

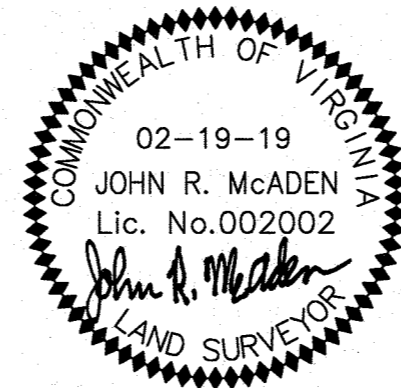
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ✕ GAS VALVE
- ✕ WATER VALVE
- ⊙ WATER MANHOLE
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ CLEANOUT
- ⊕ STORM MANHOLE
- ⊕ LIGHT POLE
- ⊕ GUY ANCHOR

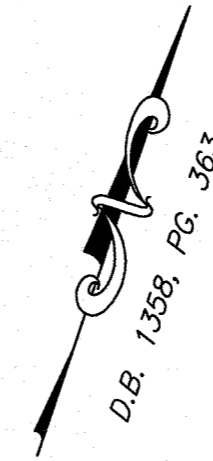
THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION; THAT IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON, AND THAT VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES ARE SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. PROPERTY IS IN F.E.M.A. DEFINED ZONES "X" SHADED AND "AE". FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0168G (EFFECTIVE DATE: 09/28/2007) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

NOTES:

1. OWNERS OF RECORD: NELSON LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP
2. LEGAL REFERENCE: D.B. 1358, PG. 363 & D.B. 1673, PG. 1436
3. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



REVISED 02-19-19

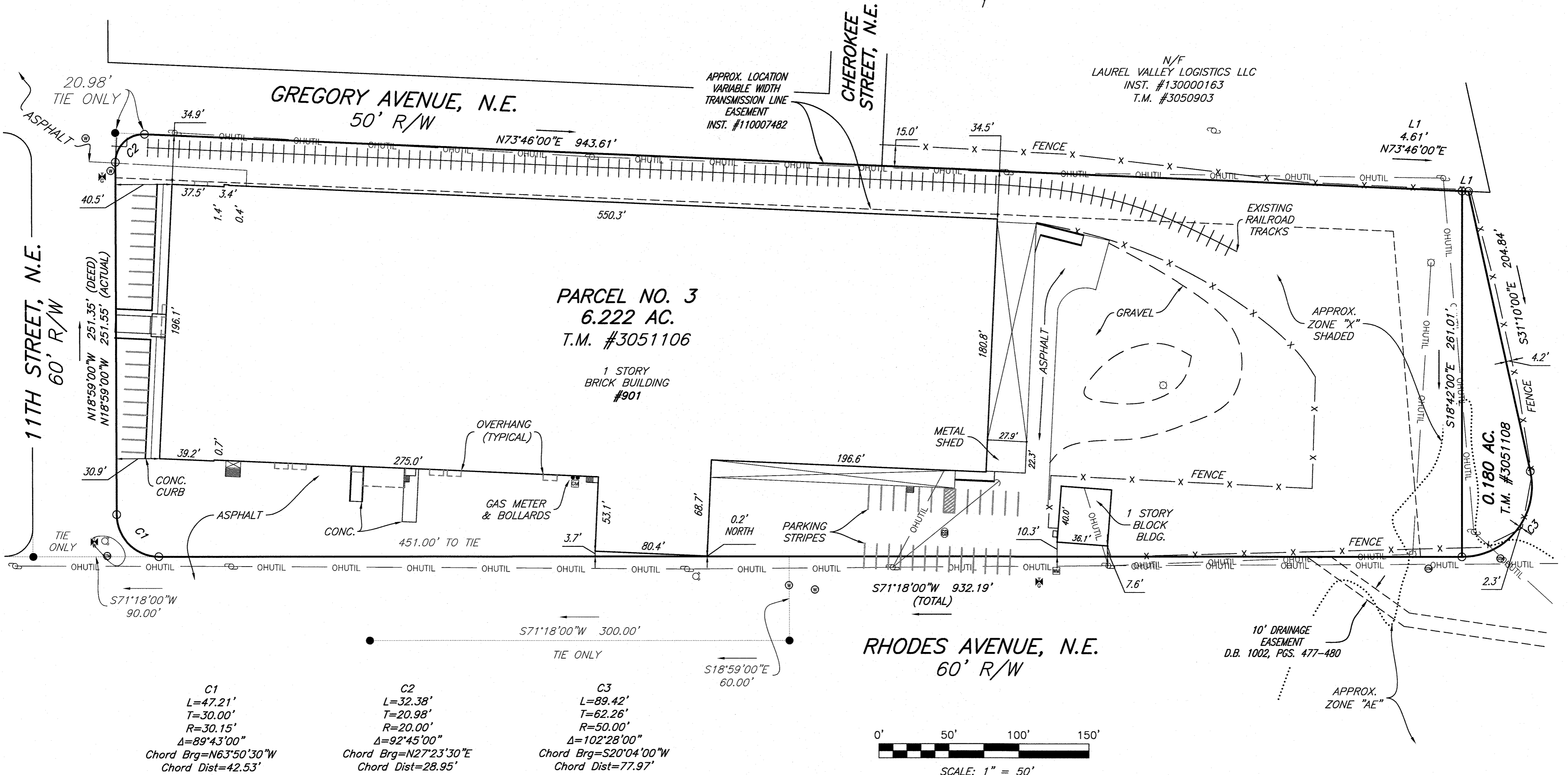


**PHYSICAL IMPROVEMENT SURVEY FOR
JE2 INVESTMENTS, LLC**

901 11TH STREET, N.E.
T.M. #3051106 (6.222 AC.) &
0 RHODES AVENUE, N.E.
T.M. #3051108 (0.180 AC.)
AS SHOWN ON

**"PLAT SHOWING THE EXTENSION OF
RHODES AVENUE, N.E."**

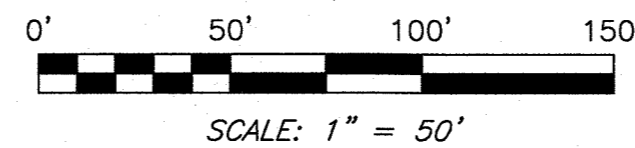
MAP BOOK 1, PAGE 107
CITY OF ROANOKE, VIRGINIA
SURVEYED 01-22-19
JOB #05190016.MS
SCALE: 1" = 70'



C1
L=47.21'
T=30.00'
R=30.15'
Δ=89°43'00"
Chord Brg=N63°50'30"W
Chord Dist=42.53'

C2
L=32.38'
T=20.98'
R=20.00'
Δ=92°45'00"
Chord Brg=N27°23'30"E
Chord Dist=28.95'

C3
L=89.42'
T=62.26'
R=50.00'
Δ=102°28'00"
Chord Brg=S20°04'00"W
Chord Dist=77.97'



DRN:JWG
CHK:JRM

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

