

**DESCRIPTION OF 3.232 ACRE TRACT
PARCEL II, INST. NO. 980001598
SITUATE ON NORTH SIDE OF
ROANOKE AVENUE, S.W.**

BEGINNING at a Corner No. 10, a P.K.Nail found on the North side of Roanoke Avenue, S.W. (formerly known as Boulevard), which said point is 424.60 feet east of the east side of Union Street, S.W., thence leaving Roanoke Avenue, S.W. and with the east side of a 25 foot right of way, N. 08°28'00" W., 261.46 feet to Corner No. 11, an iron pin set on the South side of the right of way of the Norfolk and Western Railway Company's Belt line; thence along the southerly side of said right of way, N. 85°09'00" E., 597.70 feet to Corner No. 12, an iron pin set; thence leaving the said right of way, S. 40°26'00" E., 104.48 feet to Corner No. 13, an iron pin set on the northerly side of Roanoke Avenue, S.W.; thence with the northerly side of Roanoke Avenue, S.W. the following five (5) bearings and distances, S. 55°28'00" W., 98.00 feet to Corner No. 14, an iron pin set; thence S. 52°44'00" W., 172.00 feet to Corner No. 15, an iron pin set; thence S. 60°50'00" W., 53.00 feet to Corner No. 16, an iron pin set; thence S. 73°50'00" W., 70.00 feet to Corner No. 17, an iron pin set; thence S. 85°13'00" W., 294.72 feet to the place of BEGINNING, containing 3.232 acres and being as shown on ALTA/ACSM LAND TITLE SURVEY FOR AA PROPERTIES-ROANOKE, INC. prepared by T. P. Parker & Son dated October 27, 2003 and revised November 20, 2003.

(A) FENCE IN STREET
RIGHT OF WAY

(PUBLIC)
**ROANOKE AVENUE, S.W.
70' WIDE**

SEE SHEET 4 OF 5 FOR PLAT
DESCRIPTION OF 0.149 ACRE TRACT
PARCEL I & PARCEL II, D.B. 1336, PG. 163
SITUATE ON 15 FOOT ROADWAY EASEMENT
NORTH SIDE OF ROANOKE AVENUE, S.W.
ROANOKE, VIRGINIA

BEGINNING at a Corner No. 32, a 1/2 inch slick pin found on the line of Walker Machine & Foundry Company and a 1.155 acre tract as shown on ALTA/ACSM LAND TITLE SURVEY FOR AA PROPERTIES-ROANOKE, INC., by T. P. Parker & Son, the North side of Roanoke Avenue, S.W. (formerly known as Boulevard) bears S. 80°15'00" W., 75.00 feet, thence with said 1.155 acre tract the following three (3) bearings and distances, N. 13°59'00" W., 100.00 feet to Corner No. 31; thence N. 80°15'00" E., 65.00 feet to Corner No. 30; thence S. 13°59'00" E., 100.00 feet to Corner No. 29, a 3/4 inch iron pipe found; thence leaving the 1.155 acre tract and with the line of Walker Machine & Foundry Company, S. 80°15'00" W., 65.00 feet to the place of BEGINNING, containing 0.149 acre and being as shown on ALTA/ACSM LAND TITLE SURVEY FOR AA PROPERTIES-ROANOKE, INC. prepared by T. P. Parker & Son dated October 27, 2003 and revised November 20, 2003.

(PUBLIC)
**RAILROAD AVENUE, S.W.
30' WIDE**

3.232 ACRES
BOUNDED BY CORNERS
10 THRU 17 TO 10
INCLUSIVE
TAX # 1510305
PARCEL II
INST. NO. 980001598

PAVEMENT &
GRAVEL

[SEE SHEET #2]
2.799 ACRES

40' 20' 0' 40' 80'
1" = 40'
GRAPHIC SCALE

CLOSED BY LRD 10/26/03

[SEE SHEET #5]

INST. NO. 980001598

[SEE SHEET #4]

MERIDIAN OF
D.B. 1336, PG. 158

**NORFOLK SOUTHERN CORPORATION
ROANOKE BELT LINE**

[SEE SHEET #4]
0.228 ACRE

ALTA/ACSM LAND TITLE SURVEY FOR
AA PROPERTIES-ROANOKE, INC.

COMPRISED OF 6 TRACTS BEING
2.799 ACRES SOUTH OF ROANOKE AVENUE, S.W.
LOTS 15-21, BLOCK "C", VIRGINIA HEIGHTS EXTENSION
3.232 ACRES NORTH OF ROANOKE AVENUE, S.W. (TAX # 1510305)
0.228 ACRE NORTH OF ROANOKE AVENUE, S.W. (TAX # 1410203)
0.149 ACRE NORTH OF ROANOKE AVENUE, S.W. (TAX # 1410227)
4.145 ACRES NORTH OF RAILROAD (TAX # 1410203)
BEING PROPERTIES ADJACENT TO ROANOKE AVENUE, S.W.
AND RAILROAD AVENUE, S.W.
ROANOKE, VIRGINIA

TAX # 1410203
1510506, 1510305
1510508 THRU 1510512
1410207, 1410227
N.B. JR-242
CALC: LRD

SCALE" 1" = 40'
W.O. 03-0707
DRAWN: Z/LRD/17
DATE: OCT. 27, 2003
REV: NOV. 20, 2003



T.P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153
540-387-1153

SHEET 3 OF 5
M.B. PG. 2665

