

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT NORFOLK SOUTHERN RAILWAY COMPANY (FORMERLY NORFOLK AND WESTERN RAILWAY COMPANY) IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 14 INCLUSIVE, TO 1, CONTAINING 6.508 ACRES, AND BEING ALL OF "PARCEL 1" OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 12, 1986 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1550, PG. 1186.

AND THAT NORFOLK SOUTHERN RAILWAY COMPANY (FORMERLY NORFOLK AND WESTERN RAILWAY COMPANY) IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 15 THROUGH 24 INCLUSIVE, TO 15, CONTAINING 5.887 ACRES, AND BEING ALL OF "PARCEL 2" OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 12, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN D.B. 1550, PG. 1186.

THE SAID OWNER HEREBY CERTIFIES 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 OWNER:

Lloyd R. Clingenpeel 8-25-03
NORFOLK SOUTHERN RAILWAY COMPANY & OWNER (D.B. 1550, PG. 1186) DATE
AUTHORIZED REPRESENTATIVE

STATE OF Virginia
City of Roanoke
I, Michael A. Hopkins A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Lloyd R. Clingenpeel WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
25th DAY OF August, 2003.
MY COMMISSION EXPIRES July 31, 2004
Michael A. Hopkins
NOTARY PUBLIC

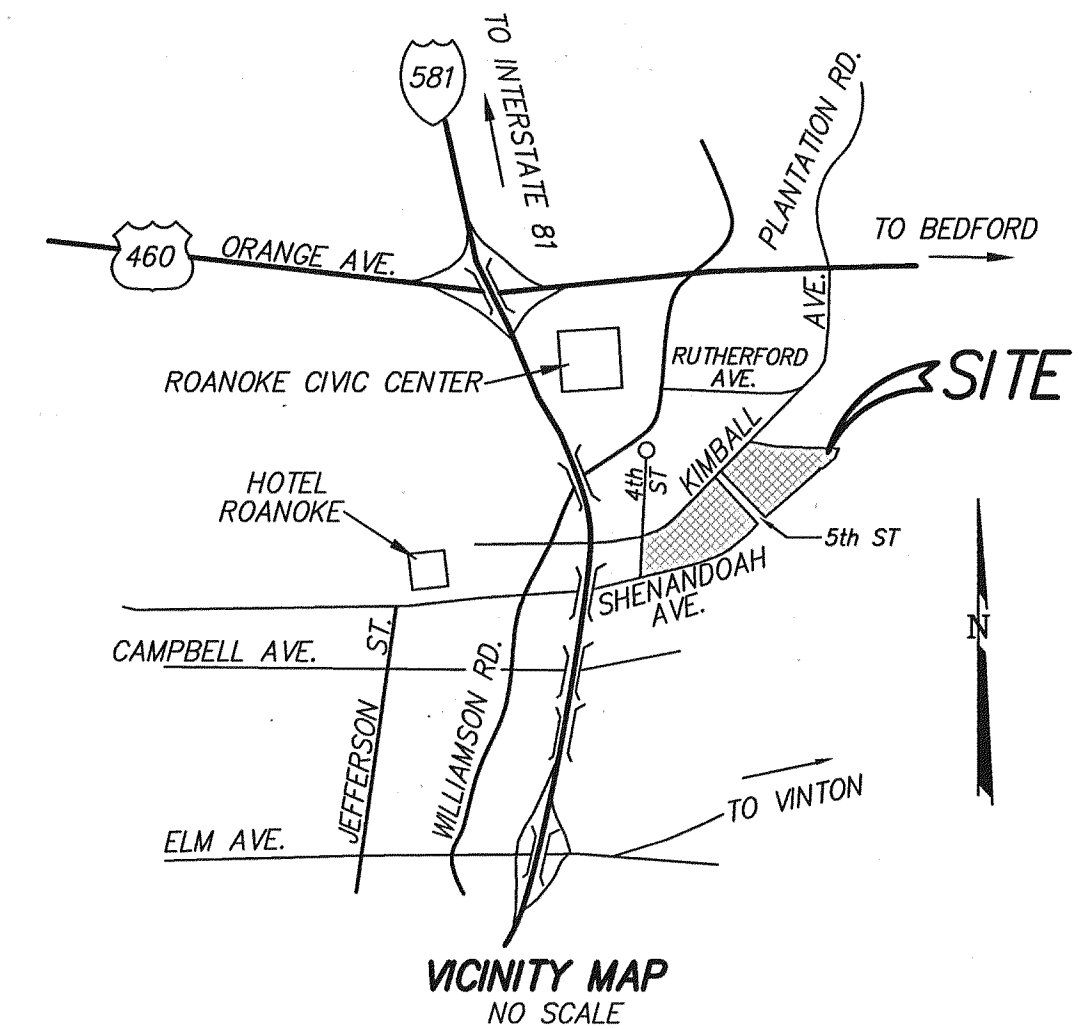
PROPERTY CORNER COORDINATE LIST

COORDINATES SHOWN ARE BASED ON AN ASSUMED ORIGIN, THE REFERENCED MERIDIAN, AND ARE VALID ONLY FOR THE SUBJECT PROPERTIES.

CORNER	NORTHING	EASTING	CORNER	NORTHING	EASTING
1	5000.0000	5000.0000	16	5289.5621	5268.9767
2	5001.4059	5038.1541	17	5256.8929	5470.7997
3	4749.8737	5308.9324	18	5252.6667	5935.4605
4	4688.0942	5308.6757	19	5186.0027	5910.1421
5	4619.3379	5233.4139	20	5101.9896	5818.2614
6	4577.4871	5179.5519	21	5102.2698	5793.3029
7	4513.9541	5082.7606	22	5090.0706	5793.1622
8	4461.7274	4970.6598	23	4738.9644	5408.8353
9	4322.7075	4506.7104	24	5045.3658	5078.9895
10	4348.8376	4471.9580	25	5255.4917	5624.8634
11	4530.3289	4473.7284	26	4871.4344	5266.2293
12	4559.6052	4493.5406	27	4753.8182	4771.3050
13	4578.1430	4538.5527	28	4619.0918	4915.0195
14	4713.8146	4734.1448	29	4617.3564	4913.3908
15	5083.5199	5077.5836	30	4492.7957	5046.8272
			1	5000.0082	4999.9966

