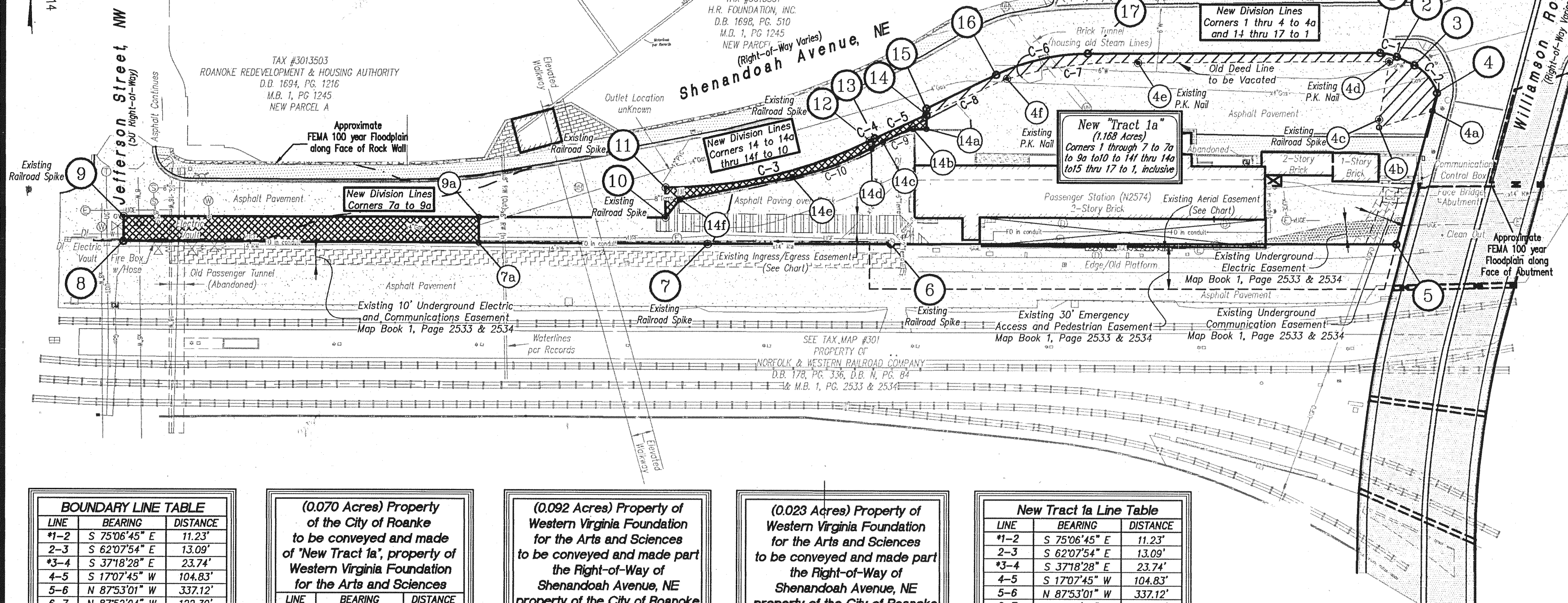


Meridian of
Instrument #970024714



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
*1-2	S 75°06'45" E	11.23'
2-3	S 62°07'54" E	13.09'
*3-4	S 37°18'28" E	23.74'
4-5	S 17°07'45" W	104.83'
5-6	N 87°53'01" W	337.12'
6-7	N 87°52'04" W	122.30'
7-8	N 87°38'35" W	390.49'
8-9	N 02°05'42" E	16.71'
9-10	S 87°45'00" E	362.23'
10-11	N 02°15'00" E	20.00'
11-12	N 79°07'35" E	139.96'
*12-13	N 67°11'24" E	3.73'
*13-14	N 67°27'14" E	37.95'
14-15	N 02°12'45" E	4.15'
15-16	N 66°24'47" E	51.73'
*16-17	N 79°09'35" E	62.66'
17-1	S 88°05'37" E	195.04'

** - denotes Chord Bearing and Distance

(0.070 Acres) Property of the City of Roanoke to be conveyed and made of 'New Tract 1a', property of Western Virginia Foundation for the Arts and Sciences		
LINE	BEARING	DISTANCE
*1-2	S 75°06'45" E	11.23'
2-3	S 62°07'54" E	13.09'
*3-4	S 37°18'28" E	23.74'
4-4a	S 17°07'45" W	12.41'
4a-4b	S 75°05'20" W	37.06'
4b-4c	N 02°36'57" E	5.09'
4c-4d	N 12°13'01" E	39.25'
4d-4e	N 88°16'10" W	167.35'
*4e-4f	S 85°11'50" W	88.34'
*4f-14	S 68°06'14" W	58.87'
14-15	N 02°12'45" E	4.15'
15-16	N 66°24'47" E	51.73'
*16-17	N 79°09'35" E	62.66'
17-1	S 88°05'37" E	195.04'

** - denotes Chord Bearing and Distance

(0.092 Acres) Property of Western Virginia Foundation for the Arts and Sciences to be conveyed and made part the Right-of-Way of Shenandoah Avenue, NE property of the City of Roanoke		
LINE	BEARING	DISTANCE
7a-8	N 87°38'35" W	237.37'
8-9	N 02°05'42" E	16.71'
9-9a	S 87°45'00" E	237.50'
9a-7a	S 02°30'51" W	17.16'

Existing 12' Ingress/Egress Easement (Map Book 1, Page 1765)

Existing Variable Width Aerial Easement (Map Book 1, Page 1765)

