

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That Western Virginia Foundation for the Arts and Sciences and Norfolk Southern Railway Company (a.k.a. Norfolk & Western Railroad Company) are the fee simple Owners and Proprietors of the land shown hereon to be subdivided, bounded by outside corners 1 through 15 to 1, inclusive, which comprises all of the land conveyed to said Western Virginia Foundation for the Arts and Sciences, recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, in Instrument #000012974 and comprises all of the land conveyed to said Western Virginia Foundation for the Arts and Sciences, recorded in the aforesaid Clerk's Office Instrument #010000177, which also comprises a portion of the land conveyed to Norfolk Southern Railway Company in Deed Book 178, Page 336 and Deed Book "N", Page 84.

The said Owner certifies that they have subdivided this land, as shown hereon, entirely with their own free will and consent and pursuant to and in compliance with the Virginia Code of 1950, as required by Sections 15.2-2240 through 15.2-2279, as amended to date, and further pursuant to and in compliance with the City of Roanoke Land Subdivision Ordinances.

In witness whereof are hereby placed the following signatures and seal on this 18TH day of NOVEMBER, 2002.

**Western Virginia Foundation
for the Arts and Sciences**

James C. Seare
President

Norfolk Southern Railway Company

Jeffery L. Causey

STATE OF VIRGINIA

City of Roanoke

I, Wanda L. DiMarco, a Notary Public in and for the aforesaid City and State do hereby certify that James C. Seare, President, of Western Virginia Foundation for the Arts and Sciences, whose name is signed to the foregoing writing dated November 18, 2002, has personally appeared before me in my aforesaid City and State and acknowledged the same on November 22, 2002.

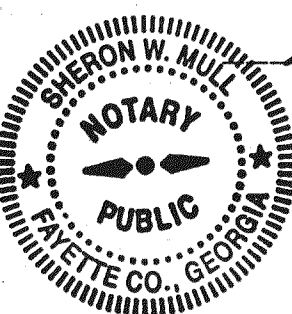
My commission expires May 31, 2006

Wanda L. DiMarco
Notary Public

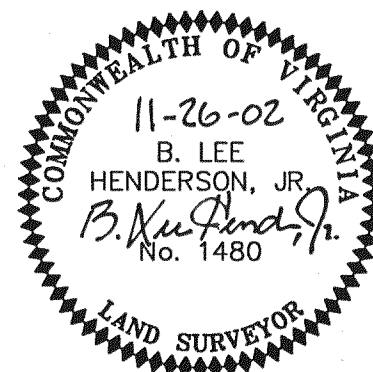
**STATE OF VIRGINIA GEORGIA
COUNTY** of FULTON

I, SHERON W. MULL, a Notary Public in and for the aforesaid COUNTY and State do hereby certify that JERRY L. CAUSEY, GENERAL ATTORNEY of Norfolk Southern Railway Company, whose name is signed to the foregoing writing dated NOVEMBER 18, 2002, has personally appeared before me in my aforesaid COUNTY and State and acknowledged the same on NOVEMBER 18, 2002.

