

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1, 2, 15, 16, 14 TO 1, CONTAINING 0.166 ACRES, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 18, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 020001391,

AND THAT THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 14, 16, 17, 18, 13 TO 14, CONTAINING 0.083 ACRES, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 7, 2002 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER 020010334,

AND THAT THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 13, 18, 19, 12 TO 13, CONTAINING 0.185 ACRES, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 7, 2002 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER 020010320,

AND THAT NORFOLK SOUTHERN RAILWAY COMPANY (FORMERLY NORFOLK AND WESTERN RAILWAY COMPANY, FORMERLY TIDEWATER RAILWAY COMPANY) IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 2 THROUGH 12 INCLUSIVE, 19, 18, 17, 16, 15 TO 2, CONTAINING 2.645 ACRES, AND BEING A PORTION OF "TRACT III" OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JANUARY 25, 1906 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. 173, PG. 128.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

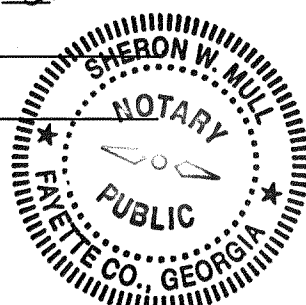
WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Lynn W. Campbell April 21, 2003  
CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY - OWNER  
AUTHORIZED REPRESENTATIVE DATE

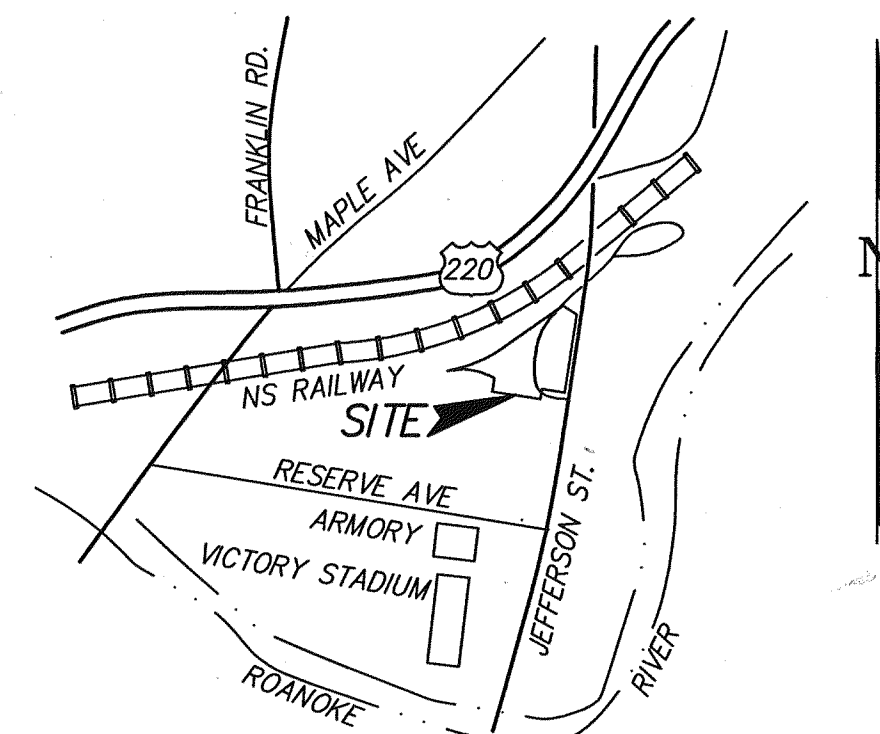
C.V. Baker APRIL 16, 2003  
NORFOLK SOUTHERN RAILWAY COMPANY - OWNER  
AUTHORIZED REPRESENTATIVE DATE

STATE OF VIRGINIA  
County of Roanoke  
TO WIT:  
I, MARGARET S. CONNER, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
DANN W. CAMPBELL, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
21<sup>ST</sup> DAY OF APRIL, 2003.  
MY COMMISSION EXPIRES JUNE 30, 2003.  
Margaret S. Conner  
NOTARY PUBLIC

STATE OF ~~VIRGINIA~~ GEORGIA  
County of FULTON  
TO WIT:  
I, SHERON W. MULL, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
C.V. BAKER, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
16<sup>TH</sup> DAY OF APRIL, 2003.  
MY COMMISSION EXPIRES May 2, 2006.  
Sheron W. Mull  
NOTARY PUBLIC

