

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0028 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.

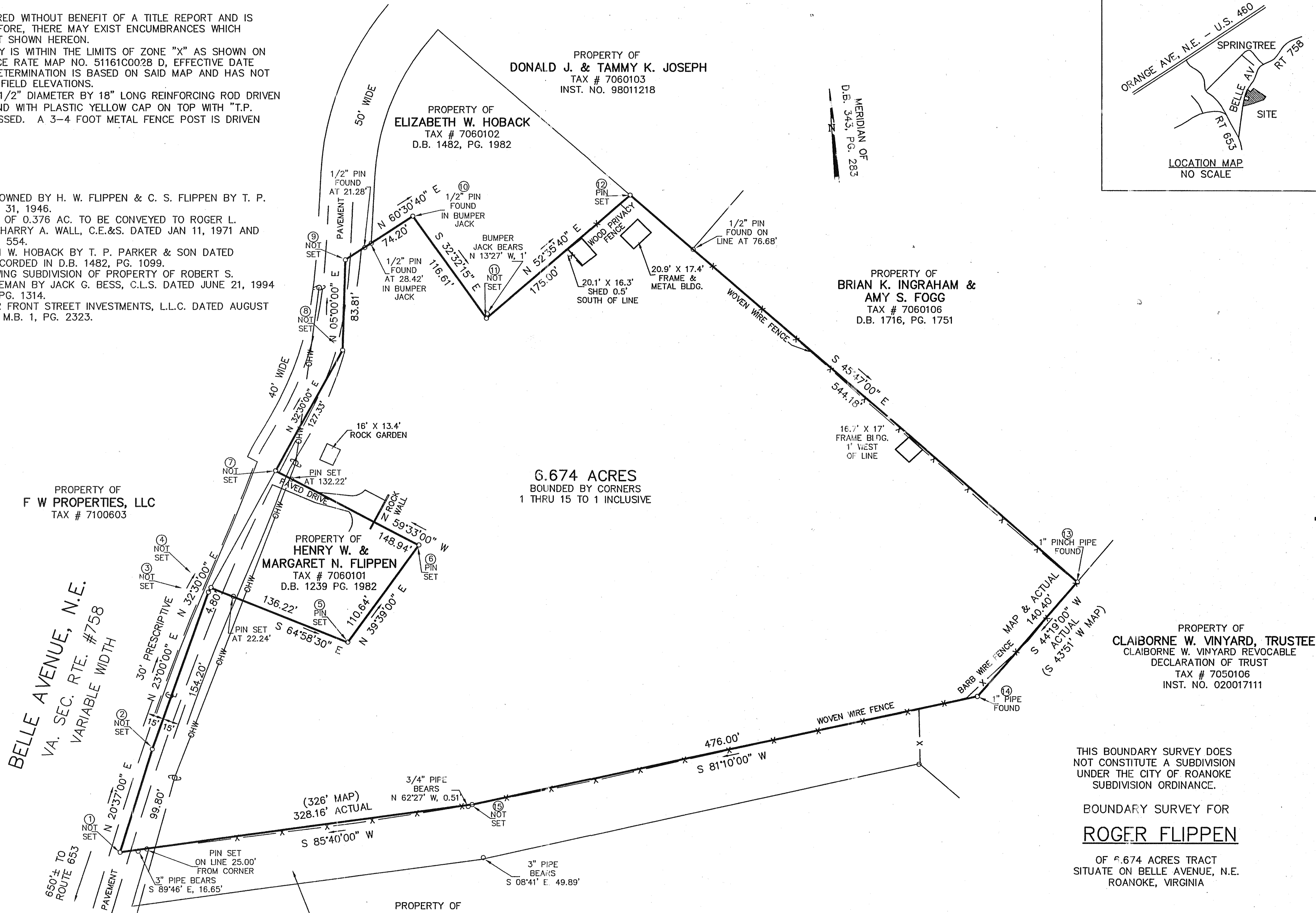
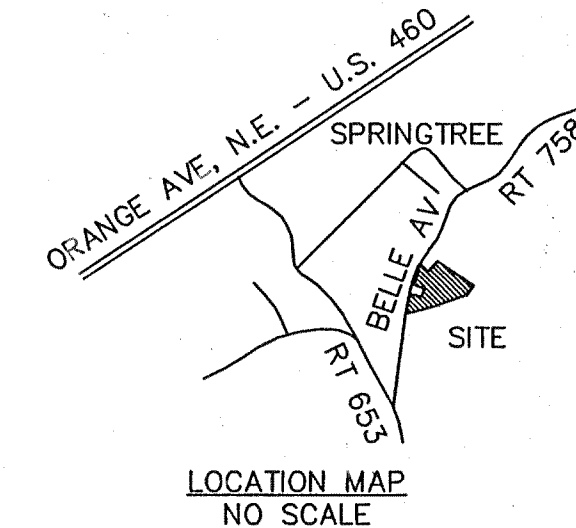
REFERENCE MAPS:

