

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE NORFOLK AND WESTERN RAILWAY COMPANY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 6 TO 1, INCLUSIVE, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN THE FOLLOWING DEED BOOKS: DB 290 PG 45, DB 288 PG 122, DB 229 PG 434, DB 195 PG 325, DB 170 PG 121, DB 169 PG 375, DB 170 PG 342, DB 169 PG 126, DB 169 PG 309, DB 170 PG 122, DB 169 PG 146, AND DB 170 PG 240.

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-465 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

NORFOLK AND WESTERN RAILWAY COMPANY

DATE 4/7/97

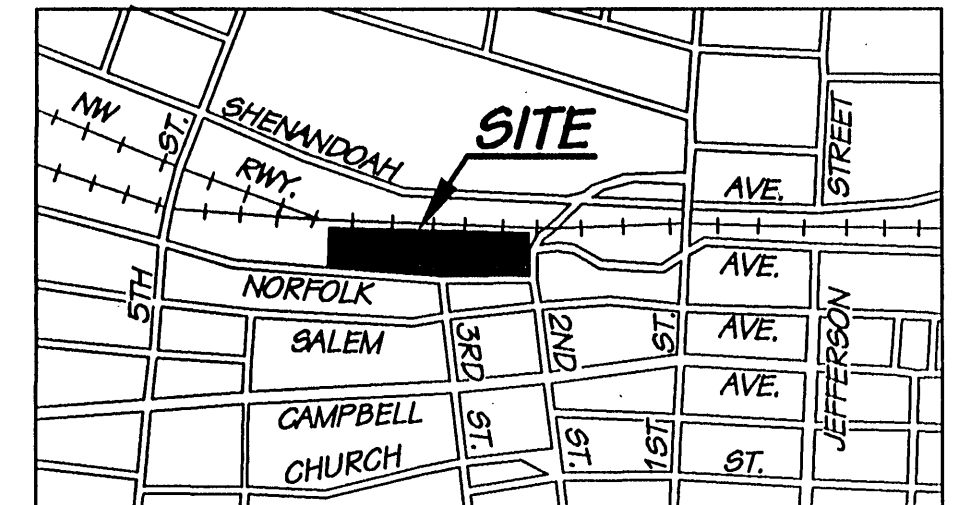
STATE OF Georgia
County of Fulton
TO WIT:

I, Jill Grachauer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT C.V. Baker, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15 DAY OF April, 1997.

MY COMMISSION EXPIRES:
Notary Public, Cherokee County, Georgia
My Commission Expires Dec. 22, 2000

