

**Description of Parcel "A" (2.488 Acres)**  
**Situate on 9 th Street, N.W.**  
**Roanoke, Virginia**

BEGINNING at Corner No. 1 an iron pin found, said point being N. 21°42'15" E., 137.50 feet from the intersection of the westerly right of way line of 9 th. Street, N.W. and the northerly right of way line of Shenandoah Avenue, N.W.; thence leaving the westerly right of way line of 9 th. Street, N.W. the with the centerline of a vacated and closed 15 foot alley, see ordinance no. 34184-03199 dated March 1, 1999, N. 68°17'45" W., 350.00 feet to Corner No. 2, an iron pin set on the easterly right of way line of 10 th. Street, N.W.; thence with the easterly right of way line of 10 th. Street, N.W. leaving the vacated and closed 15 foot alley, N. 21°50'00" E., 98.29 feet to Corner No. 3, an iron pin set; thence continuing with the easterly right of way of 10 th. Street, N.W., S. 68°10'00" E., 25.00 feet to Corner No. 4, an iron pin set; thence continuing with the easterly right of way of 10 th. Street, N.W., N. 21°50'00" E., 228.98 feet to Corner No. 5, an iron pin set in at the centerline of a closed and vacated 15 foot alley; thence with the centerline of the closed and vacated 15 foot alley, S. 67°51'00" E., 325.00 feet to Corner No. 6, an iron pin set at the intersection of the closed and vacated 15 foot alley and the westerly right of way line of 9 th Street, N.W.; thence with the westerly right of way line of 9 th. Street, N.W., S. 21°50'00" W., 324.68 feet to the Point of BEGINNING, and being Parcel "A" containing 2.488 acres as shown on ALTA/ACSM LAND TITLE SURVEY FOR McCRAY COURT, L.P. BY T.P. Parker & Son, Engineers, Surveyors, Planners, dated May 17, 2001 recorded in the clerk's office of the circuit court of the City of Roanoke, Virginia in Map Book 1, Pages 2154 and 2155.

To: McCRAY COURT, L.P., VIRGINIA HOUSING DEVELOPMENT AUTHORITY, VIRGINIA HOUSING PARTNERSHIP REVOLVING FUND, VIRGINIA FOUNDATION FOR HOUSING PRESERVATION AND FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7 (b), 7(c), 8, 9, 10, 11, 13, 14 and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that he survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

*Linda R. Duffy* April 1, 2003  
Linda R. Duffy, L.S. Registration No. 1615 Date

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:25 O'CLOCK P.M. ON THIS 10<sup>th</sup> DAY OF June, 2003.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: *Karim Bomer*  
DEPUTY CLERK

## GENERAL NOTES

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. Z 673587, EFFECTIVE DATE JUNE 14, 2001 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. 51161C0042 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.
4. LOCATION OF UTILITIES IS BASED ON CONSTRUCTION PLANS AND FIELD LOCATIONS AND SHOULD BE CONSIDERED APPROXIMATE.
5. UTILITIES LOCATED IN VACATED CENTRE AVENUE, N.W. WERE ABANDONED, REMOVAL OF THESE UNDERGROUND UTILITIES WAS NOT VERIFIED BY TPP&S.
6. UNDERGROUND IRRIGATION SYSTEM IS LOCATED IN GRASSED AREAS.

## ZONING

ZONED RM-4 - RESIDENTIAL MULTIFAMILY, HIGH DENSITY DISTRICT

FRONT YARD = 30'  
SIDE YARD = 20'  
REAR YARD = 25'

TOTAL BUILDING HEIGHT EXCEEDS 45 FEET BY 5 FEET THUS SIDE AND REAR YARDS INCREASE BY 5 FEET.