My commission expires May 2, 2006



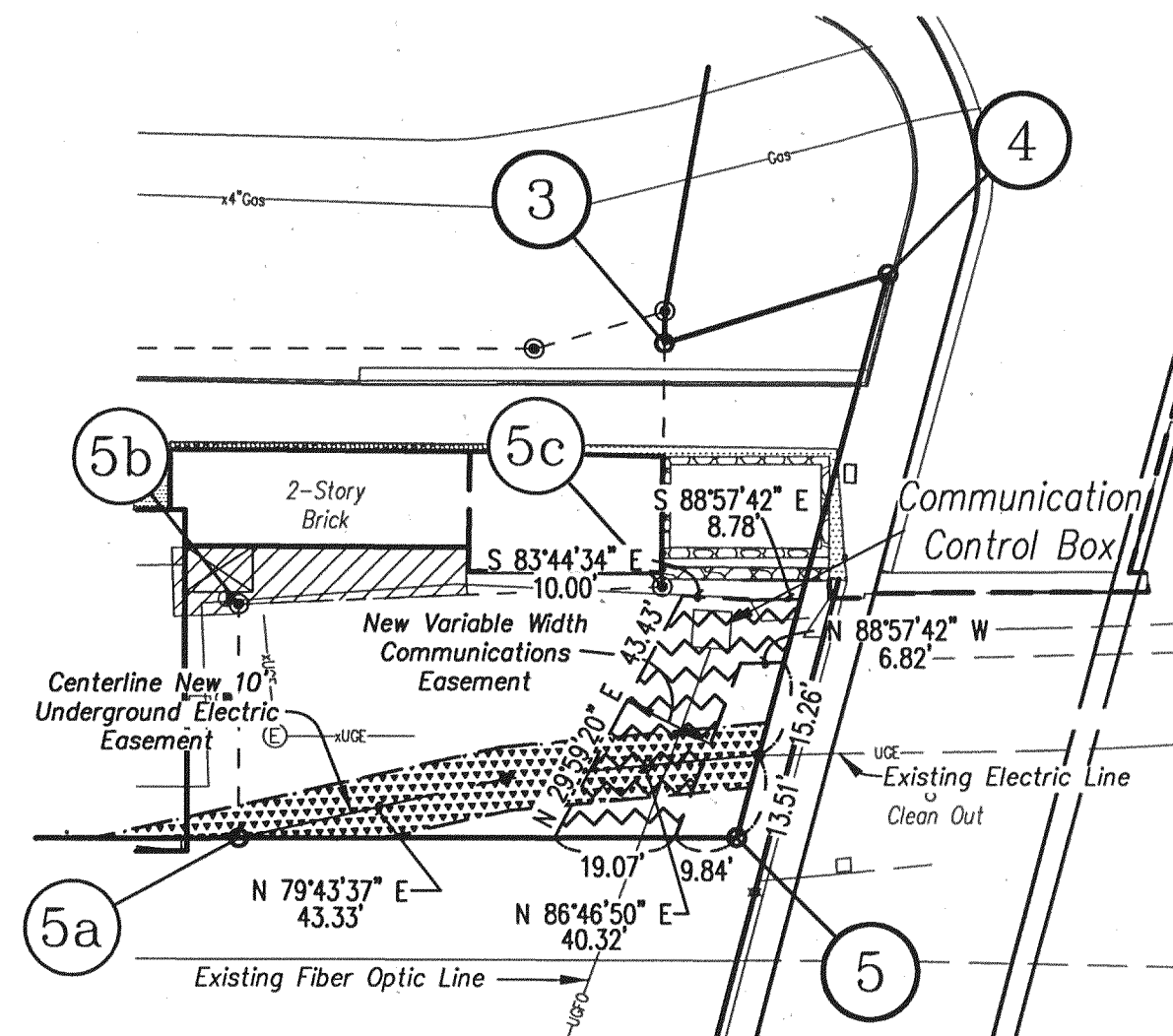
Sheron W. Mull
Notary Public

**Notes:**

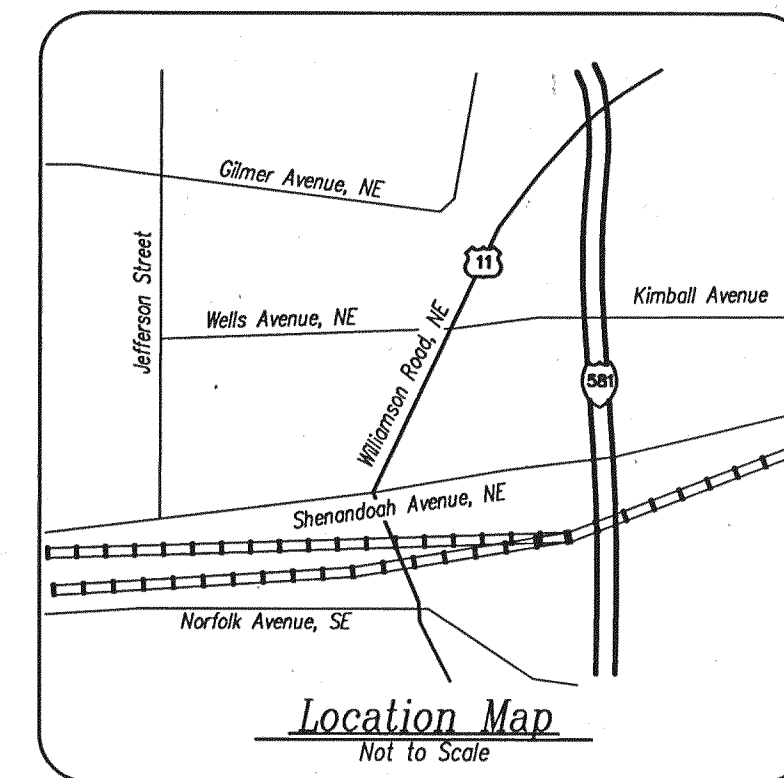
1. This plat is based on a current field survey.
2. This plat was prepared without the benefit of a current title report.
3. Iron pins set at all corners, unless otherwise noted.
4. This property does lie within the limits of a 100 Year Flood Boundary as designated by FEMA. This opinion is based on an inspection of the Flood Insurance Rate Maps and has been verified by actual field elevations. See Community Panel #51013 0046 D, Map #51161C0046 D, dated October 15, 1993. Zone "A" (no base flood elevations determined)
5. Legal References: Property of WESTERN VIRGINIA FOUNDATION FOR THE ARTS and SCIENCES
0.839 Acre Tract (Tax #3013603); Instrument #000012974 & Map Book 1, Page 1765
0.270 Acre Tract (Tax #3013604); Instrument ⁰¹⁰⁰⁰⁰¹⁷⁷ #001000177 & Map Book 1, Page 2189
Property of NORFOLK SOUTHERN RAILWAY COMPANY
Deed Book 178, Page 336 & Deed Book N, Page 84
6. For details of Utilities effecting this Property see plat prepared by Lumsden Associates, PC, entitled Boundary and Topographical Survey of 1.109 Acre Tract, being Roanoke City Tax Parcels 3013603 (0.839 Acres) & 3013604 (0.270 Acres) prepared for Spectrum Design, dated January 30, 2002.

BOUNDARY COORDINATES		
Origin of Coordinates Assumed		
Corner	Northing	Easting
1	5162.89221	5452.88435
2	5124.53108	5444.57857