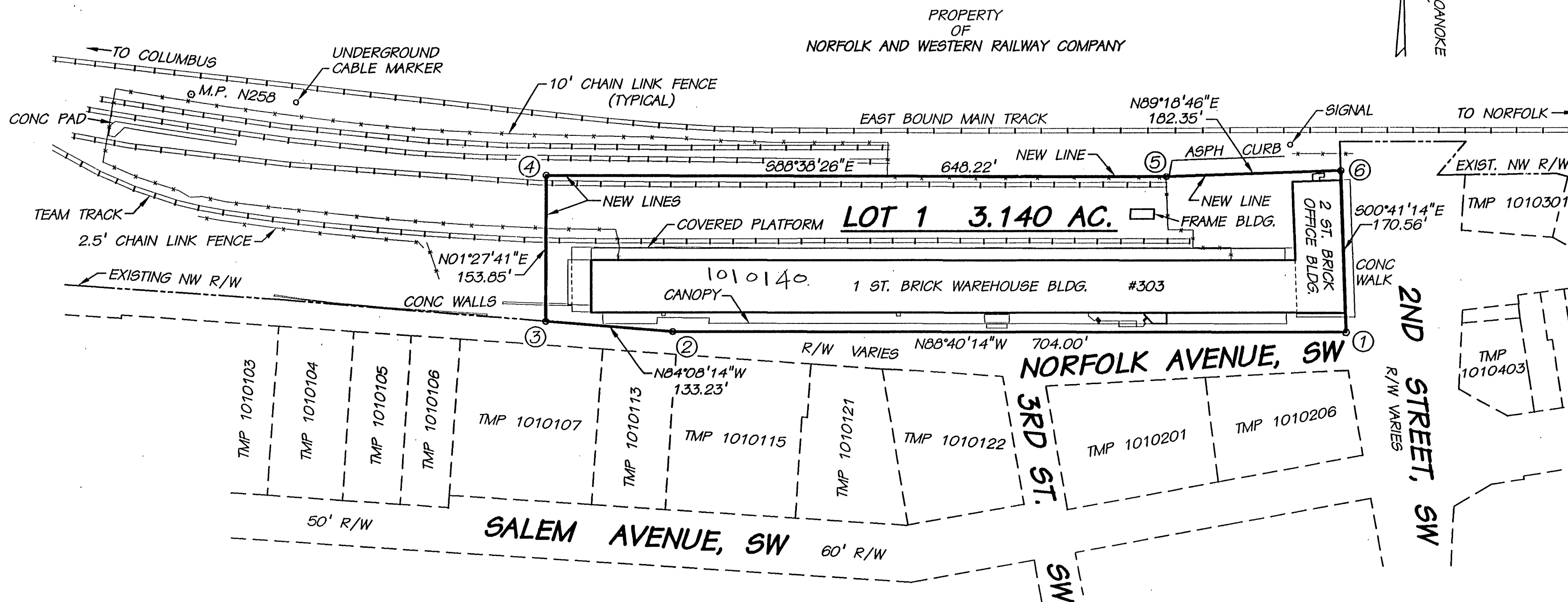
Jill Grachauer
NOTARY PUBLIC

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.



VICINITY MAP

SCALE: 1"=800'



COORDINATE LISTING

CORNER	NORTHING	EASTING
1	10000.0000	10000.0000
2	10016.3336	9296.1895
3	10029.9425	9163.6564
4	10183.7425	9167.5801
5	10168.3838	9815.8176
6	10170.5509	9997.9545
1	10000.0000	10000.0000

ADDITIONAL NOTES:

MONUMENTATION OF CORNERS

CORNER 1 = IRON PIN FOUND
CORNERS 2,3,4,5,6 = #5 STEEL REBAR WITH RED PLASTIC CAP STAMPED "H3MM PROP CORNER" SET

PROPERTY BOUNDARY CHANGES

THIS SUBDIVIDES A PORTION OF EXISTING RAILWAY RIGHT-OF-WAY AND CREATES LOT 1 (3.140 AC.).

ABBREVIATIONS

DB = DEED BOOK
IPF = IRON PIN FOUND
IPS = IRON PIN SET
M.P. = MILEPOST
PG = PAGE
R/W = RIGHT-OF-WAY
TMP = TAX MAP PARCEL

APPROVED:

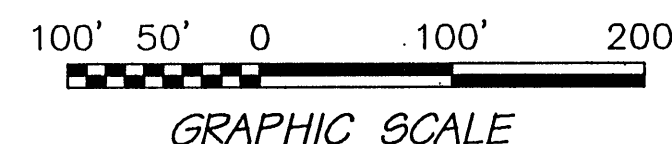
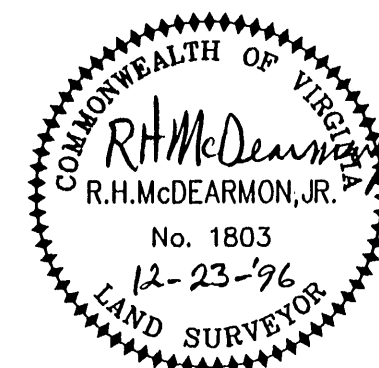
Charles M. Huffin 5/7/97
AGENT TO THE PLANNING COMMISSION, CITY OF ROANOKE

Charles M. Huffin 5-7-97
CITY ENGINEER, CITY OF ROANOKE

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR OR OTHER RESTRICTIVE FLOOD BOUNDARIES AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS. PORTIONS OF THIS PROPERTY DO LIE WITHIN ZONE X, AREAS OF 500-YEAR FLOOD OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 46, MAP NUMBER 51161C0046D, EFFECTIVE DATE OCTOBER 15, 1993.

THIS BOUNDARY SURVEY PLAT IS BASED ON A CURRENT FIELD SURVEY.

R. H. McDearmon, Jr. 12-23-96
R.H. MCDEARMON, JR., L.S. DATE



PLAT OF SURVEY SHOWING THE SUBDIVISION OF A PORTION OF THE PROPERTY OF NORFOLK AND WESTERN RAILWAY COMPANY

CREATING HEREON LOT 1 (3.140 AC.) SITUATE ON NORFOLK AVENUE, S.W. AND SECOND STREET, S.W. ROANOKE, VIRGINIA

SCALE: 1"=100' COMM. NO. 5897 23 DECEMBER 1996

HAYES, SEAY, MATTERN & MATTERN, INC.
ARCHITECTS - ENGINEERS - PLANNERS
1315 FRANKLIN ROAD, SW
ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED AND ADMITTED TO RECORD AT 2:30 O'CLOCK P.M. ON THIS 14 DAY OF May, 1997.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Lena Testerman
DEPUTY CLERK