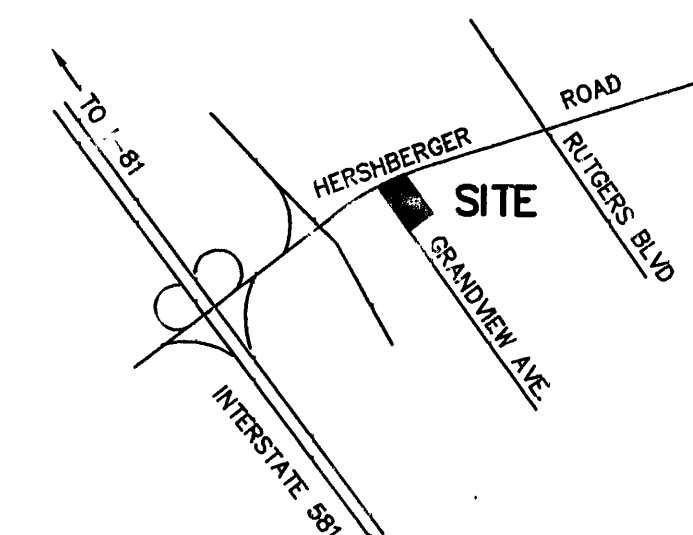
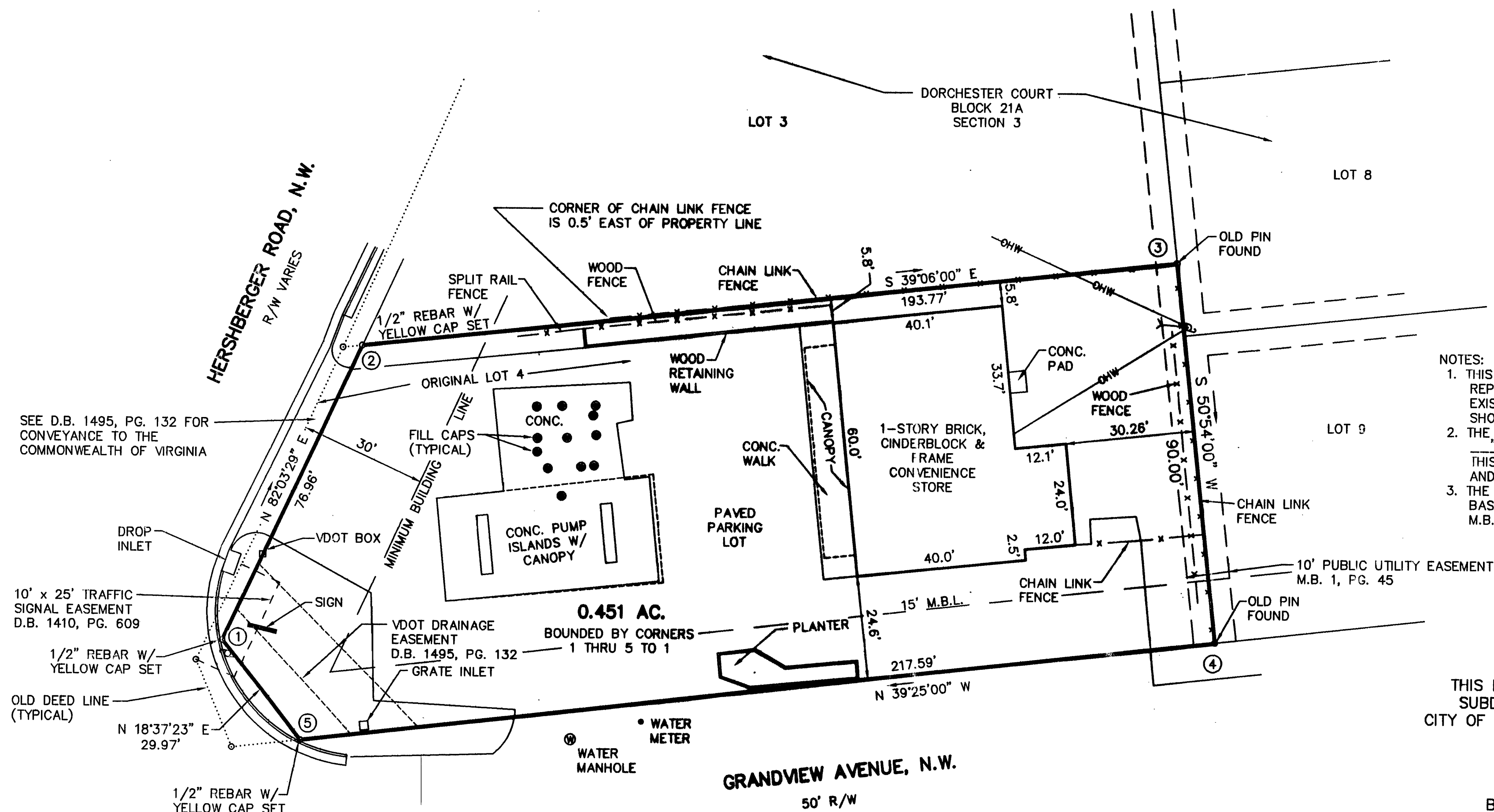


