VICINITY MAP  
NO SCALE

PROPERTY OF  
**BARBARA M. KESLER**  
TAX NO. 324-0316  
D.B. 1284, PG. 797

PROPERTY OF  
**CITY OF ROANOKE**  
TAX NO. 324-0306  
D.B. 981, PG. 285

0.635 AC.  
TAX NO. 324-0315  
D.B. 1283, PG. 64

1.086 AC.  
BOUNDED BY CORNERS  
8 THRU 13, 2 TO 8  
INCLUSIVE  
TAX NO. 324-0307

PROPERTY OF  
**CITY OF ROANOKE**  
TAX NO. 324-0305  
D.B. 981, PG. 27

**LEGEND:**

EP = EDGE OF PAVEMENT  
CL = CENTERLINE  
DWLG. = DWELLING  
P = PORCH  
STY. = STORY  
S/W = SIDEWALK  
S = STOOP  
FR.&BL. = FRAME & BLOCK  
GAR. = GARAGE  
APT. = APARTMENT  
OHW = OVERHEAD WIRES  
FND. = FOUND  
UT = UTILITY POLE  
COR. = CORNER

**SURVEYOR'S NOTES:**

1. THE LEGAL DESCRIPTION IN D.B. 327, PG. 545 FOR THIS PROPERTY CONTAINS ERRONEOUS BEARINGS AND DISTANCES AND DOES NOT CREATE A CLOSED LAND PARCEL. AN UNRECORDED MAP BY C. B. MALCOLM, DATED JUNE 26, 1945 ADDRESSED THESE ERRONEOUS BEARINGS AND DISTANCES AS DESCRIBED BELOW. THE BEARINGS AND DISTANCES HAVE ALSO BEEN ADJUSTED TO REFLECT CURRENT MONUMENTATION FOUND.
2. THIS BOUNDARY SURVEY INCLUDES THE LOCATION OF ADJOINING BOUNDARY MARKERS, AS SHOWN USED TO ASSIST IN THE DETERMINATION AND LOCATION OF THE PROPERTY LINES OF THE SUBJECT PROPERTY.
3. ALL BEARINGS SHOWN FOR THIS PARCEL HAVE BEEN ADJUSTED FROM THE MERIDIAN AS SHOWN IN DEED BOOK 327, PG. 545 TO THE MERIDIAN USED IN THE DEED TO THE ADJACENT 0.635 AC. PARCEL AS SHOWN IN DEED BOOK 1283, PAGE 64.
4. ERRONEOUS BEARINGS AND DISTANCES ADDRESSED BY C.B. MALCOLM:
  - a. THE BEARING OF LINE 9-10 WAS REVISED FROM N24°45'W TO N74°45'W (N75°06'43"W-BY NEW MERIDIAN) SEE NOTE 3.
  - b. THE DISTANCE OF LINE 13-2 WAS REVISED FROM 214.70' TO 282.50'
  - c. THE BEARING OF LINE 2-8 WAS REVISED FROM S49°11'E TO S42°11'E
5. BOUNDARY REVISIONS ADDRESSED BY TPP&S BASED UPON PRESENT MONUMENTATION:
  - a. THE BEARING OF LINE 9-10 HAS BEEN REVISED, BASED UPON LOCATION OF THE EXISTING ROAD, A REFERENCED POWER POLE, AND A BOLT FOUND ON LINE NEAR CORNER NO. 10.
  - b. THE BEARING AND DISTANCE OF LINE 10-11 HAS BEEN REVISED, BASED UPON LOCATION OF MONUMENTATION AT CORNER NO. 10 AND THE LOCATION OF THE EXISTING ROAD.
  - c. THE BEARING AND DISTANCE OF LINE 11-12 HAS BEEN REVISED, BASED UPON REFERENCED MONUMENTATION AT BOTH CORNERS.
  - d. THE DISTANCE OF LINE 12-13 HAS BEEN REVISED, BASED UPON MONUMENTATION FOUND.
  - e. THE DISTANCE AND ANGULAR RELATIONSHIP USED BY C. B. MALCOLM WERE USED FOR THE FOLLOWING LINES: 13-2, 2-8 & 8-9.

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 12:40 O'CLOCK P.M. ON THIS 10 DAY OF June, 2005

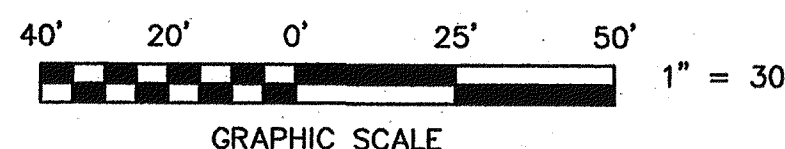
TESTE: BRENDA S. HAMILTON  
CLERK

BY: Kathryn G. Calladay  
DEPUTY CLERK

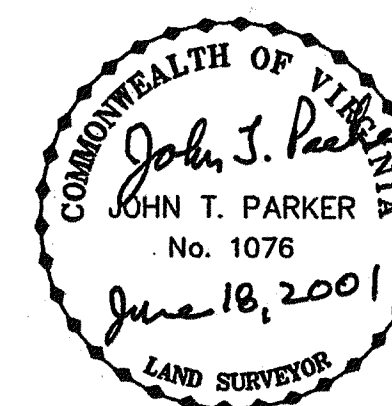
CLOSED BY JTP, JR.

**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. 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.



GRAPHIC SCALE



THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. THE ESTATE OF RUFUS W. BREWER IS THE OWNER OF RECORD. SEE D.B. 327, PG. 545

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

BOUNDARY SURVEY FOR  
**MICHAEL F. CONLON &  
SANDRA H. CONLON**

OF 1.086 AC.  
SITUATE ON WEST SIDE OF TEMPLETON AVENUE, N.E.  
AT INTERSECTION WITH MANNING ROAD, N.E.,  
KESSLER ROAD, N.E., AND 20TH STREET, N.E.

ROANOKE, VIRGINIA

TAX NO.: 324-0307 SCALE: 1" = 30'  
DRAWN: JTP, JR. DATE: JUNE 18, 2001  
DISK: JTPZ-4 W.O.: 01-0514  
CALC: JTP, JR. N.B. RR-6



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