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- THE SUBJECT PROPERTIES LIE WITHIN ZONES "AE" AND "X" OF THE FEMA ONE-HUNDRED YEAR FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 510130, PANEL 0046-D, DATED OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP, AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THIS MAP IS BASED ON A CURRENT FIELD SURVEY.
- THE PURPOSE OF THIS MAP IS TO RESUBDIVIDE PARCELS "8" AND "9" OF THE MAP OF THE KIMBALL REDEVELOPMENT PROJECT (M.B. 1, PG. 211).
- SHEET 3 OF THIS MAP SHOWS CITY OF ROANOKE TAX PARCELS 3030501 AND 3030502 AS SHOWN ON CURRENT CITY APPRAISAL MAPS. SAID TAX PARCELS WERE PURCHASED BY THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY FROM ROANOKE GAS COMPANY APRIL 30, 1973 (D.B. 1329, PG. 515), COMBINED WITH OTHER LANDS TO CREATE "PARCEL 9" OF THE MAP OF KIMBALL REDEVELOPMENT PROJECT (M.B. 1, PG. 211, DATED JUNE 25, 1973), AND SUBSEQUENTLY DEEDED TO VIRGINIA HOLDING CORPORATION. "PARCEL 9" OF THE MAP OF KIMBALL REDEVELOPMENT PROJECT WAS THEN CONVEYED TO NORFOLK AND WESTERN RAILWAY COMPANY (CURRENTLY NORFOLK SOUTHERN RAILWAY COMPANY) BY DEED DATED DECEMBER 12, 1986 (PARCEL 2, D.B. 1550, PG. 1186). SUBSEQUENT TO NORFOLK AND WESTERN RAILWAY COMPANY'S ACQUISITION OF THE PROPERTY, A DEED OF GIFT WAS RECORDED FEBRUARY 11, 2002 (INSTRUMENT NO. 020003628), WHEREBY THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY RELEASED AND QUITCLAIMED ALL INTERESTS IN THE TWO SAID TAX PARCELS UNTO ROANOKE GAS COMPANY. IT IS THE SURVEYOR'S OPINION THAT THESE TWO TAX PARCELS WERE PART OF PARCEL 9 (M.B. 1, PG. 211) AND WERE ACQUIRED BY NORFOLK AND WESTERN RAILWAY COMPANY. THERE WAS NO RESIDUAL INTEREST HELD BY THE CITY OF ROANOKE REDEVELOPMENT AUTHORITY TO BE CONVEYED TO ROANOKE GAS COMPANY.
- LEGAL REFERENCES: MAP BOOK 1, PAGE 211
DEED BOOK 1550, PAGE 1186
DEED BOOK 1329, PAGE 515
INSTRUMENT NUMBER 020003628
- AT THE TIME OF FIELD SURVEY, ACCESS TO THE BUILDING ALCOVE LOCATED AT THE SOUTHERN CORNER OF THE TWO-STORY PORTION OF THE BUILDING LOCATED ON "NEW PARCEL 8B" WAS NOT AVAILABLE TO THE SURVEYOR. THE BUILDING DIMENSIONS SHOWN ARE BASED ON A VISUAL APPROXIMATION OF UNIT MASONRY DIMENSIONS. THERE MAY EXIST IMPROVEMENTS WITHIN THIS ALCOVE THAT ARE NOT SHOWN HEREON.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE CITY OF ROANOKE ENTERPRISE ZONE.

