

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT VIRGINIA HOLDING CORPORATION IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BOUNDED BY CORNERS 5 THRU 11 TO 5, INCLUSIVE, AND IS PART OF THE LAND CONVEYED TO SAID OWNER BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1104, PAGE 422 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED IN DEED BOOK 1153, PAGE 412.

THAT NORFOLK SOUTHERN RAILWAY COMPANY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 2 TO 12 TO 13 TO 9 TO 8 TO 7 TO 6 TO 5 TO 4 TO 3 TO 2, INCLUSIVE, AND IS PART OF THE LAND CONVEYED TO SAID OWNER BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 173, PAGE 128.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES OF ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF ROANOKE CITY, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

VIRGINIA HOLDING CORPORATION

BY: Lloyd R. Clingenspeel ITS Real Estate Manager

NORFOLK SOUTHERN RAILWAY COMPANY

BY: Lloyd R. Clingenspeel REAL ESTATE MANAGER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, James H. Hill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lloyd R. Clingenspeel, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF Sept, 1999.

Sam H. Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 28 2002

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, James H. Hill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lloyd R. Clingenspeel, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF Sept, 1999.

Sam H. Hill
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MY COMMISSION EXPIRES Feb. 28 2002

APPROVED: Thrup C. Edrman

ENGINEER, CITY OF ROANOKE

John R. McAden

AGENT, CITY OF ROANOKE PLANNING COMMISSION

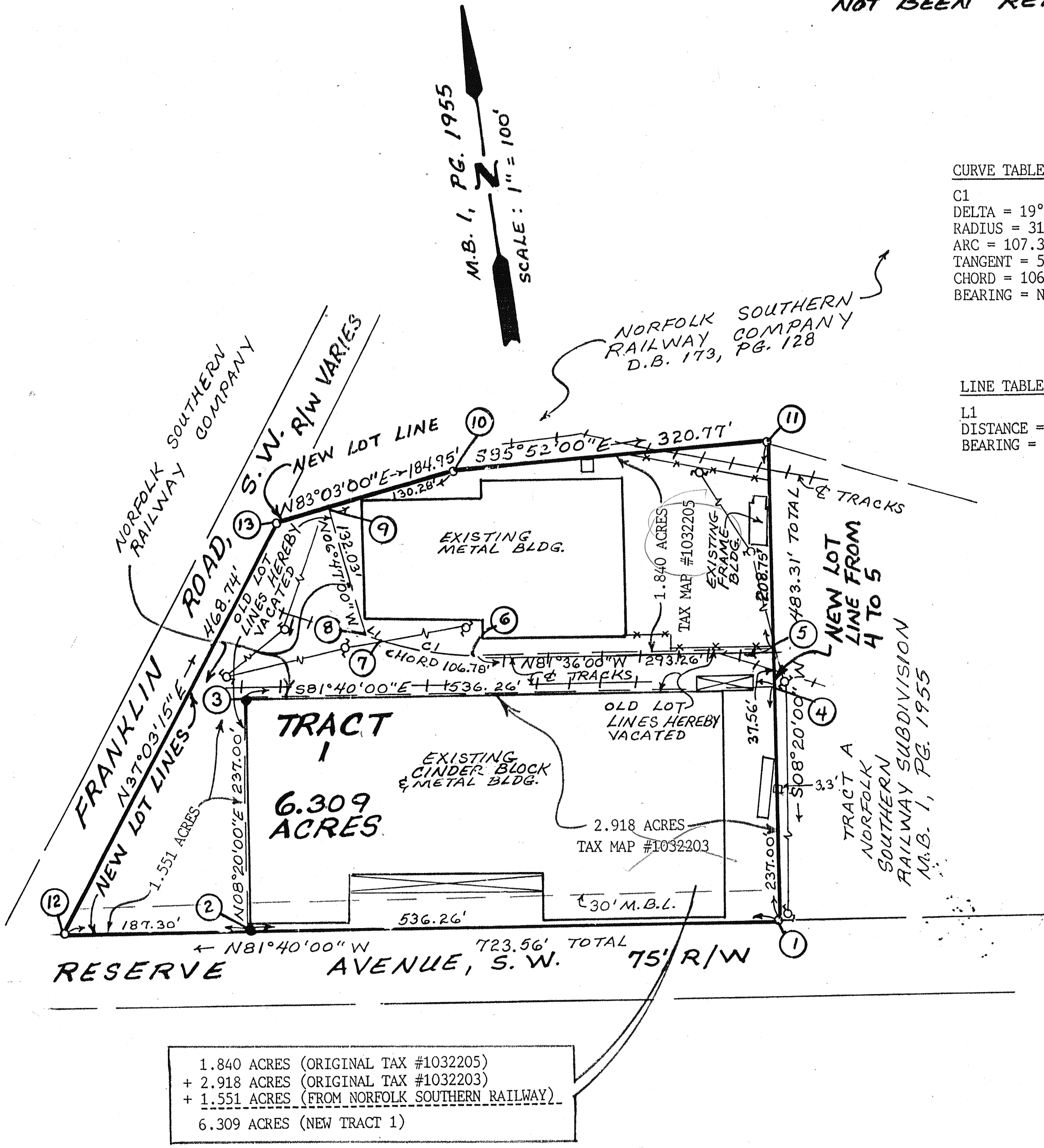
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11:25 O'CLOCK A.M. ON THIS 10 DAY OF September, 1999, IN MAP BOOK 1, PAGE 2003.

