

M.E. 1, PG. 2905

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.

MERIDIAN OF P.B. 1, PG. 278

REFERENCE MAPS:

1. PLAT SHOWING SURVEY OF PORTION OF PROPERTY OF W. PRICE FIELDS BY DAVID DICK, DATED JUNE 19, 1972 AND RECORDED IN D.B. 1313, PG. 647.
2. SURVEY FOR J.H. FRALIN BY T.P. PARKER & SON, DATED MAY 18, 1974.
3. PLAT SHOWING SURVEY OF DANIEL E. & BETTY R. PHILLIPS BY DAVID DICK, DATED FEB. 10, 1969, RECORDED IN D.B. 1251, PG. 329.
4. PLAT SHOWING SURVEY FOR FIRST NATIONAL EXCHANGE BANK BY DAVID DICK, DATED MAY 27, 1960 RECORDED IN D.B. 1075, PG. 386.
5. BOUNDARY SURVEY FOR COMMERCE SECURITY CORPORATION BY T. P. PARKER & SON DATED NOV. 19, 1992 AND RECORDED IN M.B. 1, PG. 1184.
6. BOUNDARY SURVEY FOR COMMERCE SECURITY CORPORATION BY T. P. PARKER & SON DATED NOV. 11, 1998 AND RECORDED IN M.B. 1, PG. 1882.

LEGEND

O	PROPERTY CORNER
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
-P-	UTILITY POLE & OVERHEAD LINES
S.D.E.	STORM DRAINAGE EASEMENT
-SS-	SEWER LINE
ESMT.	EASEMENT
-X-	EXISTING FENCE
⊙	SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
S.S.E.	SANITARY SEWER EASEMENT
O.H.	OVERHANG
CONC.	CONCRETE
P	PORCH
S	STOOP
L	LANDING

SURVEYORS NOTE:

LOCATION OF SANITARY SEWER AND STORM DRAIN EASEMENTS TAKEN FROM CITY OF ROANOKE SEWER SHEETS 310 & 316.

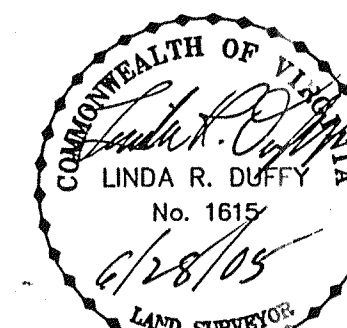
THIS BOUNDARY SURVEY DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION ORDINANCE.

BOUNDARY SURVEY FOR
BIG CAT, LLC

OF THE WESTERN HALF OF LOT 3, BLOCK 1 (0.462 ACRE)
UPSON ADDITION, P.B. 1, PG. 278 AND
NORTHEASTERLY PART OF LOT 2, SECTION 3 (0.500 ACRE)
LIBERTY LAND COMPANY, P.B. 1, PG. 263
ROANOKE, VIRGINIA

TAX # 3101027, 3160207
CALC: LRD
DRAWN: LRD-227
97-1093, REV. 9/20/97

SCALE: 1" = 40'
DATE: JUNE 28, 2005
N.B. RR-39
W.O. 05-0377



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

M.B. 1, PG. 2905

WILDHURST AVENUE, N.E.

LEE AVENUE, N.E.

(FORMERLY LINCOLN AVE.)

WILLIAMSON ROAD, N.E.

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 9:57 O'CLOCK 4 M. ON THIS 1st DAY OF July, 2005.

TESTE: BRENDA S. HAMILTON
CLERK

BY: *[Signature]*
DEPUTY CLERK

ADJOINING TRACTS SHOWN FOR INFORMATION ONLY AND NOT BASED ON A CURRENT SURVEY.

LOTS CLOSED BY LRD 6/28/05

TAX # 3161027 & 3100207 ARE BASED ON A CURRENT FIELD SURVEY. PHYSICAL IMPROVEMENTS ON ADJOINING TRACTS ARE PLATTED FROM RECORDS, SEE M.B. 1, PG. 1184. VIVIAN S. BRANDON IS AN OWNER OF RECORD, SEE D.B. 1790, PG. 14. VIVIAN S. BRANDON AND JAY LYNN BRANDON ARE THE OWNERS OF RECORD, SEE D.B. 1688, PG. 1834.