

GENERAL NOTES:

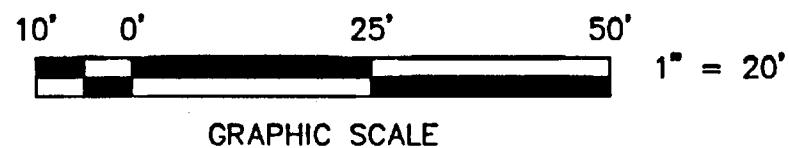
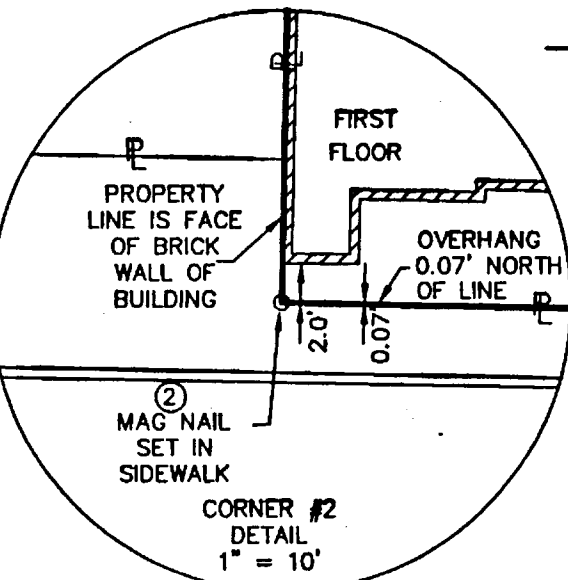
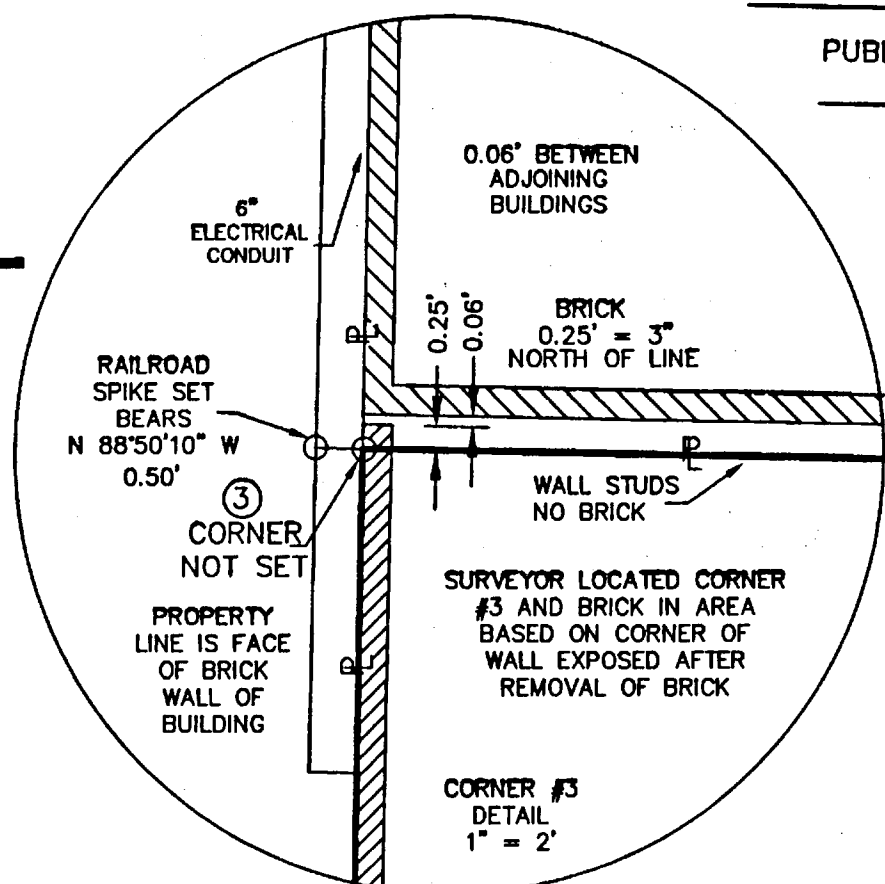
1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 99-4592 DATED NOV. 30, 1999 AND IS SUBJECT THERETO. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE LOCATION OF WALLS AND IMPROVEMENTS SHOWN ON THIS PLAT WERE BASED ON A FIELD SURVEY. THE LOCATIONS OF WALLS AND OTHER IMPROVEMENTS COULD ONLY BE MADE AT POINTS ACCESSIBLE TO THE SURVEYOR. PROPERTY LINES BETWEEN POINTS 3 TO 4 TO 5 TO 6 SHOWN ON THIS PLAT WHICH WERE INACCESSIBLE WERE PROJECTED BASED ON OLD MAPS AND DEEDS BY THE SURVEYOR AND MAY OR MAY NOT ACCURATELY REPRESENT THE ACTUAL LOCATION. SURVEYOR LOCATED CORNER #3 AND BRICK IN AREA BASED ON CORNER OF WALL EXPOSED AFTER REMOVAL OF BRICK.

