

MAP OF ROGERS, FAIRFAX,
AND HOUSTON ADDITION
RECORD NORTH

PLAT OF
BOUNDARY SURVEY
OF
TAX PARCELS 2112314 & 2112318
SITUATED ON SHENANDOAH AVENUE
CITY OF ROANOKE, VIRGINIA

ENCROACHMENT NOTES:

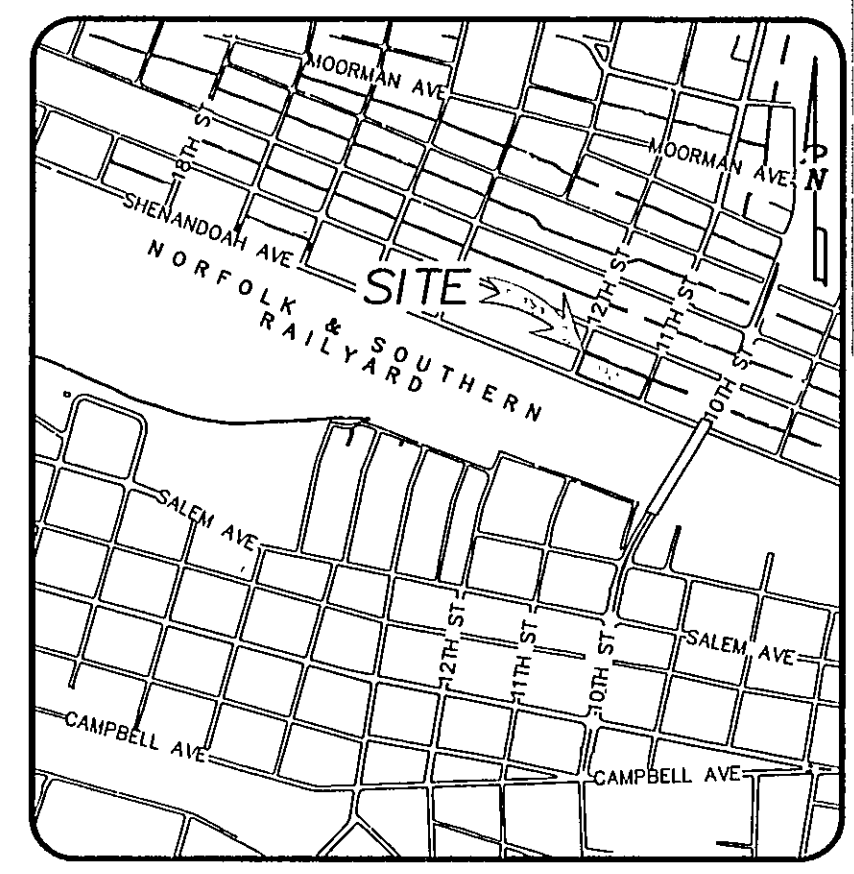
1. THE WEST FACE OF THE BUILDING ON TAX PARCEL 2112314, ENCR OACHES ONTO TAX PARCEL 2112313 BY AS MUCH AS 0.39.'
2. THE WEST FACE OF THE BUILDING ON TAX PARCEL 2112318, ENCR OACHES ONTO TAX PARCEL 2112314 BY AS MUCH AS 1.00.'
3. THE EXISTING METAL DOWNSPOUT COLLECTOR IS ATTACHED TO THE BUILDING ON TAX PARCEL 2112314 AND ENCR OACHES ONTO TAX PARCEL 2112318. OTHER ROOF DRAINS, ETC. MAY ENCR OACH BUT WERE NOT VISIBLE FROM THE GROUND.
4. LOADING ENTRANCE WITH ROLL UP DOOR ENCR OACHES INTO THE RIGHT OF WAY OF 11TH STREET BY 1.00'±.

LEGEND:

