

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT NORFOLK & WESTERN RAILWAY COMPANY IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6, TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 35, PAGE 351.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

J & M SERVICES OF VIRGINIA, INC. (D.B.A. HOWARD BROTHERS) IS THE OWNER OF THE ADJOINING 7.163 ACRE TRACT OF LAND, BEING COMBINED HEREON, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1485, PAGE 1523.

THE SAID OWNER CERTIFIES THAT THEY ARE COMBINING THE LAND SHOWN HEREON WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED, AND FURTHER PURSUANT TO CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES:

NORFOLK & WESTERN RAILWAY COMPANY

By: C.V. Baker
Real Estate Manager, C.V. Baker

9-19-97
DATE

J & M SERVICES OF VA., INC.

By: C.P. Mueller
C.P. MUELLER, PRESIDENT

9-16-97
DATE

STATE OF GEORGIA TO WIT:

County of Fulton

I, Yvonne Pinner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT C.V. Baker HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 19th DAY OF September, 1997.

Yvonne Pinner
NOTARY PUBLIC
7-14-2001
COMMISSION EXPIRES

STATE OF VIRGINIA

CITY OF ROANOKE TO WIT:

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT C.P. MUELLER HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 16th DAY OF SEPT., 1997.

David A. Bess
NOTARY PUBLIC
OCT. 31, 1998
COMMISSION EXPIRES

NOTES: THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE F.E.M.A. FIRM No. 51161C0042 D, EFFECTIVE OCTOBER 15, 1993)

THE PROPERTY IS ZONED H.M.

SEE AGREEMENT AND DEED BETWEEN NORFOLK & WESTERN RAILWAY CO. AND J & M SERVICES OF VA., INC. FOR THE RESERVATION OF EASEMENTS FOR THE WATER LINES AND OTHER UTILITIES SHOWN HEREON AND ACCESS TO SAME.

LEGAL REFERENCE: D.B. 35, PG. 351
TAX No. 4015005

APPROVED
Thrup C. Schirmer
CITY ENGINEER, CITY OF ROANOKE
10-2-97
DATE

John Thomas Inselli
AGENT, CITY OF ROANOKE PLANNING COMMISSION, DATE 10-2-97

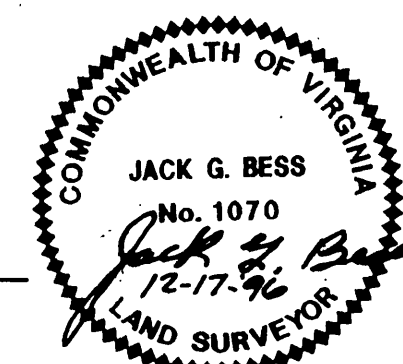
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 3:12 O'CLOCK P.M., ON THIS 24th DAY OF OCT, 1997.

TESTE: ARTHUR B. CRUSH, III, CLERK

BY: Kathy Childs
DEPUTY CLERK

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jack G. Bess
JACK G. BESS, LAND SURVEYOR

