

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT NORFOLK AND WESTERN RAILWAY CO. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 14 TO 1, INCLUSIVE, CONTAINING 6.142 ACRES, KNOWN AS NEW TRACT "A", BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED RECORDED IN DEED BOOK 1292 PAGE 614 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA;

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND INTO LOTS AS 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 CITY SUBDIVISION ORDINANCE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER:

B. V. Baker 10/30/97
AGENT, NORFOLK AND WESTERN RAILWAY COMPANY DATE
REAL MANAGER

GEORGE A
STATE OF VIRGINIA

COUNTY OF FULTON TO WIT:

I GINGER L. CARTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT C. V. BAKER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING ON BEHALF OF THE CORPORATION HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 30TH DAY OF OCTOBER, 1997.

MY COMMISSION EXPIRES: Notary Public, Fayette County, Georgia
My Commission Expires July 27, 1998

[Signature]
NOTARY PUBLIC

APPROVED:

Charles M. Huffing 11/6/97
CITY ENGINEER OF ROANOKE, VIRGINIA

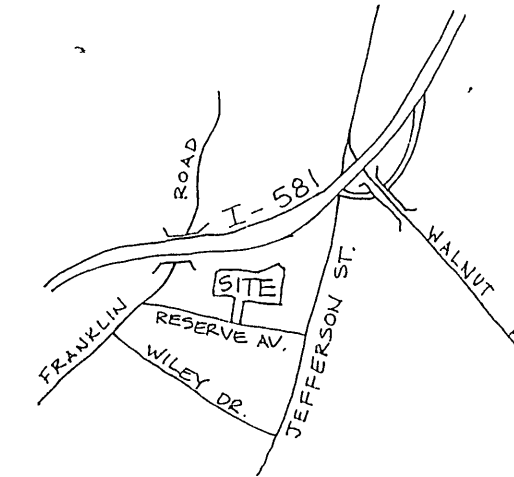
[Signature] 11/06/97
AGENT FOR CITY OF ROANOKE
PLANNING COMMISSION

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:13 O'CLOCK A.M. ON THIS 10 DAY OF NOV, 1997.

TESTE: ARTHUR B. CRUSH, III
CLERK
Kathy Chis
DEPUTY CLERK

THIS ORIGINAL PLAT HAS NOT BEEN REDUCED

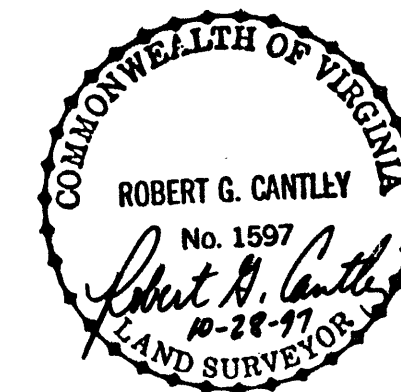
BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	9693.4518	20195.3439
2	9965.5482	20235.2002
3	10000.0000	20000.0000
4	10170.6391	20024.9949
5	10198.1767	19965.4437
6	10248.3117	19972.7874
7	10267.8690	20040.1040
8	10306.8378	20304.9890
9	10340.4577	20590.4126
10	10296.9251	20743.3810
11	9925.0633	20688.9113
12	9936.8822	20430.9018
13	9958.3017	20784.6723
14	9686.2052	20244.8160
1	9693.4518	20195.3439



VICINITY MAP
NO SCALE

NOTES:

- 1) THE ENTIRE PROPERTY SHOWN HEREON IS WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY (ZONE AE) AS DESIGNATED BY FEMA MAP NO. 51151C0048 D, EFFECTIVE OCTOBER 15, 1993.
- 2) IRON RODS SET AT ALL CORNERS, P.C.'s AND P.T.'s UNLESS OTHERWISE NOTED.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- 4) A PORTION OF THE BOUNDARY LINES SHOWN HEREON TAKEN FROM RAILROAD PLAN NO. N - 28251, DATED DECEMBER 1, 1968, SHOWING LAND TO BE LEASED.
- 5) PROPERTY SHOWN HEREON IS CURRENTLY ZONED HM.
- 6) VARIANCE TO ROAD FRONTAGE REQUIREMENT GRANTED BY BOARD OF ZONING APPEALS ORDER NO. 38-97V-A.
- 7) 20' RIGHT-OF-WAY FOR VEHICLE AND OTHER ACCESS RESERVED BY RAILROAD FOR ACCESS TO THEIR PROPERTY FROM RESERVE AVENUE.



I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

PLAT OF SURVEY FOR
CONMAT PROPERTIES, L.C.
A SUBDIVISION OF PROPERTY OWNED BY
NORFOLK AND WESTERN RAILWAY CO.
CREATING HEREON NEW TRACT "A" - 6.142 ACRES
Sited Adjacent to Reserve Avenue, S.W.

CITY OF ROANOKE, VIRGINIA
SURVEYED FEBRUARY 21, 1997
SCALE: 1" = 60'

SHEET 1 OF 2

JOB NO. 97 - 1 - 28

5312 PETERS CREEK ROAD, SUITE B
ROANOKE, VIRGINIA 24019
(703) 366 - 8268

ROBERT G. CANTLEY, INC.
LAND SURVEYORS