## ELEVATION

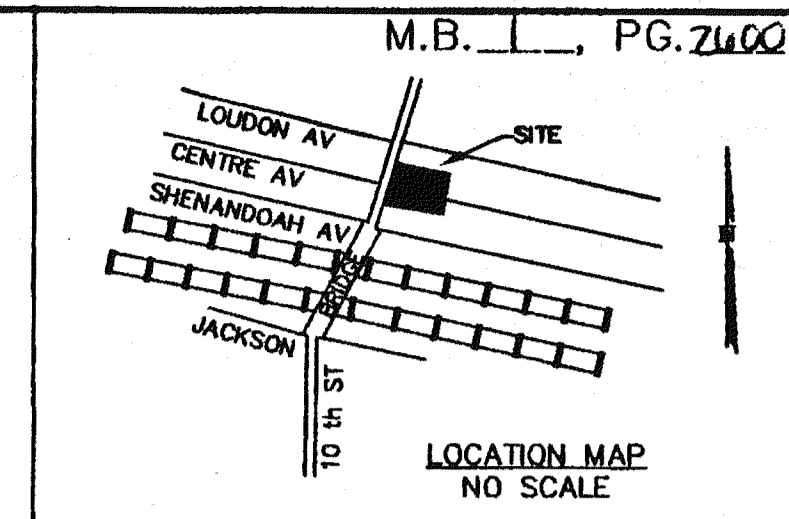
ZONED RM-4 - RESIDENTIAL MULTIFAMILY, HIGH DENSITY DISTRICT

BUILDING HEIGHT MAXIMUM = 45'  
EXISTING BUILDING HEIGHT = 50'

## PARKING & LOADING

ZONED RM-4 - RESIDENTIAL MULTIFAMILY, HIGH DENSITY DISTRICT

56 PARKING SPACES REQUIRED - 51 PARKING SPACES EXISTING (MARKED & UNMARKED)  
3 HANDICAP SPACES REQUIRED - 4 HANDICAP SPACES EXISTING  
1 LOADING SPACE REQUIRED - 1 LOADING SPACE EXISTING



## EASEMENTS

1. RESERVATION OF UTILITY EASEMENTS AS CONTAINED IN ROANOKE CITY COUNCIL'S ORDINANCE NO. 34184-030199 VACATING AN ALLEY BETWEEN SHENANDOAH AVENUE AND CENTRE AVENUE, ADOPTED ON MARCH 1, 1999.
2. RESERVATION OF UTILITY EASEMENTS CONTAINED IN ROANOKE CITY COUNCIL'S ORDINANCE NO. 34702-030600 VACATING A PORTION OF CENTRE AVENUE AND A PORTION OF AN ALLEY BETWEEN CENTRE AVENUE AND LOUDON AVENUE, ADOPTED ON MARCH 6, 2000, INCLUDING BUT NOT LIMITED TO THOSE OVERHEAD UTILITY LINES AND POLES AS SHOWN ON PLAT OF VACATION, COMBINATION AND ROAD CLOSING MADE BY T. P. PARKER & SON, DATED JANUARY 10, 2000, REVISED SEPTEMBER 25, 2000, AND RECORDED IN MAP BOOK 1, PAGE 2155.
3. RESERVATION OF UTILITY EASEMENTS CONTAINED IN ROANOKE CITY COUNCIL'S ORDINANCE NO. 34901-070300 VACATING A PORTION OF AN ALLEY BETWEEN CENTRE AVENUE AND LOUDON AVENUE.
4. LEASE AGREEMENT - SEE LEASE AGREEMENT WITH NORTHWEST NEIGHBORHOOD ENVIRONMENTAL ORGANIZATION FOR 7,880 SQUARE FEET INCLUDING COMMUNITY SERVICES FACILITY BUILDING AND COVERED PORCH.

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

ALTA/ACSM LAND TITLE SURVEY FOR  
**McCRAY COURT, L.P.**  
OF PARCEL "A" (2.488 ACRES)  
NORTHWEST NEIGHBORHOOD ENVIRONMENTAL ORGANIZATION MAP  
M.B. 1, PGS. 2154 & 2155  
SITUATE ON 9 th. STREET, N.W.  
ROANOKE, VIRGINIA

TAX NUMBER 2112530  
CALC: LRD  
DRAWN: Z/LRD/9/15  
N.B. G-213, 216, 224, RC-2

SCALE: 1" = 40'  
W.O. 03-0088  
DATE: MARCH 14, 2003  
REV: APRIL 1, 2003



**TPP&S** T. P. PARKER & SON  
ENGINEERS 816 Boulevard  
SURVEYORS Post Office Box 39  
PLANNERS Salem, Virginia 24153  
840-387-1153

SHEET 1 OF 2  
M.B. 1, PG. 2154