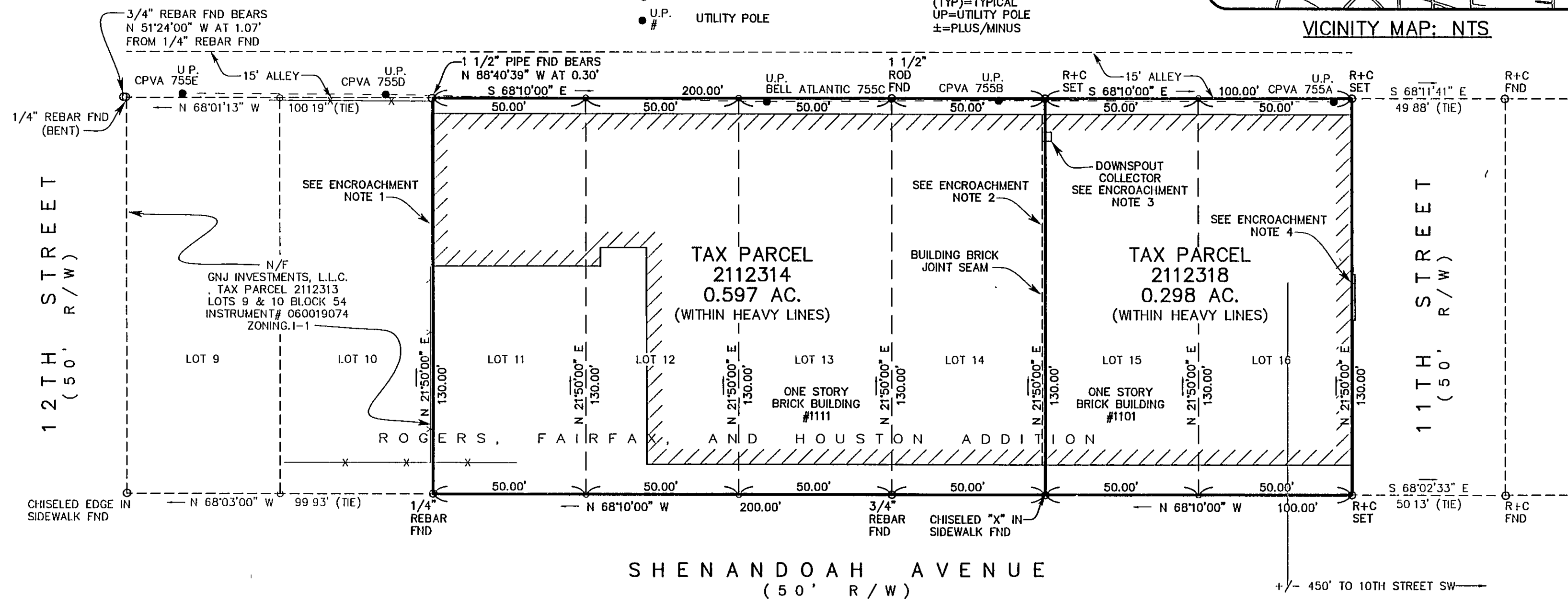
- PROPERTY LINE
- - - - - INTERIOR ORIGINAL LOT LINES
- - - - - ADJOINING PROPERTY LINE
- - - - - BUILDING BRICK JOINT SEAM
- - - - - SURVEY TIE
- - - - - OVERHEAD UTILITY
- X X X FENCE
- PROPERTY CORNER
- U.P. UTILITY POLE

ABBREVIATIONS:

- AC.=ACRE(S)
- APPROX.=APPROXIMATE
- BLDG.=BUILDING
- CONC.=CONCRETE
- D.B.=DEED BOOK
- EOI=END OF INFORMATION
- EX.=EXISTING
- FND=FOUND
- GNI=GAY AND NEEL, INC.
- JN.=JOB NUMBER
- N/F=NOW OR FORMERLY
- P.B.=PLAT BOOK
- PG.=PAGE
- R/W=RIGHT-OF-WAY
- RD.=ROAD
- R+C=ROD AND CAP
- (TYP)=TYPICAL
- UP=UTILITY POLE
- ±=PLUS/MINUS



VICINITY MAP: NTS



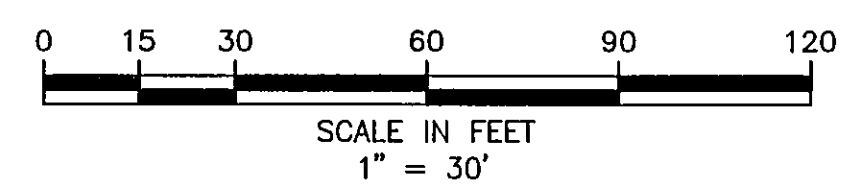
NOTES:

1. CURRENT OWNER: CASS, L.L.C. P.O. BOX 8002 ROANOKE, VA 24014
LEGAL REFERENCE: TAX PARCEL 2112314 AND 2112318; INSTRUMENT# 070001798
ZONING: I-1
PLAT REFERENCES: PLAT OF ROGERS, FAIRFAX, AND HOUSTON ADDITION
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
3. THE BOUNDARY LINES DEPICTED HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC., USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
4. LOCATIONS OF UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. SURVEYOR DOES NOT WARRANT EXISTENCE OF, OR LOCATIONS OF UTILITY LINES AND/OR STRUCTURES.
5. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 51161C01646, EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.

CLERK'S ATTESTATION:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:40 O'CLOCK A.M. ON THIS 6 DAY OF JANUARY, 2008

TESTE: Brenda S. Hamilton
CLERK
BY: Katie Thomas
DEPUTY CLERK



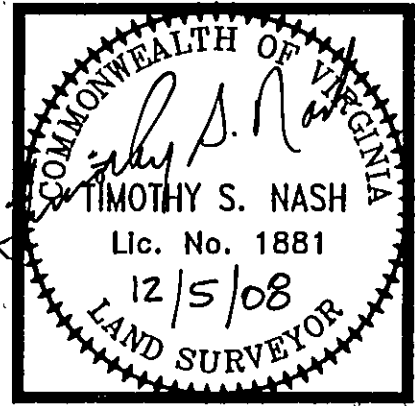
SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Timothy S. Nash 12/5/08
TIMOTHY S. NASH, L.S. #1881 DATE

GAY AND NEEL, INC.
CIVIL ENGINEERING
LAND PLANNING
SURVEYING
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Email: info@gayandneel.com

Plat of
Boundary Survey
of
Tax Parcels 2112314 & 2112318
Situated on Shenandoah Avenue
City of Roanoke, Virginia



REVISED:

DESIGNED/CALC.: TSN
CHECKED: PLJ
DRAWN: PLJ
SCALE: 1" = 30'
DATE: 12/05/08

JOB NO. 2050.0
SHEET 1 OF 1