M.B._<u>!</u>__, THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED. 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. SITE TAZEWELL AVE LOCATION MAP NO SCALE 2.5' CURB & GUTTER EDGE PAVEMENT CONVEYED TO COMMONWEALTH OF VIRGINIA, D.B. 1619, PG. 889, ELM AVENUE, S.W. D.B. 1620, PG. 777, D.B. 1620, MONUMENT CENTERLINE P.G. 780. SURVEY CENTERLINE FOUND -VARIABLE WIDTH 30, EDGE PAVEMENT-2.5' CURB & GUTTER S83'33'33"E 1-2 = 206.385' BRICK SIDEWALK (30.00')

PIN SET

BY POST (50.00') (40.00') (30.00)யு 31.68['] 31.66' 31.66' 43.83' 55.00' 50.00' 6.38' 25.12' 25.12' ACTUAL 3 E 30' DEED SETBACK ORDINANCE NO, 6585 DATED -DRIVE TO ELM AVENUE 8-19-40 PROPERTY OF JAMES E. & 30' FROM CENTERLINE STREET, 50' WIDE PATRICIA A. ROAD **FERGUSON** WIDTH PROPERTY OF 20.92 LARRY H. **FRANKLIN** VARIABLE MOORE, ET AL SECTION 14 PART OF OF PART OF PART OF PART OF LOT 1 -LOT 8 LOT 6 LOT 10 LOT 11 LOT 12 TAX # 102-0703 TAX # 102-0701 TAX # 102-0702 INST NO. 990012296 TAX # 102-0704 TAX # 102-0705 TAX # 102-0706 TAX # 102-0708 TAX # 102-0713 TAX # TAX # 102-0709 102-0707 102-0710 102-0711 102-0712 D.B. 1414 PG. 663 D.B. 1634 PG. 943 INST NO. INST NO. INST NO. D.B. 1768 D.B. 1779 D.B. 1779 PG. 1123 D.B. 1779 PG. 1132 D.B. 1779 D.B. 1779 980018047 980000465 990012296 PG. 1471 PG. 1123 PG. 1742 PG. 1123 PG. 1132 30' DEED 31.47' _ACTUAL PIPE (40.00') (30.00')(30.00')31.66' (50.00')**.**55.00' **.**50.00' -50.00° 15' ALLEY – – **④** – ∖P.K. NAIL N83'33'33"W -9'± PAVEMENT 299.79' PIN FOUND PIN PIN FOUND FOUND FOUND THIS BOUNDARY SURVEY DOES NOT REFERENCE MAPS: NOTE: CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION ORDINANCE. HIGHWAY PLANS PROJECT NO 0221-128-101, R/W-201, C-501. DANIEL L. & TERESA L. CRANDALL OWN ALL OF LOTS **BOUNDARY SURVEY FOR** 4, 5, 6, 7, 8 AND 9, SECTION 14, LEWIS ADDITION, LESS A 2. PLAT SHOWING PROPERTY OF J.W. DEAN BY C.B. MALCOLM & SON STRIP CONVEYED TO THE COMMONWEALTH OF VIRGINIA FROM DATED JULY 16, 1060. & TERESA L. CRANDALL DANIEL L 3. PLAT MADE FOR SW VA. BLDG & LOAN ASSN INC. SHOWING LOTS 8 & 9. A TOTAL OF 38,562 SQUARE FEET (0.885 PROPERTY OF ROBERT S. BAILEY & LOIS INEZ BAILEY BY C.B. ACRE) IS OWNED BY CRANDALL. PROPERTY IS COMPOSED. OF WEST PART OF LOT 4 (TAX # 102-0705) MALCOLM, S.C.E. DATED NOV. 8, 1946. OF 8 SEPARATE TAX PARCELS. PARTS OF LOTS 4 & 5 (TAX # 102-0706) 4. PLAT SHOWING SURVEY PROPERTY OF MRS. VIRGINIA KENT BY C.B. 2/3 OF LOT 5 (TAX`# 102-0707) MALCOLM & SON DATED MAY 2, 1959. ALL OF LOT 6 AND PART OF LOT 5 (TAX # 102-0708) LOT 7 (TAX # 102-0709) THIS BOUNDARY SURVEY IS BASED ON A CURRENT PART OF LOT 8 (TAX # 102-0710) FIELD SURVEY. DANIEL L. & TERESA L. CRANDALL PART OF WEST 1/2 OF LOT 9 (TAX # 102-0711) ARE THE OWNERS OF RECORD, SEE D.B. 1779, PG. PART OF EAST 25' OF LOT 9 (TAX # 102-0712) 1123; D.B. 1788, PG. 1742; D.B. 1779, PG. 1132; SECTION 14, LEWIS ADDITION D.B. 1768, PG. 1471, INST. NO. 980000465. VDOT CITY ENGINEERS MAP # 1079 WIDENING D.B. 1619, PG. 889; D.B. 1620, PG. 777; D.B. 1620, PG. 780. SITUATE ON ELM AVENUE, S.W. IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE ROANOKE, VIRGINIA VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 9:35 O'CLOCK DRAWN: Z/LRD/3 SCALE: 1'' = 30' $_L$. M. ON THIS $__S$ DAY OF $__$ CALC: LRD DATE: AUGUST 27, 1999 N.B. G-210 TESTE: W.O. 99-0949 JOHN T. PARKER ARTHUR B. CRUSH, III,

No. 1076

20'

GRAPHIC SCALE

CLERK

CLOSED BY AJS

DEPUTY CLERK

 (Δ)

TPP&S T. P. PARKER & SON 816 Boulevard Post Office Box 39

PLANNERS Salem, Virginia 24153