THIS ORIGINAL PLAT HAS NOT BEEN REDUCED. GUS W NICK NOTES: KNOW ALL MEN BY THESE PRESENTS TO WIT: BLVD. 1. OWNERS OF RECORD: JOE MACIONE & ANNETTE P. MACIONE THAT JOE MACIONE & ANNETTE P. MACIONE ARE THE FEE SIMPLE OWNERS OF THE LEGEND 2. LEGAL REFERENCE: DEED BOOK 1758, PAGE 1453 LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 10 TO 1 INCLUSIVE AND 3. TAX MAP NUMBER: 3221741, 3221740, 3221739, 3221738 3221737, 3221736, 3221735, 3221418, 3221417, 3221416, 3221415 & 3221414 IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY INSTRUMENT RECORDED IN - IRON PIN FOUND - IRON PIN SET THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA - P.K. NAIL FOUND IN DEED BOOK 1758, PAGE 1453. 4. NO TITLE REPORT FURNISHED. THIS PLAT WAS PREPARED WITHOUT - UTILITY POLE THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. - SANITARY SEWER MANHOLE THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND M.B.L. - MINIMUM BUILDING LINE IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETOR 5. PROPERTY IS CURRENTLY ZONED: C2 OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT - OVERHEAD UTILITY LINES 6. UNDERGROUND UTILITY SERVICE LINES IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA. IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS: -10' ALLEY VACATED JACKSON PARK - BLOCK 14 D.B. 1427, PG. 86 P.B. 1, PG. 270-271(RKE. CO.) ORDINANCE 24125 LOT 19 LOT 17 LOT 20 LOT 18 VICINITY MAP JOE MACTONE (OWNER) LOT 15 TM 3221720 TM 3221719 TM 3221718 TM 3221717 TM 3221716 TM 3221715 TM 3221714 | LOT 14 NO SCALE S 55°32'00" W 295.00' TOTAL → TM 3221713 124.56 ANNETTE P. MACIONE (OWNER) 0 ¹√10' LANDSCAPE BUFFER NOTARY STATEMENT LOT 46 LOT 51 5 LOT 50 **LOT 49 'a LOT 48** LOT 53 BLOCK 14 _, COUNTY/CITY OF _____ \Quanto and Ce TAX # | TAX # LILLY VIEW TAX # A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, TAX \$ TAX # WHOSE NAME IS SIGNED TO THE DO HEREBY CERTIFY THAT Joe Macione 3221740<u>6</u>3221739<u>6</u>3221738 N/F BLUE STONE BLOCK, INC. D.B. 1547, PG. 1696 T.M. 3221734 (UNIMPROVED 3221741 FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS ________, 2002. May 31 2005 NOTARY PUBLIC MY COMMISSION EXPIRES NOTARY STATEMENT -NEW LOT LOT 47A LOT 53A LINE Koavolle COUNTY/CITY OF _ FLOT LINE HEREBY VACATED A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, 0.993 AC. DO HEREBY CERTIFY THAT Quette P. MACIONE WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS DAY OF Warel, 2002. ∕N 39°37'QO" W LOT LINE HEREBY VACATED LOT May 31 2005 TAX ∕S 50°23'00" W TAX # 1.74 0 3221414 MY COMMISSION EXPIRES LOT 18 EASEMEN 5 3221416 N 39°37'00" W 25.00' TAX PURCELL AVENUE - CLOSED D.B. 1427, PG. 86 CANOPY 3221418 NUMBER DELTA RADIUS | ARC | TANGENT | CHORD | BEARING ORDINANCE 24125 STRE 03'51'38'' | 1473.39 | 99.28 | 49.66 99.26 N52°49'11''E LOT 13 60.3 BLOCK 18 JACKSON PARK NUMBER DIRECTION DISTANCE CORNER | NORTHING EASTING N/F BLUE STONE BLOCK, INC. D.B. 1547, PG. 1696 T.M. 3221413 S N26°07'10''E 41.07 938.41 1153.50 WALTON L2 S26°07'10''W 41.76 2 771.46 910.29 3 872.78 840.76 TAX 892.04 824.82 3221417 890.93 823.48 -STORMWATER-NEW 24' 807.54 6 910.19 EASEMENT 975.17 771.57 DRAINAGE &_ EASEMENT Π R/W EASEMENT 1024.93 835.04 71.22 →N 51°54'08" E 80.65 928.51 9 1090.99 → N 54°45 00" E 114.46' TOTAL 10 1150.97 1007.59 S 938.41 1153.50 RESUBDIVISION PLAT ORANGE AVENUE N.E. RTE. 460 (R/W VARIES) APPROVED: FOR HENRY CALDWELL BEING THE COMBINATION & RESUBDIVISION OF GRASS MEDIAN LOTS 47-53, BLOCK 14 & LOTS 14-18, BLOCK 18 = 30Scale JACKSON PARK P.B. 1, PG. 270-271 (RKE. CO.) CREATING HEREON ***** LOT 47A (0.723 ACRE) & EALTH OF LOT 53A (0.993 ACRE) SITUATED AT John R. Molde THE SOUTHWEST INTERSECTION OF WALTON STREET & ORANGE AVENUE JOHN R. McADEN ARTHUR B. CRUSH, IXI, GLEBK THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS CITY OF ROANOKE, VIRGINIA MAP BOOK HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT No. 002002 FEBRUARY 14, 2002 OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED FIELD SURVEY AND IS CORRECT TO THE BEST OF MY 2-14-02 BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X JOB #R0210049.00 KNOWLEDGE AND BELIEF. **CLERK** UNSHADED. SEE MAP #51161C0046 D (EFFECTIVE SCALE: 1"=30' DATE: OCT. 15, 1993) PLANNERS ARCHITECTS ENGINEERS SURVEYORS 002002 Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018 DEPUTY CLERK • ENGINEERS • SURVEYORS

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