

LEGEND

OHW = OVERHEAD WIRES
 ⚡ = UTILITY POLE
 AC. = ACRE

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

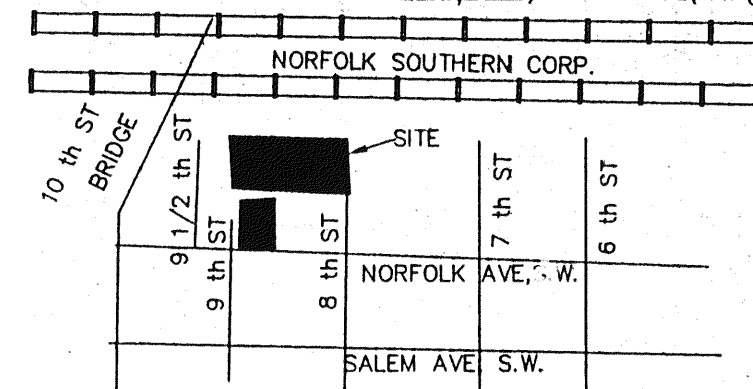
GENERAL NOTES:

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" 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.

NOTE:

THIS PROPERTY IS ALSO KNOWN AS LOTS 1 THROUGH 8 AND LOTS 9 & 10 OF BLOCK 2, OFFICIAL SURVEY, S.W. 13 AND A PORTION OF 9 TH. STREET, S.W. AND JACKSON AVENUE, S.W.

M.B. 1, PG. 1982



JACKSON AVENUE, S.W.

9 1/2 th. STREET, S.W.
 50' WIDE (PUBLIC)

PROPERTY OF
VIRGINIA HOLDINGS CORP.
 TAX # 111-0301
 D.B. 173, PG. 266

LOT 6 LOT 7
 SECTION 15

12' ALLEY (PUBLIC)

LOT 7 LOT 8
 SECTION 14

9 th. STREET, S.W.
 50' WIDE (PUBLIC)

NORFOLK SOUTHERN CORP.
 (DEED TO NORFOLK & WESTERN PROPERTY COULD NOT BE FOUND)

LOT 9
 TAX # 111-0401
0.438 ACRE
 BOUNDED BY CORNERS
 2, 3, 4, 5, 6 TO 2
 INCLUSIVE

1-STORY
 METAL
 BUILDING

LOT 10

1-STORY
 METAL
 SHED

LOT 12
 SECTION 10

LOT 13

LOT 14
 1-STORY
 METAL &
 CONCRETE
 BUILDING

LOT 15

LOT 16

2-STORY
 OFFICE

TAX # 111-0405
0.919 ACRE
 BOUNDED BY CORNERS
 1, 2, 6, 7 TO 1
 INCLUSIVE

PROPERTY OF
RICHARD KURSHAN, TRUSTEES
 TAX # 111-0409
 D.B. 1614, PG. 1907

LOT 1
 TAX # 111-0406
0.146 ACRE
 BOUNDED BY CORNERS
 10, 11, 12, 13 TO 10
 INCLUSIVE

LOT 2
 TAX # 111-0407
0.070 AC.
 BOUNDED BY
 CORNERS
 8, 9, 14,
 15 TO 8
 INCLUSIVE

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

NORFOLK AVENUE, S.W.
 50' WIDE (PUBLIC)

BOUNDARY SURVEY FOR

BLUE RIDGE ASSOCIATES OF ROANOKE, LLC

OF ALL OF LOT 1, WEST HALF OF LOT 2, EAST HALF OF LOT 2, ALL OF LOTS 9 & 10 AND A PORTION OF 9 TH. STREET, S.W. CLOSED AND JACKSON AVENUE, S.W. CLOSED AND ALL OF LOTS 11 THROUGH 16 AND A PORTION OF JACKSON AVENUE, S.W., CLOSED, SECTION 10, J. W. WEBB MAP SITUATE ON NORFOLK AVENUE, S.W., 8 TH. STREET, S.W. AND 9 TH. STREET, S.W. ROANOKE, VIRGINIA