ENCROACHMENTS:

1. ORDINANCE NO. 21144, DATED OCTOBER 6, 1973 AND RECORDED IN D.B. 1337, PG. 518 PERMITS CONSTRUCTION OF CERTAIN UNDERGROUND FOOTINGS NOT MORE THAN 2.5' INTO JEFFERSON STREET RIGHT OF WAY AND NOT MORE THAN 3.0' INTO KIRK AVENUE, S.W. RIGHT OF WAY.

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF JEFFERSON STREET AND KIRK AVENUE, N.W., POINT #1 BEING MARKED BY A MAGNETIC NAIL SET IN THE SIDEWALK BY TPP&S; THENCE ALONG THE NORTH SIDE OF KIRK AVENUE, N.W. N 88°50'10" W, 170.00 FEET TO POINT #2, BEING MARKED BY A MAGNETIC NAIL SET IN THE SIDEWALK BY TPP&S; THENCE N 01°08'15" E, 75.03 FEET TO POINT #3, A RAILROAD SPIKE SET BY TPP&S BEARS N 88°50'10" W, 0.50 FEET; THENCE S 88°50'10" E, 45.00 FEET TO POINT #4; THENCE N 01°08'15" E, 25.05 FEET TO POINT #5; THENCE S 88°50'10" E, 125.00 FEET TO POINT #6, BEING MARKED BY A MAGNETIC NAIL SET IN THE SIDEWALK BY TPP&S ON THE WEST SIDE OF JEFFERSON STREET; THENCE ALONG THE WEST SIDE OF JEFFERSON STREET S 01°08'15" W, 100.08 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS A PART OF LOT 118, AND ALL OF LOTS 119, 120 AND 121, WARD 5, CONTAINING 0.365 ACRE, (15,886 SQUARE FEET) ACCORDING TO THE URBAN CLASS ALTA/ACSM LAND TITLE SURVEY FOR CARILION SERVICES, INC. DATED JANUARY 4, 2000 PREPARED BY T. P. PARKER & SON.



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 ADMITTED TO RECORD AT 3:10 O'CLOCK P.M. ON THIS 6 DAY OF JAN, 2000.

