

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

BRANDON AVENUE, S.W.
90' WIDE
U.S. ROUTE 11

CURVE DATE
R = 1196.00'
L = 80.92'
CH. S 87°43'18" E
80.90'

M.B. 1, PG. 2144

D.B. 1767, PG. 1509

PROPERTY OF
MORTON C. ROSENBERG
TAX # 162-0112
D.B. 1350, PG. 156

PROPERTY OF
TAZE H. PHELPS
TAX # 162-0109
D.B. 1597, PG. 105

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT FROM LAWYERS TITLE INSURANCE CORPORATION, CASE NO. 002666, EFFECTIVE DATE JULY 27, 2000 AT 8 A.M. AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0044 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

REFERENCE MAPS:

1. SURVEY FOR ROANOKE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP BY T. P. PARKER & SON DATED DEC. 30, 1980.
2. OFFICE OF CITY ENGINEER ROANOKE, VIRGINIA PLAN NO. 4930-A DATED JUNE 30, 1965.
3. MAP OF ROSALIND HILLS ADDITION BY ANGELL & HILDEBRAND, ENGINEERS DATED DEC. 18, 1956 AND RECORDED IN M.B. 1, PG. 105.
4. BOUNDARY SURVEY FOR ROBERT A. ZIOGAS & RUBY ZIOGAS BY T. P. PARKER & SON DATED JULY 28, 1994.
5. SURVEY FOR MATTHEW W. & JAN FITZPATRICK BY T. P. PARKER & SON DATED SEPT. 19, 1980.

EASEMENTS:

1. 10' EASEMENT TO CHESAPEAKE & POTOMAC TELEPHONE CO. RECORDED IN D.B. 1326, PG. 25 SHOWN HEREON.
2. 20' P.U.E. AT REAR OF PROPERTY SHOWN HEREON.

LEGEND

VDOT = VIRGINIA DEPARTMENT OF TRANSPORTATION
OHW = OVERHEAD WIRES
P.U.E. = PUBLIC UTILITY EASEMENT
C&P = CHESAPEAKE & POTOMAC
CATV = CABLE TELEVISION
-X- = EXISTING FENCE
☆ = LIGHT POLE
[STRIPED] = STRIPED AREA
BAL = BALCONY
TELE = TELEPHONE
PED = PEDESTAL
ESMT. = EASEMENT
P = UTILITY POLE
P = PORCH
[SQUARE] = PARKING SPACES
W/ = WITH
AC = AIR-CONDITIONING UNIT
CONC = CONCRETE

LOT 5
PROPERTY OF
ROSALIND HILLS
BAPTIST CHURCH
TAX # 162-0108
0

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

BOUNDARY SURVEY FOR
McGIMSEY FAMILY LIMITED PARTNERSHIP

OF 2.935 ACRES
SITUATE ON BRANDON AVENUE, S.W.
ROANOKE, VIRGINIA

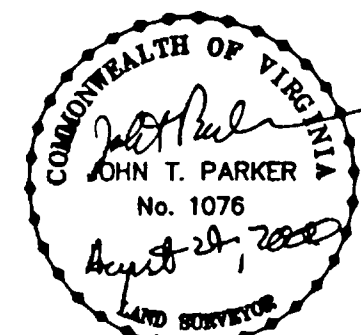
TAX # 162-0102
DRAWN: Z/LRD/6
N.B. JR-200

SCALE: 1" = 30'
DATE: AUGUST 24, 2000
W.O. 00-0904



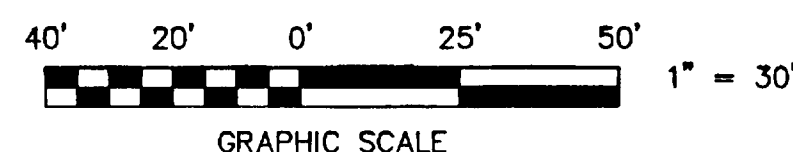
T.P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24165

THIS BOUNDARY SURVEY IS
BASED ON A CURRENT FIELD
SURVEY. J. RICHARD WILLIS
IS THE OWNER OF RECORD
SEE D.B. 1767, PG. 1509.



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERE TO ATTACHED ADMITTED TO RECORD AT 3:40 O'CLOCK P.M. ON
THIS 31ST DAY OF August, 2000.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: [Signature] DEPUTY CLERK
CLOSED BY LRD



M.B. _____, PG. _____