

Description of 1.251 Acre Tract  
Comprised of 4 Parcels and 2 Tracts  
Being a portion of Lots 20 thru 28, Block 7  
And a Vacated & Closed Alley shown on  
Official Survey Sheet S.W. #2  
Situate on Jefferson Street, S.W., Roanoke, Virginia

BEGINNING at Corner No. 1, said point being a chiseled "X" set in concrete at the intersection of the westerly side of the existing right of way line of Jefferson Street, S.W. and the northerly side of the existing right of way line of Day Avenue, S.W. thence, leaving Jefferson Street, S.W. and with the existing northerly right of way line of Day Avenue, S.W., S. 87° 59'02" W., 358.55 feet to Corner No. 2, the existing building corner; thence leaving Day Avenue, S.W. and with the existing easterly property line of the Appalachian Power Company, N. 02° 33'18" W., 147.73 feet to Corner No. 3, a chiseled "X" set in concrete on the existing southerly right of way line of Bullitt Avenue, S.W.; thence with the existing right of way line of Bullitt Avenue, S.W., N. 88°07'00" E., 381.31 feet to Corner No. 4, a chiseled "X" set in concrete on the existing westerly right of way line of Jefferson Street, S.W.; thence with the existing westerly right of way of Jefferson Street, S.W., S. 06°15'52" W, 148.39 feet to Corner No. 1, the place of BEGINNING, containing 1.251 Acres as shown on Map by T. P. Parker & Son dated May 27, 2004 entitled ALTA/ACSM Land Title Survey For CENTER CITY, LLC.

To: CENTER CITY, LLC., LAWYERS TITLE INSURANCE CORPORATION AND MINERS & MERCHANTS BANK & TRUST :

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 6, 7(a), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that he survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Linda R. Duffy 5/27/04  
Linda R. Duffy, L.S., Registration No. 1615 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 THERE TO ATTACHED ADMITTED TO RECORD AT 1:58 P.M. ON THIS 18 DAY OF June, 2003.

TESTE: ARTHUR B. CRUSH, III  
CLERK Brenda S. Hamilton

BY: James R. Parker  
DEPUTY CLERK

THIS IS AN ORIGINAL SIZED MAP AND HAS NOT BEEN REDUCED.

## GENERAL NOTES

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT FROM LAWYERS TITLE INSURANCE CORPORATION, CASE NO. ro00003490, EFFECTIVE DATE MAY 10, 2004 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. LOCATION OF UTILITIES IS BASED ON CONSTRUCTION PLANS AND FIELD LOCATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