MERIDIAN OF DORCHESTER COURT
M.B. 1, PG. 45

- EASEMENTS**
- D.B. 969, PG. 177 - EASEMENT TO APPALACHIAN POWER COMPANY (BLANKET EASEMENT - NO SPECIFIC LOCATION)
- D.B. 1410, PG. 609 - EASEMENT TO CITY OF ROANOKE FOR STREET AND TRAFFIC LIGHT (AS SHOWN)
- D.B. 1495, PG. 132 - EASEMENT TO COMMONWEALTH OF VIRGINIA FOR STORM DRAINAGE STRUCTURES (AS SHOWN)
- D.B. 1498, PG. 29 - EASEMENT TO APPALACHIAN POWER COMPANY FOR OVERHANGING WIRES (BLANKET EASEMENT - NO SPECIFIC LOCATION)
- M.B. 1, PG. 45 - 5' PUBLIC UTILITY EASEMENT



VICINITY MAP



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" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE 15' & 30' MINIMUM BUILDING LINES SHOWN HEREON ARE BASED ON RECORDED SUBDIVISION OF DORCHESTER COURT, M.B. 1, PG. 45.

THIS PLAT DOES NOT CONSTITUTE A
SUBDIVISION UNDER THE CURRENT
CITY OF ROANOKE SUBDIVISION ORDINANCE

BOUNDARY SURVEY FOR
HERSHBERGER, L.L.C.

OF A 0.451 AC. TRACT BEING A PORTION OF
LOT 4, BLOCK 21A, SECTION 3, DORCHESTER COURT,
M.B. 1, PG. 45 SITUATE ON HERSHBERGER ROAD, N.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

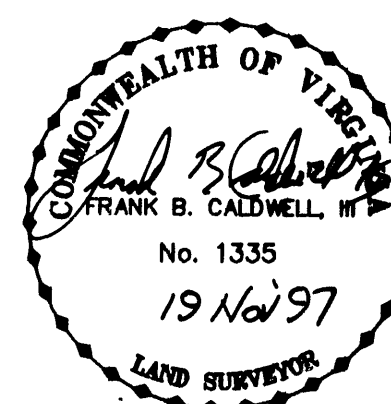
TAX NO.: 2271014
DRAWN: DAP
CALC.: DAP
N.B.: F-15

SCALE: 1" = 20'
OCTOBER 28, 1997
W.O.: 97-1278
REVISED: NOV. 18, 1997

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 4:22 O'CLOCK
P.M. ON THIS 30th DAY OF December, 1997.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: [Signature]
DEPUTY CLERK



THIS PLAT IS BASED ON A CURRENT
FIELD SURVEY AND LEGAL DESCRIPTION
CONTAINED IN D.B. 1403, PG. 245 AND
D.B. 1495, PG. 132 TO BETTY C. FLETCHER