3	5119.45065	5444.34647
4	5128.98677	5480.15819
5	5040.66858	5452.93865
6	5053.11758	5116.04942
7	5057.66793	4993.83254
8	5073.72704	4603.67125
9	5090.42941	4604.28225
10	5076.20832	4966.23298
11	5096.14290	4967.01818
12	5122.59482	5104.46133
13	5124.04084	5107.89961
14	5160.54926	5197.58086
15	5167.94578	5285.61067
1	5162.89221	5452.88435

Total Area = 1.213 Acres



New Private Easements Detail
to be Granted to
Norfolk Southern Railway Company

**APPROVED:**

Arthur B. Crush, III 12-2-2002
Agent, Roanoke City Planning Commission Date
Thompson C. Alcorn 12-2-02
City Engineer, Roanoke, Virginia Date

In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this map with the certificate of acknowledgment thereto annexed is admitted to record on December 4th, 2002, at 9:28 o'clock A.m.

Testee: Arthur B. Crush, III

Rauna B. Miller
Deputy Clerk

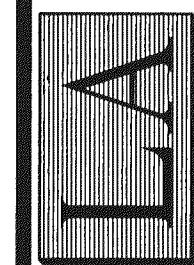
PLAT SHOWING
THE COMBINATION
Roanoke City Tax Parcels
3013603 (0.839 Acres) &
3013604 (0.270 Acres)

Property of
**WESTERN VIRGINIA FOUNDATION
for the ARTS AND SCIENCES**
and a
0.103 Acre Tract
Property of
Norfolk Southern Railway Company
Creating Hereon New
Tract 1 (1.213 Acres)

Situated along
Shenandoah Avenue, N.E. & Williamson Road, N.W.
ROANOKE, VIRGINIA
Revised July 18, 2002

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: May 17, 2002
SCALE: 1" = 50'
COMM. NO.: 01-264
CADD FILE: I:\2001\01264\sur\01264rps.dwg
SHEET 1 OF 2