10' ALLEY ½" IRON PIN 3" IRON ROD FOUND BEARS S74'59'47"E, 0.3' FOUND S 88'51'31" E 27.48 A.C. CONC. RAMP ADJOINING BUILDING IS 0.2' WEST OF LINE ADJOINING ADJOINING 2 STORY BUILDING BUILDING **ROCK & BRICK** #23A & #23B P 2 STORY "FALLON FLORIST" BRICK #25 2 STORY 10,30 BRICK & STONE PART OF LOT 20 #21 LOT 18 LOT 19 BLOCK 13 BUILDING IS ON LINE BLDG. ON LINE 0.1' NORTH BLDG. 0.1' SOUTH_ & EAST OF LINE 27.48 __ _ N 88*****51'31" W_O.H. 1___<u>O.H.</u> l_o<u>.H</u>. _| SIDEWALK BACK OF CURB EDGE OF PAVEMENT 14" ASH TREE CURB INLET (TYPICAL) & 1ST STREET, S.W.

LEGEND:

- WATER METER
- NATURAL GAS VALVE
- STORM SEWER MANHOLE
- O.H. OVERHANG
- CONC. CONCRETE
- BLDG. BUILDING
- AC. AIR CONDITIONING UNIT

SUBMITTED LAND

BOUNDED BY CORNERS 1 THROUGH 4 TO 1 INCLUSIVE.

OWNERSHIP: LOUIS S. & JESSICA S. TUDOR

SOURCE OF TITLE: D.B. 1771, PG. 213

ARE OF SUBMITTED LAND: 2,614 SQ. FT.

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.

LUCK AVE.

<u>SITE</u>

LOCATION MAP

NO SCALE

2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0046D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

REFERENCE MAPS:

- 1. PLAT, SHOWING SURVEY OF PROPERTY BOUNDED BY OUTSIDE CORNERS #1 TO #4 INCLUSIVE. BEING CONVEYED TO S.H. HEIRONIMUS CO., INC. BY FIRST NATIONAL EXCHANGE BANK, ROANOKE, VIRGINIA BY C.B. MALCOLM DATED APRIL 11, 1945.
- 2. OFFICIAL SURVEY AND MAP OF ROANOKE, VA, SHEET NO. 1, S.W.

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

CONDOMINIUM CONVERSION

PLAT OF SURVEY FOR

LOUIS S. & JESSICA S. TUDOR

BEING LOT 19, BLOCK 13, OFFICAL SURVEY, SW #1

SITUATE AT 23A & 23B CHURCH AVENUE, S.W. CITY OF ROANOKE, VIRGINIA

TAX NO. 1011810 DRAWN: JJB N.B.: BT-12

SCALE: 1"= 10' W.O. 07-0223-01 DATE: 3 JULY 2007



816 Boulevard Salem, Virginia 24153 Phone: 540-387-1153 Fax: 540-389-5767 www.parkerdg.com ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

SHEET 1 of 4

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE INFORMATION DEPICTED HEREON AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58A OF THE CODE OF VIRGINIA 1950, AS AMENDED AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN AS SHOWN OR NOTED HEREON. I FURTHER CERTIFY THAT THE UNIT OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

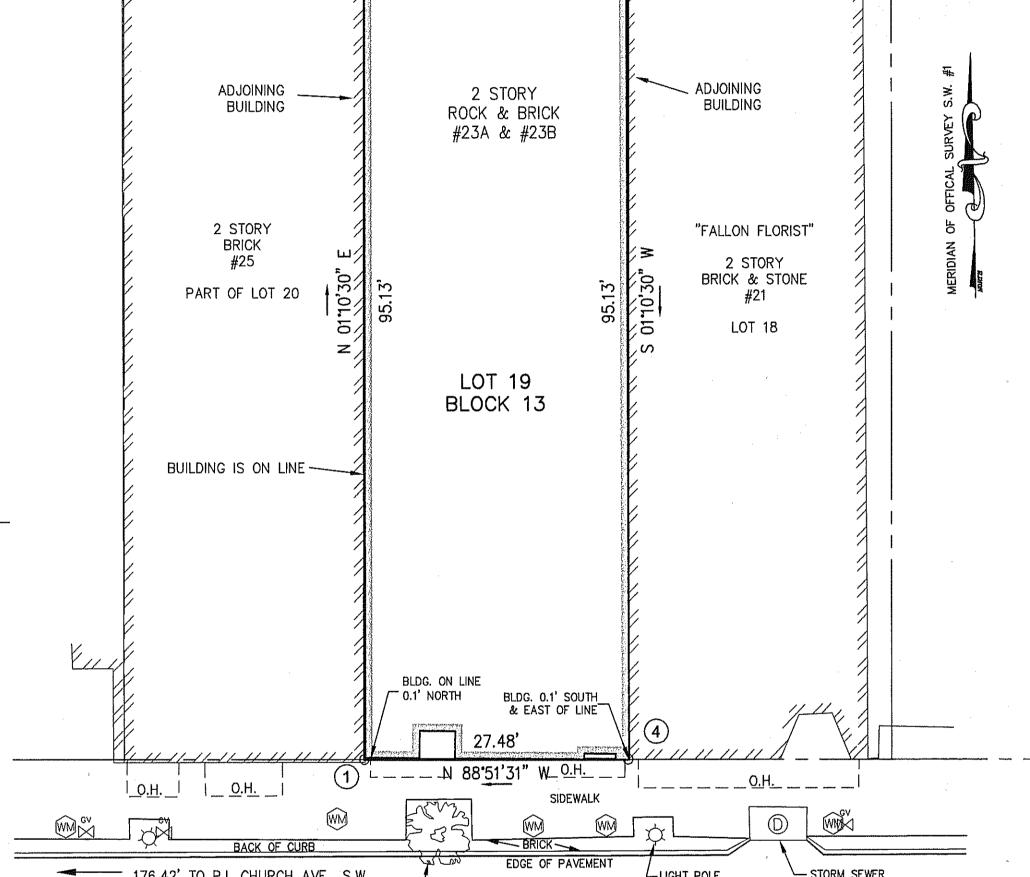
GIVEN UNDER MY HAND THIS 31 DAY OF JULY, 2007.



CLOSED BY JJB JUNE 21, 2007

0662

Lic. No. 1615



CHURCH AVENUE, S.W.

GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE MUNICIPALITY THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:45 O'CLOCK A.M. ON THIS 12 DAY OF JULY , 2007.

TESTE:

BRENDA S. HAMILTON CLERK

BY: Melinda M Thomas
DEUTY CLERK