**LEGEND**

BLDG.	BUILDING
CATV	CABLE TELEVISION
CO	CLEANOUT
CONC.	CONCRETE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
☆	LIGHT POLE
MH	MANHOLE
PED.	PEDESTAL
TRANS.	TRANSFORMER
WMH	WATER MANHOLE
WV	WATER VALVE

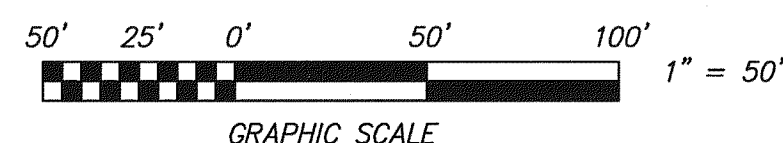
APPROVED:

R. Brian Townsend 8-25-03
AGENT, ROANOKE CITY PLANNING COMMISSION DATE
Jan G. [Signature] 8/26/03
CITY ENGINEER, ROANOKE VIRGINIA DATE

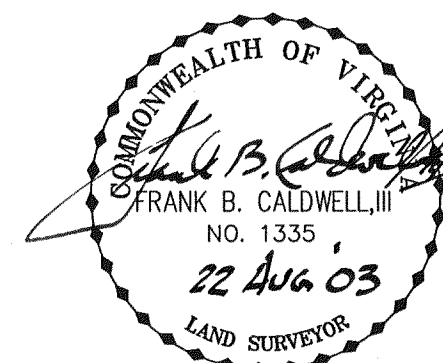
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:05 O'CLOCK P.M. ON THIS 26 DAY OF Aug, 2003.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Patty Taylor
DEPUTY CLERK



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



RESUBDIVISION MAP
FOR
NORFOLK SOUTHERN RAILWAY COMPANY

SHOWING
THE RESUBDIVISION OF PARCEL 8 (6.508 ACRES) OF THE MAP OF THE KIMBALL REDEVELOPMENT PROJECT (M.B. 1, PG. 211), CREATING HEREON
NEW PARCEL 8A (3.008 ACRES) AND NEW PARCEL 8B (3.500 ACRES)
AND
THE RESUBDIVISION OF PARCEL 9 (5.887 ACRES) OF THE MAP OF THE KIMBALL REDEVELOPMENT PROJECT (M.B. 1, PG. 211), CREATING HEREON
NEW PARCEL 9B (2.651 ACRES) AND NEW PARCEL 9C (3.236 ACRES)
SITUATE THE INTERSECTION OF KIMBALL AVENUE, N.E. AND 5th STREET, N.E.
CITY OF ROANOKE, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W.
P.O. BOX 6280
ROANOKE, VIRGINIA 24017-0280
(540) 366-3400
FAX: (540) 366-8702
Calculated: C.L. White
Drawn: C.L. White
Checked: F.B. Caldwell, III
Date: August 06, 2003

Scale: 1" = 50'
Tax Parcels: 3015004 & 005
NB: Carilion # 3
W.O. No.: 03-0071

SHEET 1 OF 3

0662

M.B. 1, PG. 2433