TESTE: ARTHUR B. CRUSH, III, CLERK
BY: PATTY TAYLOR, DEPUTY CLERK

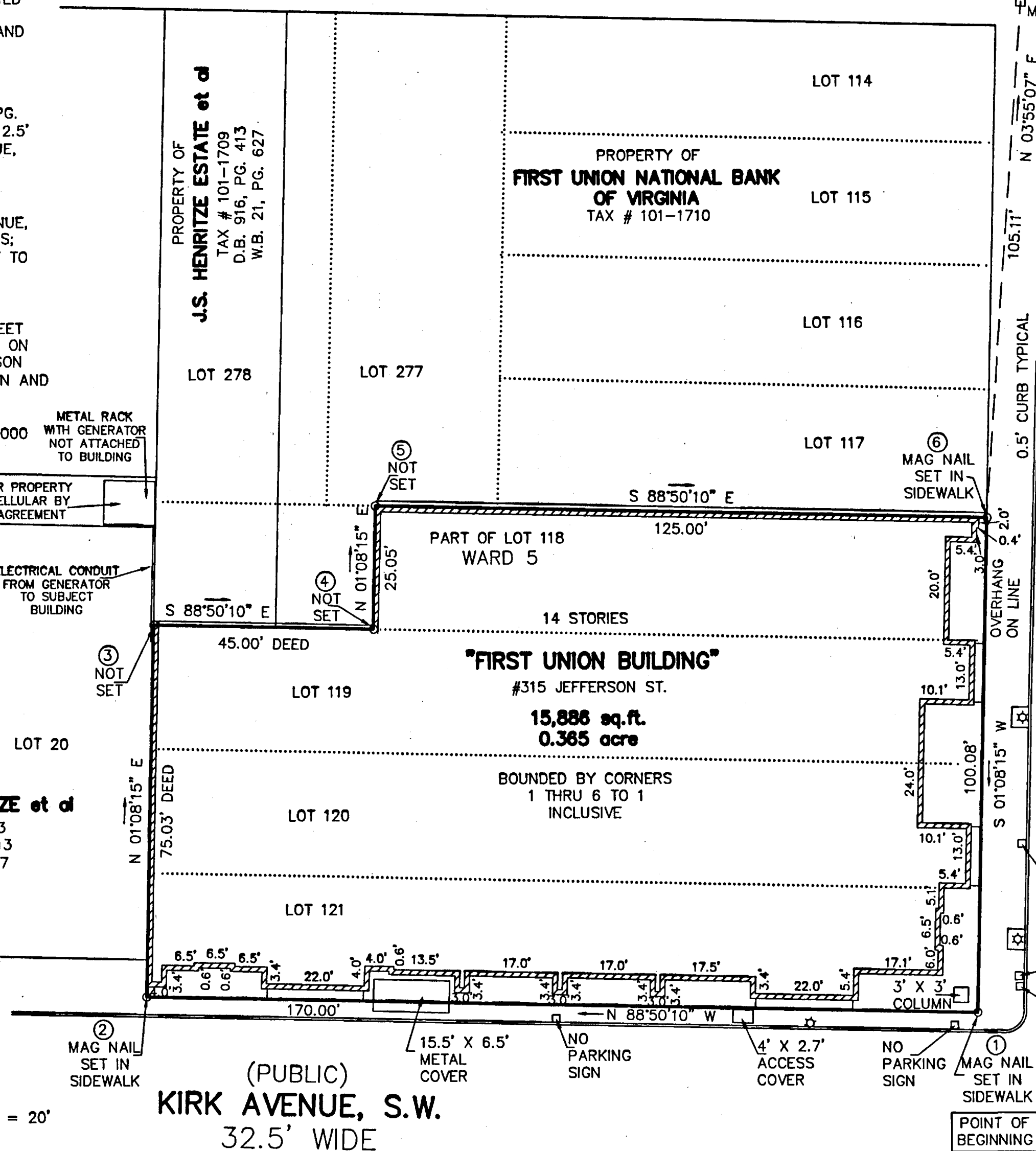
CLOSED BY AGS

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

(PUBLIC)
CAMPBELL AVENUE, S.W.
60' WIDE

REFERENCE MAPS:

1. MAP SHOWING ROANOKE THEATER PROPERTY BY JAMES F. MACTIER C.P.E. DATED MAR. 12, 1937.
2. PLAT OF SURVEY SHOWING PROPERTY OF JEFFERSON LIMITED PARTNERSHIP BY C.B. MALCOLM & SON S.C.E. DATED JULY 20, 1973, INSPECTED NOV. 16, 1973 AND "AS BUILT" JULY 16, 1975.
3. OFFICIAL SURVEY S.W. #1.



(PUBLIC)
KIRK AVENUE, S.W.
32.5' WIDE

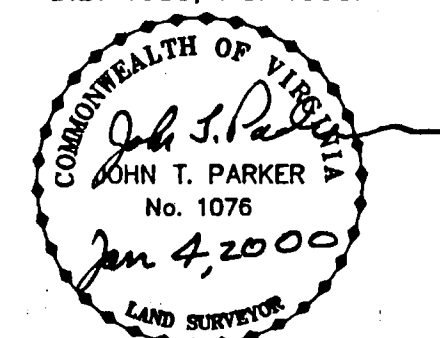
CERTIFICATION TO CARILION SERVICES, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997 AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

JOHN T. PARKER, L.S. NO. 1076

DATE: Jan 4, 2000

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY. UCC REALTY CORP. IS THE OWNER OF RECORD, SEE D.B. 1585, PG. 1393.



CITY MONUMENT #19

MERIDIAN OF D.B. 1585, PG. 1403

(PUBLIC)
SOUTH JEFFERSON STREET
60' WIDE

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE SUBDIVISION ORDINANCE.

URBAN CLASS
ALTA/ACSM LAND TITLE SURVEY FOR
CARILION SERVICES, INC.

