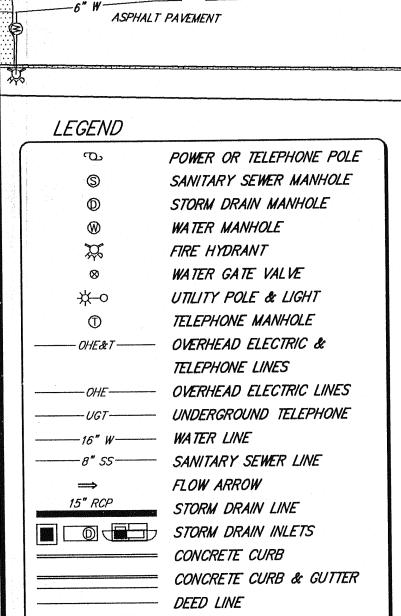
THE COMPANY SOME SEAT HES HOT DEEM BENHOLD



CONCRETE

CONC. WALL

SORD

(3)

CHAIN LINK

—CHAIN LINK

GUARD RAIL-

1 STORY

SUB STATION!

21.0'

PP NO NUMBER

GRASS

BRICK WALK

GUARD RAIL

PP NO NUMBER -

-GUARD RAIL

-CONC. STOOP

GUARD RAIL -

GRASS

CHAIN LINK

NOTES:

PP #254-3604-

BRICK WALL

0.5' X 1.0' PIPE -

1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

(IN FEET)

1 inch = 20 ft.

-CONC. TELEPHONE

2) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 9778-01406 DATED DECEMBER 31, 1997 AT 10:39 A.M.

Tax # 2013009 B<u>LUE EAGLE</u>

PĀRTNERSHIP

BK. 1754, PG. 1434

61.1'

61.2'

CONC. PATTO

61.2'

61.3

Tax # 2013018

ROANOKE FOUNDATION

FOR

DOWNTOWN, INC.

INST. # 970024714

ZONED C-3

(30' R/W)

- VENT

GDI:

THE PROPERTY SHOWN HEREON IS AFFECTED BY THE FOLLOWING ENCUMBRANCE SET FORTH IN THE AFOREMENTIONED TITLE

A. RESERVATIONS AS SET OUT IN DEED RECORDED AS INSTRUMENT No. 970024714, PAGE 104, FOR THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS, OVER THE DEPOT PARCEL AND OFFICE BUILDING PARCEL, ALL AS MORE PARTICULARLY SET OUT IN SAID INSTRUMENT. THIS IS A BLANKET TYPE ENCUMBRANCE AND IS NOT LOCATABLE OR PLOTTABLE.

3) THE PROPERTIES SHOWN HEREON ARE NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FEDERAL INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FLOOD INSURANCE RATE MAP NUMBER 51161C0046 D, "ZONE X".

4) THE ABOVE GROUND UTILITY STRUCTURES SHOWN HEREON WERE FIELD LOCATED. ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON EXISTING PLANS FROM THE CITY OF ROANOKE OR UTILITY COMPANIES AND THEIR LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.

5) THE SUBJECT PROPERTY SHOWN HEREON IS ZONED C-3 PER THE CITY OF ROANOKE ZONING MAPS. THE BUILDING SHOWN HEREON IS A VACANT 8 STORY OFFICE BUILDING.

6) THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION AND/OR ZONING ORDINANCES.

GRAPHIC SCALE

TIM