ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEERS - SURVEYORS - PLANNERS

TAX # 310-1001, 316-0206
316-0226
CALC: LRD
DRAWN: LRD/CADD

SCALE: 1" = 40'
DATE: NOV. 19, 1992
N.B. JR-107
W.O. 92-1769

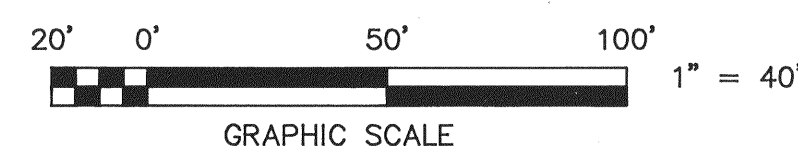
M.B. 1, PG. 1184

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:30 O'CLOCK P.M. ON THIS 30 DAY OF November, 1992.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: *Patty Thompson*
DEPUTY CLERK

CLOSED BY LRD



THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND DESCRIPTION RECORDED IN D.B. 1352, PG. 278.

John T. Parker
JOHN T. PARKER
DATE 11/19/92