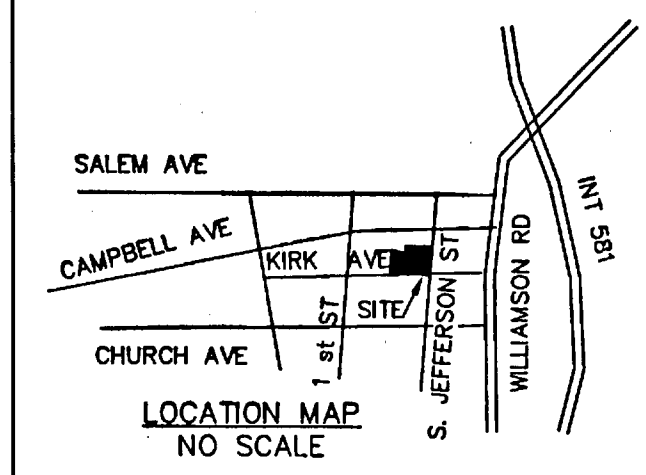
0.365 ACRE TRACT BEING BOUNDED BY CORNERS 1 THRU 6 TO 1 INCLUSIVE BEING A PORTION OF LOT 118 AND ALL OF LOTS 119, 120 & 121, WARD 5 ROANOKE LAND & IMPROVEMENT SITUATE ON KIRK AVENUE, S.W. & SOUTH JEFFERSON STREET ROANOKE, VIRGINIA

TAX # 101-1714
CALC: LRD
DRAWN: Z/LRD/3
N.B. JR-184

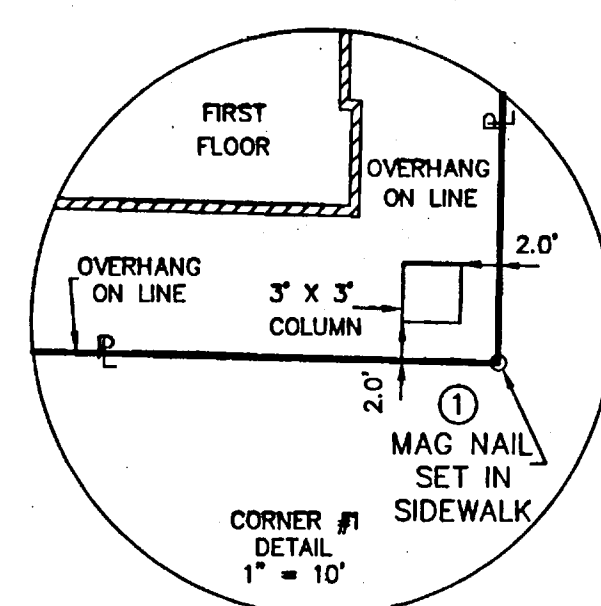
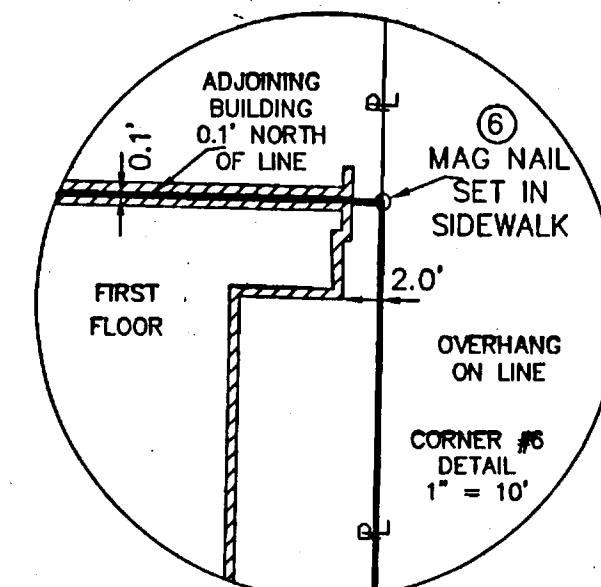
SCALE: 1" = 20'
DATE: JANUARY 4, 2000
W.O. 99-1401

TPP&S T. P. PARKER & SON
ENGINEERS SURVEYORS PLANNERS
816 Boulevard Post Office Box 39
Salem, Virginia 24153

M.B. 1, PG. 2055



LEGEND
☆ = LIGHT POLE ON BRICK BASE
P = PROPERTY LINE
MAG = MAGNETIC
sq. ft. = SQUARE FEET



M.B. 1, PG. 2055