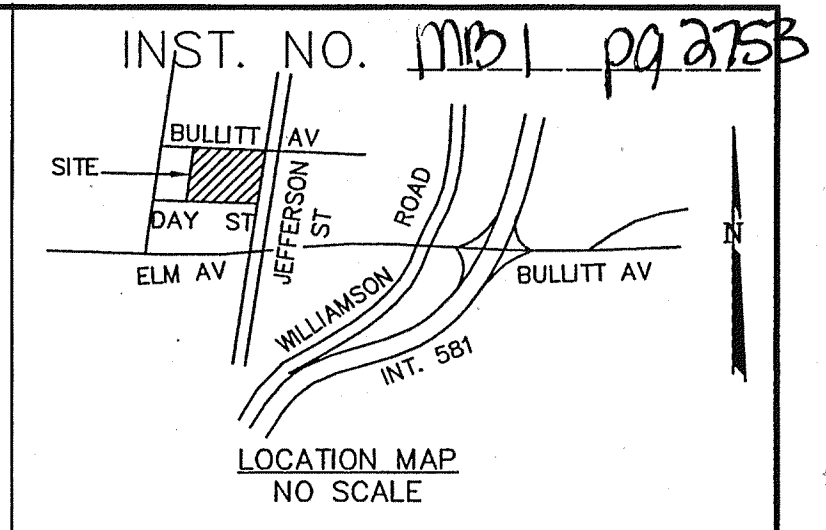
## ZONING

ZONED C-3 - CENTRAL BUSINESS

NO SETBACKS  
NO MAXIMUM HEIGHT

## PARKING

PROPERTY CONSISTS OF A PARKING GARAGE (3 FLOORS AND ROOF) AND 50 OUTSIDE PARKING SPACES



## EASEMENTS

1. RESERVATION OF UTILITY EASEMENTS AS CONTAINED IN ROANOKE CITY COUNCIL'S ORDINANCE NO. 25575 DATED MAY 26, 1981 VACATING AN ALLEY BEGINNING ON BULLITT AVENUE, S.E., AND RUNNING THROUGH LOT 23, BLOCK 7, OFFICIAL SURVEY SHEET S.W. #2.
2. RESERVATION OF 3' STRIP ALONG NORTHERLY PROPERTY LINE FOR EASEMENT FOR OVERHANG OF PARKING GARAGE INTO BULLITT AVENUE, S.W. RECORDED IN DEED BOOK 908, PAGE 159.

## REFERENCE MAPS

1. PLAT SHOWING PROPERTY TO BE ACQUIRED BY THE CITY OF ROANOKE, VIRGINIA FROM MERCHANTS PARKING CO., INC. PLAN NO. 3984 OF THE OFFICE OF CITY ENGINEER DATED 3-6-53 AND RECORDED IN DEED BOOK 900, PAGE 496.
2. PLAT SHOWING PROPERTY TO BE ACQUIRED BY THE CITY OF ROANOKE, VIRGINIA FROM THE FRANKLIN REAL ESTATE CO., PLAN NO. 3984-A IN THE OFFICE OF CITY ENGINEER DATED 8-5-65 AND RECORDED IN D.B. 1187, PAGE 174.
3. OFFICIAL SURVEY SHEET S.W. #2.
4. PLAT MADE FOR JAMES L. TRINKLE SHOWING PROPERTY OF MERCHANT'S PARKING CO., INC. BY C. B. MALCOLM & SON S.C.E. DATED JUNE 4, 1962.
5. SKETCH SHOWING MERCHANTS PARKING CO., INC. GARAGE, PLAT NO. 3984-A IN THE OFFICE OF CITY ENGINEER DATED 4-10-53 AND RECORDED IN D.B. 908, PG. 164.

THIS PLAT DOES NOT CONSTITUTE  
A SUBDIVISION UNDER THE CITY OF  
ROANOKE SUBDIVISION ORDINANCE.

## ALTA/ACSM LAND TITLE SURVEY FOR CENTER CITY, LLC

BEING A 1.027 ACRE TRACT  
CONSISTING OF PARCELS 1 THRU 4 AND  
TRACT B & TRACT C  
ALSO BEING KNOWN AS A PORTION OF  
LOTS 20 THRU 28, SECTION 7  
OFFICIAL SURVEY #S.W. 2  
AND A VACATED ALLEY  
SITUATE ON JEFFERSON STREET, S.W.  
ROANOKE, VIRGINIA

TAX # 1013318 SCALE: 1" = 30'  
DRAWN: Z/LRD/19 DATE: MAY 27, 2004  
CALC: LRD W.O. 04-0315  
N.B. JR-233

**TPP&S** T. P. PARKER & SON  
ENGINEERS 816 Boulevard  
SURVEYORS Post Office Box 39  
PLANNERS Salem, Virginia 24153  
540-387-1153

SHEET 1 OF 2  
M.B. LL, PG. 2753

THIS ALTA/ACSM LAND TITLE IS BASED  
ON A CURRENT FIELD SURVEY. C. W. FRANCIS &  
SON, INC. SUCCESSOR TO MERCHANTS PARKING CO., INC.,  
IS THE OWNER OF RECORD, SEE D.B. 892, PG. 15;  
D.B. 892, PG. 28; D.B. 901, PG. 282; D.B. 1120, PG. 271;  
D.B. 1466, PG. 1298 & D.B. 908, PG. 159.