(0.023 Acres) Property of Western Virginia Foundation for the Arts and Sciences to be conveyed and made part the Right-of-Way of Shenandoah Avenue, NE property of the City of Roanoke		
LINE	BEARING	DISTANCE
14-14a	S 02°12'45" W	9.40'
14a-14b	S 88°01'54" E	8.84'
*14b-14c	S 68°43'05" W	22.02'
14c-14d	S 63°14'20" W	8.92'
*14d-14e	S 72°02'00" W	56.01'
14e-14f	S 80°49'39" W	76.67'
14f-10	S 40°27'55" W	15.51'
10-11	N 02°15'00" E	20.00'
*11-12	N 79°07'35" E	139.96'
*12-13	N 67°11'24" E	3.73'
*13-14	N 67°27'14" E	37.95'

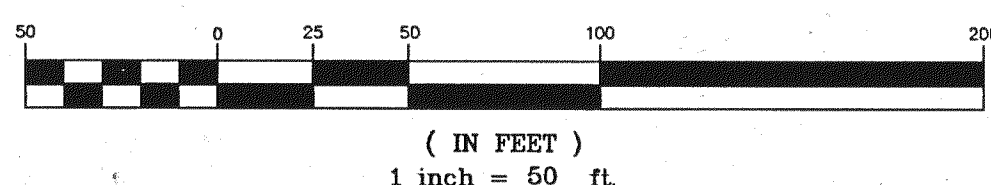
** - denotes Chord Bearing and Distance

New Tract 1a Line Table		
LINE	BEARING	DISTANCE
*1-2	S 75°06'45" E	11.23'
2-3	S 62°07'54" E	13.09'
*3-4	S 37°18'28" E	23.74'
4-5	S 17°07'45" W	104.83'
5-6	N 87°53'01" W	337.12'
6-7	N 87°52'04" W	122.30'
7-7a	N 87°38'35" W	153.12'
7a-9a	N 02°30'51" E	17.16'
9a-10	S 87°45'00" E	124.73'
10-14f	N 40°27'55" E	15.51'
14f-14e	N 80°49'39" E	76.67'
*14e-14d	N 72°02'00" E	56.01'
14d-14c	N 63°14'20" E	8.92'
*14c-14b	N 68°43'05" E	22.02'
14b-14a	S 88°01'54" E	8.84'
14a-15	N 02°12'45" E	13.55'
15-16	N 66°24'47" E	51.73'
*16-17	N 79°09'35" E	62.66'
17-1	S 88°05'37" E	195.04'

** - denotes Chord Bearing and Distance

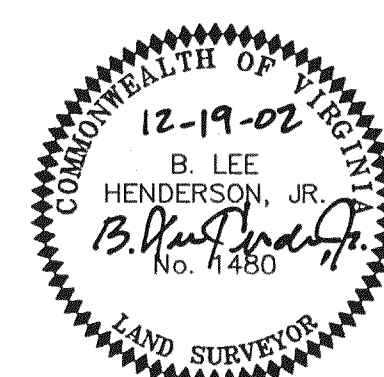
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	11.33'	5.76'	11.23'	S 75°06'45" E	25°57'43"
C2	28.27'	24.50'	13.08'	23.74'	S 37°18'28" E	49°38'51"
C3	308.20'	141.19'	71.85'	139.96'	N 79°07'35" E	26°14'51"
C4	90.00'	3.73'	1.87'	3.73'	N 67°11'24" E	2°22'29"
C5	4267.81'	37.96'	18.98'	37.95'	N 67°27'14" E	0°30'34"
C6	142.00'	63.18'	32.12'	62.66'	N 79°09'35" E	25°29'36"
C7	273.92'	88.73'	44.76'	88.34'	S 85°11'50" W	18°33'33"
C8	4267.81'	58.87'	29.44'	58.87'	S 68°06'14" W	0°47'25"
C9	115.33'	22.06'	11.06'	22.02'	S 68°43'05" W	10°57'31"
C10	183.17'	56.23'	28.34'	56.01'	S 72°02'00" W	17°35'20"

GRAPHIC SCALE



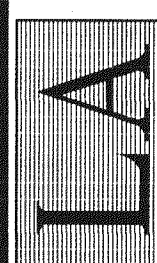
ABBREVIATIONS

BLDG	BUILDING
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DI	DRAINAGE INLET
ELEC	ELECTRICAL
FO	FIBER OPTIC
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RW	UNTREATED RIVER WATER
SD	STORM DRAIN
T	TELEPHONE
TERRA	TERRA COTTA PIPE
UGE	UNDERGROUND ELECTRIC
UGFO	UNDERGROUND FIBER OPTIC
UGT	UNDERGROUND TELEPHONE
VDHMH	VIRGINIA DEPARTMENT OF HIGHWAYS MANHOLE APPROXIMATE
X	



PLAT SHOWING
THE COMBINATION
Tract 1 (1.213 Acres)
and a
0.070 Acre portion of
Shenandoah Avenue, NE
Creating Hereon New
Tract 1a (1.168 Acres)
Property of
WESTERN VIRGINIA FOUNDATION
for the ARTS AND SCIENCES
and Dedicating
0.115 Acres
for SHENANDOAH AVENUE, NE
property of
THE CITY OF ROANOKE, VIRGINIA
Sited along
Shenandoah Avenue, N.E. & Williamson Road, N.W.
ROANOKE, VIRGINIA

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



DATE: August 20, 2002
SCALE: 1" = 50'
COMM. NO.: 01-264
CADD FILE: I:\2001\01264\sur\01264bas 03.dwg
SHEET 2 OF 2

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