IRONS AND/OR MAGNETIC NAILS TO BE SET AT ALL CORNERS, WHERE POSSIBLE, OR AS OTHERWISE INDICATED ON THIS PLAT. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS VIEMONT LAND CO. EXCEPT AS SHOWN. (SUBDIVISION) 1/2" REBAR FND AT THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND N 79°35'00" W DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE 2.63 PROPERTY. 1" PINCHED PIPE 1/2" REBAR FND AT 14' ALLEY (RECORD) THIS SURVEY WAS PREPARED AT THE REQUEST OF FND AT 0.20' N 79'35'00" W MR. JAMES A. CROAN. 75.00 N 10°25'00" E RT 0.29' CLERKS OFFICE RESEARCH FOR THIS SURVEY WAS INITIATED WOOD TIE-LINE ON JUNE 9, 2003. CHAIN LINK FENCE SQUARE CONCRETE FENCE FRAME MONUMENT FOUND SHED AT N 10°25'00" E CHAIN LINK CHAIN LINK 810.59 FENCE INSIDE FENCE INSIDE PROPERTY LINE BRICK GARAGE PROPERTY FOR ADJOINING TAX MAP # 2660712 PROPERTY SOURCE OF TITLE LOTS 26, 27 AND 28 OF CHEWING-GARLAND, CO., INC. THIS PROPERTY WAS ACQUIRED BY JAMES A. CROAN AND LOIS C. CROAN FROM VERNON M. STOCKTON AND AGNES F. 0.241 ACRES STOCKTON BY DEED DATED MARCH 15, 1978 AS RECORDED IN D.B. 1423 PG. 484 OF THE CIRCUIT COURT CLERKS OFFICE OF THE CITY OF ROANOKE, VIRGINIA. CONC MARK E. BOLING AND ROBIN H. BOLING PATIO INSTR. # 0020008234 EDWARD L. CORSON, II LOT 28 LOT 27 LOT 26 LOTS 29, 30, 31, 32, 33 & 34 D.B. 1655 PG. 2012 TAX # 2660713 LOTS 23, 24 & 25 TAX # 2660711 WOOD_ FENCE ંખ 12.2' 7.5' 2 STORY BRK BLDG WITH BASEMENT & LOT 31 LOT 22. LOT 30 LOT 29 LOT 24 LOT 23 914 OLD COUNTRY W CLUB ROAD PLATS AND DEEDS OF REFERENCE N 12.2' CHEWING-GARLAND CO., INC. SUBD P.B. 1 PG. 348 SURFACE TREATED P.B. 1 PG. 272 DRIVEWAY P.B. 2 PG. 212

PLAT BY T.P. PARKER & SON (NOT RECORDED) TITLED "SURVEY FOR JAMES F. & PATRICIA G. GASTELLANO" AND DATED "OCT. 21, 1987".

PLAT BY BALZER AND ASSOCIATES TITLED (NOT RECORDED) TITLED "PHYSICAL IMPROVEMENT SURVEY FOR JAMES A. CROAN AND LOIS C. CROAN" AND DATED "OCTOBER 25, 1994" AND "REVISED MARCH 15, 1995".

PLAT BY T.P. PARKER & SON (NOT RECORDED) TITLED "SURVEY FOR JAMES A. & LOIS C. CROAN AND DATED "MARCH 2, 1978".

D.B. 1551 PG. 441 D.B. 1153 PG. 167

LEGEND

EDGE OF PAVEMENT

OVERHEAD ELECTRIC, TELEPHONE, CABLE TELEVISION

POWER POLE

1/2 REBAR SET

MAG NS MAGNET!C NAIL SET

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:20 O'CLOCK A.M. ON THE 3" DAY OF October, 2003.

CONC GUTTER

OLD COUNTRY CLUB ROAD

30' R/W (RECORD DATA)

TESTE: ARTHUR B. CRUSH, III

CLERK

CONC WALK

FND AT 2.71'

+/- 77' TO CORNER OF

R/W AT MELROSE AVE. NW

0.10' LT

1/2" REBAR WMAG NS S 10°25'00" W-

1/2" REBAR

0.07' RT

MAG NS

FND AT 137.08'

CONC WALK

RR SPIKE FOUND

AT N 16'06'26" E

TIE-LINE "

304.95

MICHAEL W. CASSID' No. 2396

0 0 SHOWING ROAN 0 0 PROJECT NO. 2003 0346

YO 2642

SHEET NO. 1 OF 1

AVG. PAVE. WIDTH 21.3'

260-06-B3.6

SM-10047

JULY 31, 2003

G.L. NO.

FILE NO.

DRAWN BY: MWC

CHECKED BY: MWC

HURTO PROFFITT'