

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MICHAEL F. CONLON AND SANDRA H. CONLON ARE THE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1 INCLUSIVE CONTAINING A TOTAL OF 0.635 ACRE AND BOUNDED BY OUTSIDE CORNERS 8 THRU 13, 3, 2 TO 8, INCLUSIVE CONTAINING A TOTAL OF 1.086 ACRE AS SHOWN ON MAP RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 2897, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY GEORGE S. BREWER AND RICHARD L. BREWER AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 010008791.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE ADJUSTED THE LINE BETWEEN THE TWO PARCELS OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE LINES 1-2-3 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

Michael F. Conlon 9/28/05 *Sandra H. Conlon* 9/28/05
MICHAEL F. CONLON, OWNER DATE SANDRA H. CONLON, OWNER DATE
INST. NO. 010008791 INST. NO. 010008791

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MICHAEL F. CONLON AND SANDRA H. CONLON, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28th DAY OF September, 2005.

MY COMMISSION EXPIRES:

9-30-2006

Rose Lee Nichols
NOTARY PUBLIC

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 3:01 O'CLOCK P.M. ON THIS 30 DAY OF Sept, 2005.

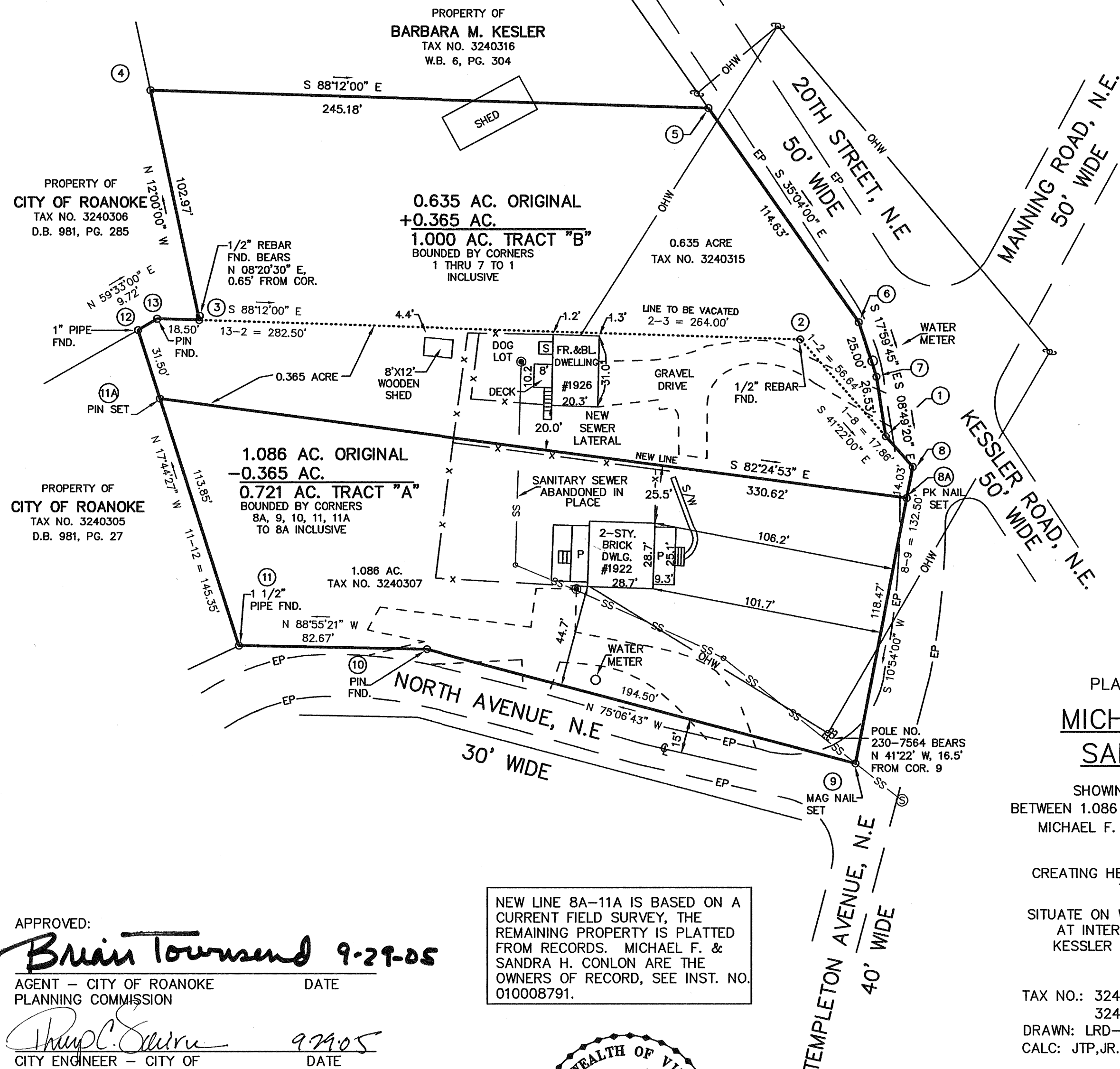
TESTE: BRENDA S. HAMILTON
CLERK

BY: *Kathy S. Collins*
DEPUTY CLERK

TRACTS CLOSED BY LRD 6/13/05

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. 51161C0046 D, EFFECTIVE ATE 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.
4. PROPERTY ZONED RM-2 (JUNE 2005)
5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.



LEGEND:

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

COORDINATES

CORNER	NORTHING	EASTING
1	5030.90	6127.03
8	5017.49	6138.83
8A	5003.71	6136.18
9	4887.38	6113.78
10	4937.36	5925.81
11	4938.91	5843.15
11A	5047.35	5808.45
12	5077.35	5798.86
13	5082.28	5807.24
3	5081.70	5825.73
4	5182.42	5804.32
5	5174.72	6049.38
6	5080.89	6115.24
7	5057.12	6122.96
1	5030.90	6127.03

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

PLAT OF PARTIAL SURVEY FOR MICHAEL F. CONLON & SANDRA H. CONLON

SHOWING BOUNDARY LINE ADJUSTMENT
BETWEEN 1.086 ACRE PARCEL AND 0.635 ACRE PARCEL
MICHAEL F. CONLON & SANDRA H. CONLON MAP
M.B. 1, PG. 2897

CREATING HEREON TRACT "A" (0.721 ACRE) AND
TRACT "B" (1.000 ACRE)

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.: 3240307
3240315
DRAWN: LRD-22Z
CALC: JTP,JR./LRD

SCALE: 1" = 30'
DATE: SEPT. 20, 2005
W.O.: 05-0283
N.B. RR-6/JR-255



TPP&S T. P. PARKER & SON
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M.B. 1 PG. 2916