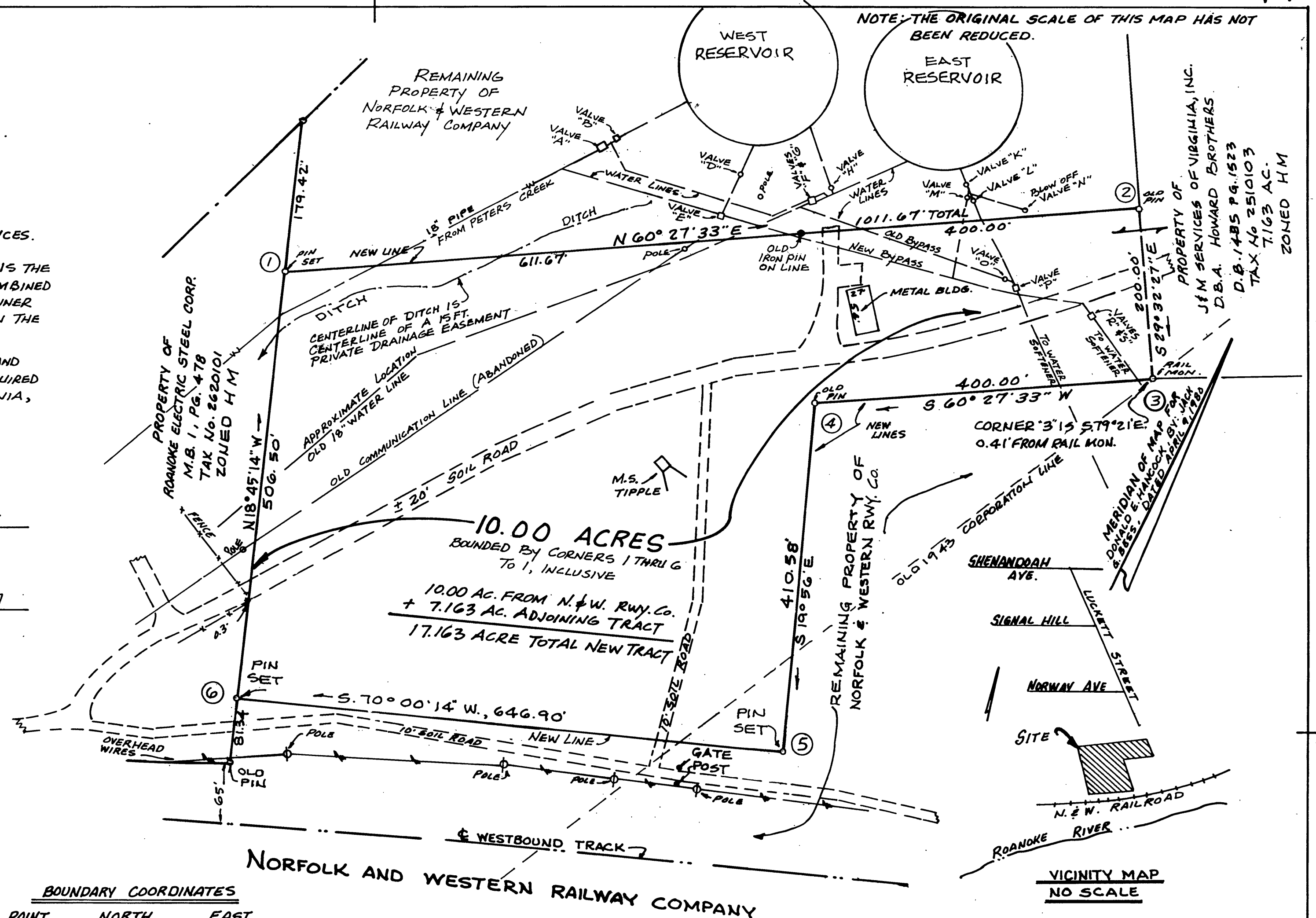


MAP OF SUBDIVISION MADE FOR
NORFOLK & WESTERN RAILWAY COMPANY
SHOWING THE DIVISION OF PART OF NORFOLK & WESTERN RAILWAY CO. PROPERTY CREATING HEREON A 10.00 ACRE PARCEL TO BE CONVEYED TO J & M SERVICES OF VIRGINIA, INC., AND BEING COMBINED HEREON WITH THEIR ADJOINING 7.163 ACRE TRACT TO CREATE A NEW 17.163 ACRE TRACT

ROANOKE, VIRGINIA
SCALE 1" = 100'
DECEMBER 17, 1996

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

N.B. GB-70



BOUNDARY COORDINATES		
POINT	NORTH	EAST
1	5000.0000	5000.0000
2	5498.7975	5880.1575
3	5324.7966	5978.7662
4	5127.5791	5630.7644
5	4741.5770	5770.7420
6	4520.3854	5162.8399
1	4999.9945	4999.9982

ORIGIN ASSUMED