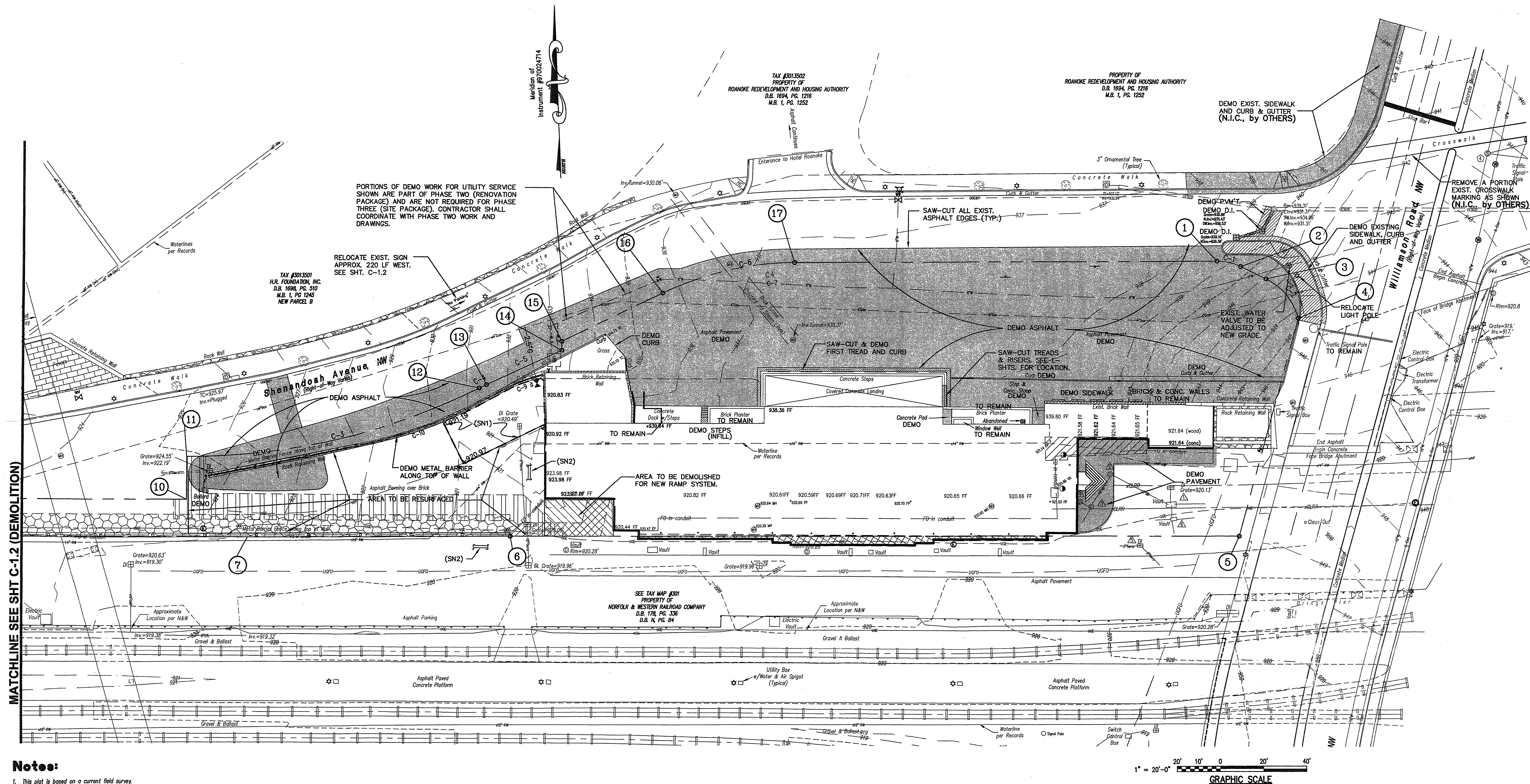




Notes:

2. This plot is based on a current field survey.
3. This plot was prepared without the benefit of a current title report.
4. Iron pins set at all corners, unless otherwise noted.
5. This property does lie within the limits of a 100 Year Flood Boundary as designated by FEMA. This opinion is based on an inspection of the Flood Insurance Rate Maps and has been verified by actual field elevations. See Community Panel 031013 0046 D, based on 0311060046 D, dated 03/11/2006, Zone A.
6. Reference Benchmark: Ohioated Survey in Top of Curb, south side of Shenandoah Avenue, 1501st east of 1st Street, Cleveland = 925.56'.
7. Legal References: Property of WESTERN VIRGINIA FOUNDATION OF THE ARTS AND SCIENCES
Acres Tract First (T201.803) Instrument #000112974 and Book 1, Page 2189
0.270 Acres Tract (T201.803A) Instrument #000100077 and Book 1, Page 2189
8. This deed does not guarantee the existence or location of any underground utilities. Storm drain structure, sanitary sewer manholes, and other underground utility structures are shown on the plat. Underground utilities shown were established using close ground structures and available utility maps.
9. Underground utility lines are approximate and should be field verified prior to the start of any construction. See MISS UTILITY MAP #0315448.
10. Utility Plans for the MORFOKA & WESTERN Property were unavailable at the time of this survey. These plans should be acquired and utilities on the property located.

BOUNDARY LINE TABLE		
	BEARING	DISTANCE
*1-2	S 75°08'45" E	11.23'
2-3	S 62°07'54" E	13.09'
3-4	S 37°18'28" E	23.74'
4-5	S 17°07'45" W	104.83'
5-6	N 87°53'01" W	337.12'
6-7	N 87°52'04" W	122.30'
7-8	N 87°38'35" W	390.49'
8-9	N 02°05'42" E	16.71'
9-10	S 87°45'00" E	362.23'
10-11	N 02°15'00" E	20.00'
11-12	N 79°07'35" E	139.96'
*12-13	N 67°11'24" E	3.73'
*13-14	N 67°27'14" E	37.95'
14-15	N 02°12'45" E	4.15'
15-16	N 66°24'47" E	51.73'
*16-17	N 79°09'35" E	62.66'
17-1	S 88°05'37" E	195.04'

"•" – denotes Chord Bearing and Distances

(0.070 Acres) Property of the City of Roanoke to be conveyed and made of 'New Tract 1a', property of Western Virginia Foundation of the Arts and Sciences

	LINE	BEARING	DISTANCE
1	*1-2	S 75°06'45" E	11.23'
2	2-3	S 62°07'54" E	13.09'
3	*3-4	S 37°18'28" E	23.74'
4	4-4a	S 17°07'45" W	12.41'
5	4a-4b	N 75°05'20" E	37.06'
6	4b-4c	S 02°36'57" W	5.09'
7	4c-4d	N 12°31'01" E	39.25'
8	4d-4e	S 88°16'10" E	167.35'
9	*4e-4f	S 88°11'50" W	88.34'
10	*4f-14	S 68°06'14" E	4.15'
11	14-15	N 02°12'45" E	4.83'

16-17	N 79°09'35" E	62.66'
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*(0.092 Acres) Property of
Western Virginia Foundation
of the Arts and Sciences
to be conveyed and made part
the Right-of-Way of
Shenandoah Avenue, NW
property of the City of Roanoke*

LINE	BEARING	DISTANCE
7a-8	N 87°38'35" W	237.37'
8-9	N 02°05'42" E	16.71'
9-9a	S 87°45'00" E	237.50'
9a-7a	N 02°30'51" E	17.16'

 Existing Variable Width

**(0.023 Acres) Property of
Western Virginia Foundation
of the Arts and Sciences
to be conveyed and made part
the Right-of-Way of
Shenandoah Avenue, NW
property of the City of Roanoke**

LINE	BEARING	DISTANCE
14-14a	N 02°12'45" E	9.40'
14a-14b	S 88°01'54" E	8.84'
*14b-14c	S 68°43'05" W	22.02'
14c-14d	N 63°14'20" E	8.92'
*14d-14e	S 72°02'20" W	56.01'
14e-14f	N 80°49'39" E	76.67'
14f-10	N 40°27'55" E	15.51'
10-11	N 02°15'00" E	20.00'
*11-12	N 79°07'35" E	139.96'
*12-13	N 67°11'24" E	3.73'