1. SURVEY OF PROPERTY OWNED BY H. W. FLIPPEN & C. S. FLIPPEN BY T. P. PARKER S.C.E. DATED JULY 31, 1946.
2. PLAT SHOWING SURVEY OF 0.376 AC. TO BE CONVEYED TO ROGER L. FLIPPEN BY DAVID DICK & HARRY A. WALL, C.E.&S. DATED JAN 11, 1971 AND RECORDED IN D.B. 912, PG. 554.
3. SURVEY FOR ELIZABETH W. HOBACK BY T. P. PARKER & SON DATED OCTOBER 18, 1982 AND RECORDED IN D.B. 1482, PG. 1099.
4. PLAT OF SURVEY SHOWING SUBDIVISION OF PROPERTY OF ROBERT S. BATEMAN & DONNA J. BATEMAN BY JACK G. BESS, C.L.S. DATED JUNE 21, 1994 AND RECORDED IN M.B. 1, PG. 1314.
5. COMBINATION PLAT FOR FRONT STREET INVESTMENTS, L.L.C. DATED AUGUST 7, 2001 AND RECORDED IN M.B. 1, PG. 2323.

LEGEND

OHW = OVERHEAD WIRES
 ○ = UTILITY POLE
 -X- = EXISTING FENCE
 BLDG = BUILDING
 C = CENTERLINE

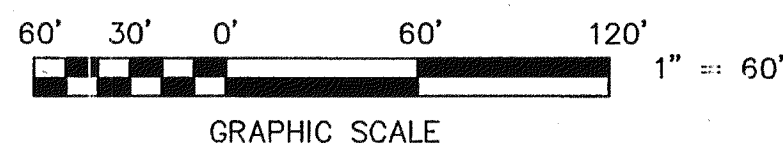
M.B. 1, PG. 2843



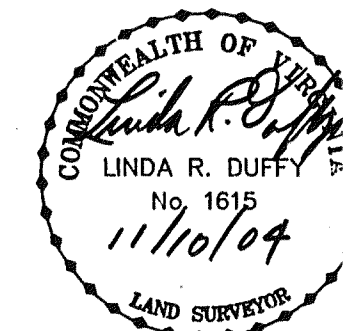
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:30 O'CLOCK 3rd DAY OF Feb 2004

TESTE: BRENDA S. HAMILTON
 CLERK
 BY: [Signature]
 DEPUTY CLERK

CLOSED BY LRD 11/10/04



THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. H. W. FLIPPEN IS THE OWNER OF RECORD, SEE D.B. 343, PG. 283.



TAX # 7060115
 DRAWN: Z/LRD/20
 CALC: LRD
 DATE: NOV. 10, 2004
 W.O. 04-0730
 N.B. RR-19

BOUNDARY SURVEY FOR
ROGER FLIPPEN

OF 6.674 ACRES TRACT
 SITUATE ON BELLE AVENUE, N.E.
 ROANOKE, VIRGINIA

TPP&S T. P. PARKER & SON
 ENGINEERS 816 Boulevard
 SURVEYORS Post Office Box 39
 PLANNERS Salem, Virginia 24153
 540-387-1153

M.B. 1, PG. 2843