TESTE: Arthur B. Canish III

CLERK

Kathryn Molladay

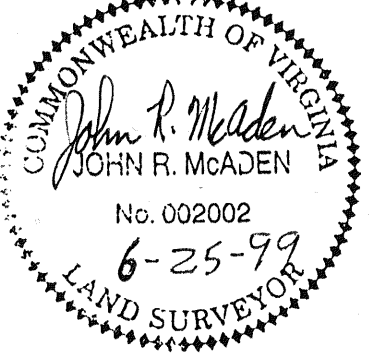
DEPUTY CLERK



1.840 ACRES (ORIGINAL TAX #1032205)
+ 2.918 ACRES (ORIGINAL TAX #1032203)
+ 1.551 ACRES (FROM NORFOLK SOUTHERN RAILWAY)
6.309 ACRES (NEW TRACT 1)

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- UTILITY POLE
- OVERHEAD
- FENCE



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. MCADEN
002002

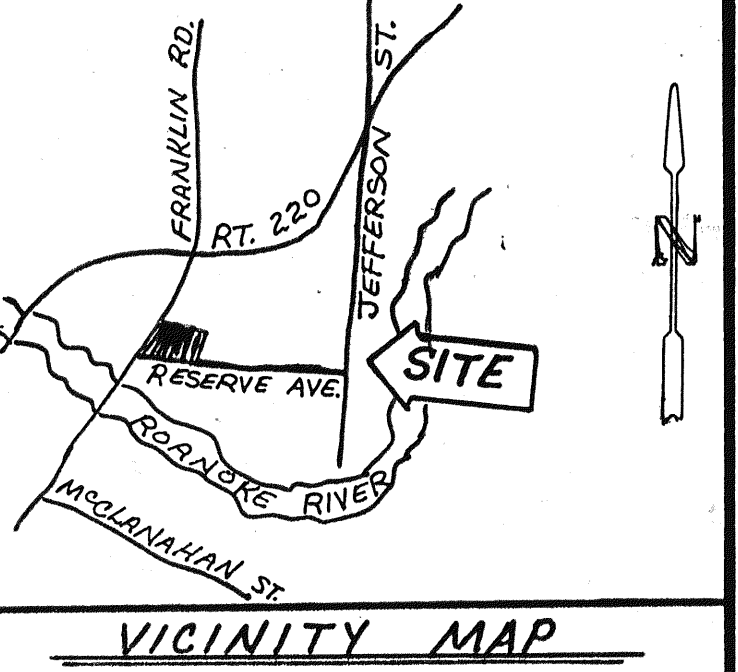
THIS ORIGINAL PLAT HAS NOT BEEN REDUCED.

CURVE TABLE

C1
DELTA = 19°50'04"
RADIUS = 310.00
ARC = 107.32
TANGENT = 54.20
CHORD = 106.78
BEARING = N 71°41'00" W

LINE TABLE

L1
DISTANCE = 13.53
BEARING = N 61°46'00" W



COORDINATE LIST

| CORNER | NORTHING | EASTING |
|--------|------------|------------|
| 1 | 1000.00000 | 5000.00000 |
| 2 | 922.27884 | 5530.59797 |
| 3 | 687.78117 | 5496.24912 |
| 4 | 765.50233 | 4965.65115 |
| 5 | 959.44104 | 5536.04143 |
| 6 | 1002.28135 | 5245.92743 |
| 7 | 1035.83895 | 5144.55753 |
| 8 | 1042.23950 | 5132.63722 |
| 9 | 1173.34528 | 5117.04248 |
| 10 | 1189.10956 | 5246.36520 |
| 11 | 1165.98952 | 5566.29633 |
| 12 | 792.64808 | 4780.32866 |
| 13 | 1166.73017 | 5062.77527 |

NOTES:

- OWNER OF RECORD: VIRGINIA HOLDING CORPORATION DEED BOOK 1104, PAGE 422 TAX MAP #1032203
- OWNER OF RECORD: VIRGINIA HOLDING CORPORATION DEED BOOK 1153, PAGE 412 TAX MAP #1032205
- OWNER OF RECORD: NORFOLK SOUTHERN RAILWAY COMPANY PART OF DEED BOOK 173, PAGE 128
- NO TITLE REPORT FURNISHED
- PROPERTY IS CURRENTLY ZONED: HM
- UNDERGROUND UTILITY SERVICE LINES
- A PRIVATE SANITARY SEWER EASEMENT SHALL BE PROVIDED FOR TRACT 1 AS NEEDED WITH EXACT LOCATION TO BE DETERMINED AT TIME OF CONVEYANCE OF TRACT 1. THIS PROVISION IS NECESSARY DUE TO UNKNOWN LOCATION OF EXISTING SANITARY SEWER LINE SERVING TRACT 1.

COMBINATION PLAT
FOR
VIRGINIA HOLDING CORPORATION
COMBINING A 1.551 ACRE PARCEL WITH
A 1.840 ACRE PARCEL & A 2.918 ACRE PARCEL
CREATING HEREON
TRACT 1 (6.309 ACRES)
SITUATED ON RESERVE AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
JUNE 25, 1999
JOB #R9920401

