

**DESCRIPTION OF 4.145 ACRE TRACT
BEING A PORTION OF TAX # 1410203
A PORTION OF DESCRIPTION IN D.B. 984, PG. 300
SITUATE ON RAILROAD AVENUE, S.W. EXTENDED
ROANOKE, VIRGINIA**

INST. NO. 344-347

BEGINNING at a Corner No. 41, an iron pin set on the northerly right of way line of the Norfolk Southern Corporation (Norfolk Western Railway Belt Line) said point being N. 04°03'46" W., 60.13 feet from a 1 inch iron pipe found at the northeast corner of a 1.155 acre tract of the southerly right of way line of said railroad; thence leaving the railroad and with the line of Walker Machine & Foundry Company, Virginia Holding Corporation, Concrete Pipe & Products Company, Inc. and others, N. 05°51'00" W., 42.50 feet to Corner No. 56 in the Roanoke River; thence continuing with Walker Machine & Foundry Company and others, S. 85°12'00" W., 520.00 feet to Corner No. 55, a 48 inch sycamore tree found on the river bank; thence with the line of the Concrete Pipe & Products Company, Inc. the following five (5) bearings and distances, S. 01°40'00" E., 104.00 feet to Corner No. 54, a 1/2 inch rebar found; thence N. 80°35'00" W., 183.00 feet to Corner No. 53; thence N. 55°44'00" W., 155.02 feet to Corner No. 52; thence S. 04°45'00" E., 292.51 feet to Corner No. 51; thence S. 85°05'00" W., 100.00 feet to Corner No. 50, an iron pin set; thence S. 04°45'00" E., 30.00 feet to Corner No. 49 on the northerly right of way line of the Norfolk Southern Corporation; thence with the northerly right of way line of the railroad the following eight (8) bearings and distances, N. 85°05'00" E., 193.50 feet to Corner No. 48, an iron pin set, passing on line an iron pin set at 100.00 feet; thence N. 84°44'00" E., 201.07 feet to Corner No. 47, an iron pin set; thence N. 81°42'00" E., 97.64 feet to Corner No. 46, and iron pin set; thence N. 73°54'00" E., 96.41 feet to Corner No. 45, an iron pin set; thence N. 65°16'00" E., 96.37 feet to Corner No. 44, an iron pin set; thence N. 57°18'00" E., 96.64 feet to Corner No. 43; thence N. 49°53'00" E., 96.46 feet to Corner No. 42, an iron pin set; thence N. 41°05'00" E., 115.93 feet to the place of BEGINNING, containing 4.145 acres 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.

ENCROACHMENT OF BUILDINGS

RAILROAD AVENUE, S.W.
30' WIDE

NOTE: IN D.B. 950, PG. 320 A PRIVATE 30' RIGHT OF WAY FOR STREET PURPOSES WAS CREATED FOR BENEFIT OF NOW CONCRETE PIPE & PRODUCTS COMPANY, INC. FROM THE EASTERN TERMINUS OF RAILROAD AVENUE TO SITE. (49, 50, 51, R/R SPIKE SET, 49)

CONCRETE & METAL BUILDING

PROPERTY OF
CONCRETE PIPE & PRODUCTS COMPANY, INC.
TAX # 1510202
D.B. 1499, PG. 862

PROPERTY OF
CONCRETE PIPE & PRODUCTS COMPANY, INC.
TAX # 1410226
D.B. 1499, PG. 862

OWNERSHIP
UNKNOWN

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

TPP&S T. P. PARKER & SON
ENGINEERS
SURVEYORS
PLANNERS
816 Boulevard
Post Office Box 39
Salem, Virginia 24163
540-367-1153

4.145 ACRES NORTH OF R/R
PORTION OF D.B. 984, PG. 300
SEE DESCRIPTION ON SHEET #5
0.228 ACRE SOUTH OF R/R
4.373 ACRES TAX # 1410203

3.232 ACRES
[SEE SHEET #3]

0.228 ACRE
[SEE SHEET #4]