73-14	N 67-2/14 E	37.95
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LINE	BEARING	DISTANCE
*1-2	S 75°06'45" E	11.23'
2-3	S 62°07'54" E	13.09'
*3-4	S 37°18'28" E	23.74'
4-5	S 17°07'45" W	104.83'
5-6	N 87°53'01" W	337.12'
6-7	N 67°52'04" W	122.30'
7-7a	N 67°38'35" W	153.12'
7a-9a	N 02°30'51" E	17.16'
9a-10	S 87°45'05" E	124.73'
10-14f	N 40°27'55" E	15.51'
14f-14e	N 80°49'39" E	76.67'
*14e-14d	N 72°02'00" E	56.01'
14d-14c	N 63°14'20" E	1.92'
*14c-14b	N 68°43'05" E	22.02'
14b-14a	S 88°01'54" E	8.84'
14a-15	N 02°12'45" E	13.55'
15-16	N 66°24'47" E	51.73'

*16-17	N 79°09'35" E	62.66'
17-1	S 88°05'37" E	195.04'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	11.33	5.76	11.23	N 79°06'45" W	26°57'43" E
C2	28.27	24.50	13.08	23.74	N 73°18'28" W	49°38'51" E
C3	306.20	141.19	71.85	139.96	N 79°07'35" E	26°14'51" E
C4	90.00	3.73	1.87	3.73	S 67°13'24" W	22°22'29" E
C5	4267.81	67.98	37.25	67.25	S 67°27'14" W	0°30'54" E
C6	143.00	63.18	32.12	62.66	S 70°09'35" E	23°29'36" E
C7	72.92	88.73	44.76	88.34	S 85°11'50" W	16°33'33" E
C8	4267.81	68.87	38.44	68.87	S 68°06'14" W	0°47'25" E
C9	115.33	22.06	11.06	22.02	S 68°43'05" W	10°57'31" E
C10	183.17	56.23	28.34	56.01	N 72°00'20" E	17°35'20" E

SURVEY PROVIDED BY:

LA LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

DATE: September 21, 2001

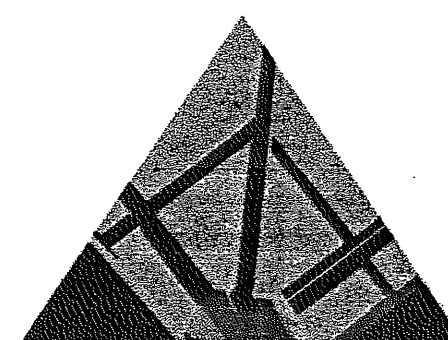
BOUNDARY SURVEY COMPLETED: August 20, 2002

BY MEANS OF PLAT, ALL INTERIOR PARCELS, CONVEYANCES, EASEMENTS, VACATIONS AND FINAL BOUNDARIES HAVE BEEN SET. REFER TO PLAT DATED AUG. 20, 2002, BY LUMSDEN & ASSOCIATES; RECORDED IN PLAT BOOK PAGE . BOUNDARY INFORMATION SHOWN ON THIS SHEET AND C-1.2 IS FOR INFORMATIONAL PURPOSES ONLY, AND PRE-DATES AUG. 20, 2002. INFORMATION SHOWN ON SUBSEQUENCE SHEETS REFLECT FINAL BOUNDARY BY LUMSDEN & ASSOCIATES DATED AUG. 20, 2002.

KEY PLAN

(SN#) SHEET NOTES:

- SN1 PAVEMENT FOR MECH. YARD HAS BEEN REMOVED AS PART OF PHASE TWO (RENOVATION PACKAGE). COORDINATE WITH NEW WORK THE PHASE (PHASE THREE).
- SN2 CONTRACTOR SHALL COORDINATE WITH POWER AND COMMUNICATIONS SERVICE INSTALLATION (BY OTHERS - N.I.C.).



SPECTRUM DESIGN

10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.6001
ROANOKE • MARION

ROANOKE PASSENGER STATION

PHASE THREE-SITE WORK

ROANOKE, VIRGINIA

SPECTRUM DESIGN PROJECT NO. 00124



DATE 31 January 2003
DESIGN ARCHITECT
PROJECT ARCHITECT
PROJECT ENGINEER MAR
CHECKED BY *MR*
DRAWN BY JJB

REVISIONS	NUMBER	DATE
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SHEET TITLE

CIVIL- EXISTING CONDITIONS DEMOLITION PLAN

C-1.1