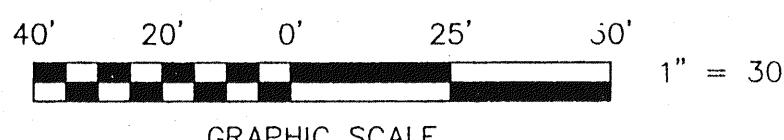
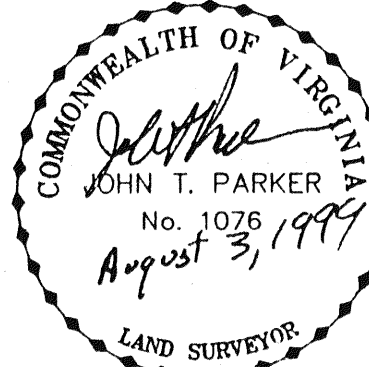
TAX #111-0401, 111-0405,
 111-0406, 111-0407, 111-0408
 DRAWN: Z/LRD/3
 CALC: LRD

SCALE: 1" = 30'
 DATE: AUGUST 3, 1999
 W.O. 99-0865
 N.B. JR-188

SURVEYORS NOTE:

THE WIDTH OF THE RIGHT OF WAY OF JACKSON AVE., S.W. COULD NOT BE DETERMINED. THE RIGHT OF WAY WIDTH AS SHOWN ON THE MAP OF J. W. WEBB SUBDIVISION APPEARS TO BE 50 FEET BY SCALE. THE OFFICIAL SURVEY, S.W. #13 SHOWS THE NORFOLK AND WESTERN RIGHT OF WAY TO BE 25 FEET FROM THE SOUTH SIDE OF JACKSON AVE., S.W. THE VACATION ORDER DATED SEPT. 14, 1970 ORDER #19315 DID NOT SPECIFY THE WIDTH OF JACKSON AVE., S.W. BETWEEN 9 1/2 STREET AND 9 TH. STREET. THE VACATION ORDER #9546 DATED JULY 19, 1948 CALLED FOR JACKSON AVE., S.W. TO BE 25 FEET WIDE. THE DEED TO JAMES C. BOWMAN, JR., ET AL DATED MARCH 31, 1993 RECORDED IN D.B. 1680, PG. 912, PARCEL IV, DESCRIBED BY METES AND BOUNDS, LOTS 9 & 10 AND VACATED JACKSON AVE., S.W. BY ORDINANCE #9546, INCLUDED 25 FEET OF JACKSON AVE., S.W. IN ADDITION, IT IS NOT CLEAR IF ANY PORTION OF JACKSON AVE., S.W. WHETHER THE WIDTH BE 25 FEET OR 50 FEET, VESTED WITH THE NORFOLK AND WESTERN RAILWAY. THE SURVEYOR, BASED ON HIS OPINION, HAS TAKEN JACKSON AVE., S.W. TO BE ORIGINALLY 50 FEET WIDE WITH THE SUBJECT PROPERTY OWNERS (BOWMAN) VESTED WITH 25 FEET OF VACATED JACKSON AVE., S.W. THE PROPERTY LINE 5, 6, 7 HAS BEEN MARKED ACCORDINGLY.

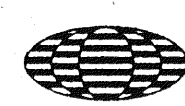
THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. JAMES C. BOWMAN, JR. & MICHAEL D. BOWMAN ARE THE OWNERS OF RECORD, SEE D.B. 1680, PG. 912.



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 2:23 O'CLOCK P. M. ON THIS 10th DAY OF August, 1999.

TESTE: ARTHUR B. CRUSH, III,
 CLERK

BY: *Kael Chop*
 DEPUTY CLERK



TPP&S T. P. PARKER & SON
 ENGINEERS 816 Boulevard
 SURVEYORS Post Office Box 39
 PLANNERS Salem, Virginia 24153

M.B. 1, PG. 1982