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0048 D, DATED OCTOBER 15, 1993.
3. THIS MAP IS BASED ON A CURRENT FIELD SURVEY.
4. THE PURPOSE OF THIS MAP IS TO SUBDIVIDE 2.645 ACRES FROM THE PROPERTY OF NORFOLK SOUTHERN RAILWAY COMPANY, AND COMBINE THIS 2.645 ACRES WITH EXISTING TAX PARCELS 1031901, 1031902, AND 1031903, TO CREATE "NEW TRACT I" (3.079 ACRES).
5. LEGAL REFERENCES: INSTRUMENT NUMBER 020001391  
INSTRUMENT NUMBER 020010334  
INSTRUMENT NUMBER 020010320  
D.B. 173, PG. 128
6. THERE ARE EXISTING TEN FOOT WIDE PRESCRIPTIVE EASEMENTS TO THE CITY OF ROANOKE, VIRGINIA ON THE EXISTING PUBLIC STORM DRAIN AND SANITARY SEWER LINES THAT LIE WITHIN THE LIMITS OF THE SUBJECT PROPERTY, AS SHOWN ON SHEET 2. AS THE RELOCATION OF THESE STORM DRAIN AND SANITARY SEWER LINES IS IMMINENT DUE TO PROPOSED CONSTRUCTION, THIS PLAT IS NOT PLACING RECORDED EASEMENTS ON THESE EXISTING UTILITY LINES. UPON RELOCATION OF THESE UTILITY LINES, A FORMAL EASEMENT PLAT WILL BE PREPARED AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, DEDICATING EASEMENTS TO THE CITY OF ROANOKE FOR STORM DRAIN AND SANITARY SEWER.



**VICINITY MAP**  
NO SCALE

**APPROVED:**

Lynn W. Campbell 4/21/2003  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE  
Thrupp C. Scivara 4.21.03  
CITY ENGINEER, ROANOKE VIRGINIA DATE

RE-SUBDIVISION AND COMBINATION PLAT  
FOR  
**ROANOKE REDEVELOPMENT  
AND HOUSING AUTHORITY**  
AND  
**NORFOLK SOUTHERN  
RAILWAY COMPANY**

SHOWING  
THE COMBINATION OF A 0.185 ACRE PARCEL (INSTRUMENT NO. 020010320, TAX PARCEL 1031901), A 0.083 ACRE PARCEL (INSTRUMENT NO. 020010334, TAX PARCEL 1031902), AND A 0.166 ACRE PARCEL (INSTRUMENT NO. 020001391, TAX PARCEL 1031903), BEING THE PROPERTIES OF THE ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY, WITH 2.645 ACRES BEING SUBDIVIDED FROM THE PROPERTY OF THE NORFOLK SOUTHERN RAILWAY COMPANY (D.B. 173, PG. 128),  
CREATING HEREON  
**NEW TRACT I (3.079 ACRES)**

SITUATE THE NORTHWEST CORNER OF THE INTERSECTION OF JEFFERSON STREET, S.W. AND WHITMORE AVENUE, S.W. CITY OF ROANOKE, VIRGINIA

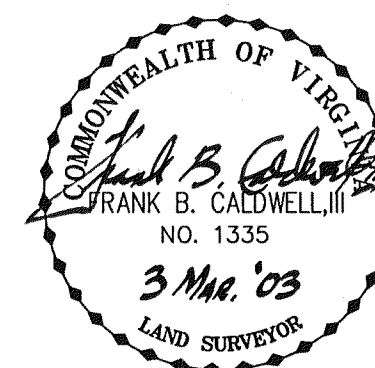
**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE  
P.O. BOX 6260  
ROANOKE, VIRGINIA 24017-0260  
(540) 366-3400  
FAX: (540) 366-8702

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 11:30O'CLOCK A.M. ON THIS 27<sup>TH</sup> DAY OF APRIL, 2003.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: Karlene Bonin  
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE MAP, AND  
HAS NOT BEEN REDUCED.



Tax Nos.: 1031901, 1902, 1903  
Calculated: C.L. White  
Drawn: C.L. White

Revised: Feb. 20, 2003  
Date: Sept. 05, 2002  
Scale: 1" = 60'  
W.O. No.: 02-0099