

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.
IF THIS IS ONE INCH 1" = 30'

MAP BOOK PAGE 2438

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT NOLEN-ADAMS PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 4 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 020005462.

THE PLATTING OF THE LAND SHOWN HEREON AND THE DEDICATION OF EASEMENTS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

W.C. Adams Jr.
W.C. ADAMS JR., MEMBER

Stephen L. Nolen
STEPHEN L. NOLEN, MEMBER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

I, William Eric Thomas, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT W.C. Adams Jr., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF April, 2002.

William Eric Thomas
NOTARY PUBLIC MY COMMISSION EXPIRES 9/30/2004

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

I, William Eric Thomas, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Stephen L. Nolen, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF April, 2002.

William Eric Thomas
NOTARY PUBLIC MY COMMISSION EXPIRES 9/30/2004

Paul C. Eason
ENGINEER FOR THE CITY OF ROANOKE, VIRGINIA 4/26/02

John Harris Smith
AGENT FOR THE CITY OF ROANOKE, VIRGINIA PLANNING COMMISSION DATE 4/26/2002

CLERK'S STATEMENT:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGEMENT THEREON ANNEXED, TO RECORD AT 12:10 O'CLOCK P.M. ON THIS THE 29 DAY OF April, 2002 AND RECORDED IN MAP BOOK 1, PAGE 2438.

BY: Arthur B. Crush III
CLERK
Patty Taylor
DEPUTY CLERK

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Ronald R. Clark
RONALD R. CLARK, L.S.

PROPERTY ZONED "RM-1"

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT F.E.M.A. MAPS, MAP 51001-0001, DATED OCTOBER 15, 1993.

LEGEND
● IRON PIN FOUND
○ IRON PIN SET
● PLATTED POINTS
--- UTILITY LINE
() DEEDED CALLS

LOCATION MAP

FRAME RESIDENCE #1621

EASTERN AVE.
TUCK AVE
EDMUND AVE
BALDWIN AVE

PB. 1, PG. 270

MANHOLE SEWER

COORD. LIST

1	= 400.0000	860.0000
2	= 557.7974	815.9357
3	= 660.2461	951.6009
4	= 562.9593	1021.8524
1	= 400.0000	800.0000

0 30
Scale 1"=30ft

PLAT OF SURVEY SHOWING THE SUBDIVISION

ADAMS DIVISION NO.1

SHOWING THE DIVISION OF A 0.606 ACRE TRACT, KNOWN AS ORIGINAL LOTS 12-16 AND 1/2 LOT 17, BLOCK 8, JACKSON PARK ADDITION PLAT BOOK 1, PAGE 270-271

CREATING HEREON LOTS 12A, 13A, 2A, 1A

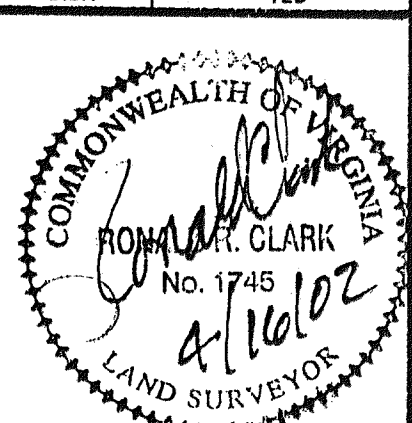
AS SHOWN ON FACE OF PLAT
LOCATED ON EDMUND AVENUE N.E. & TUCK STREET N.E.
CITY OF ROANOKE, VIRGINIA
SCALE: 1" = 30'

PREPARED BY:
CLARK SURVEYING
P.O. BOX 3375
KSA, VA, VIRGINIA
PHONE: (540) 362-100

NOTES:

TAX # 3211012-16
SOURCE OF TITLE: INSTR. 020005462
NO TITLE REPORT FURNISHED

JOB # 02068
DATE MARCH 15, 2002
DICK 123



0672/73

M.B. 1 PG. 2438