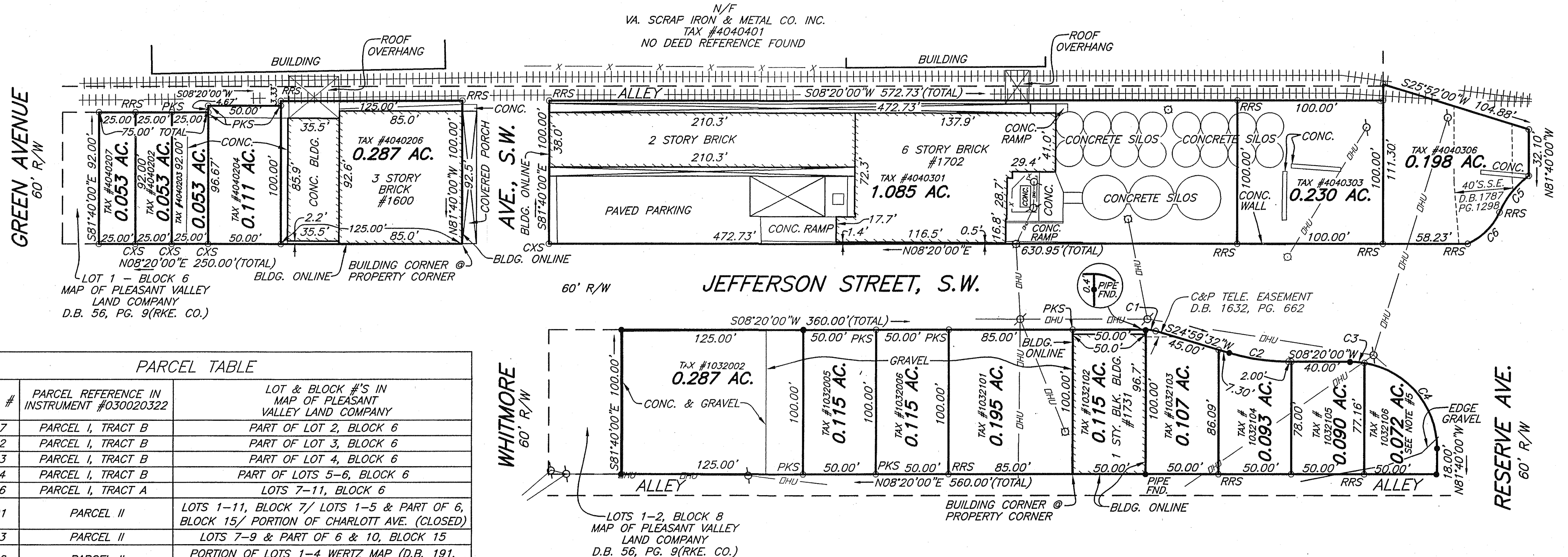


LEGEND

- IRON PIN FOUND
- IRON PIN SET
- LIGHT POLE
- UTILITY POLE
- RRS RAILROAD SPIKE SET
- PKS P.K. NAIL SET
- CXS CHISELED "X" SET
- X — FENCE
- DHU — OVERHEAD WIRES
- +++++ RAILROAD TRACKS

THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION; THAT ALL IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES OTHER THAN SHOWN HEREON. PROPERTY IS IN F.E.M.A. DEFINED ZONE AE. SEE F.I.R.M. #51161C0048 D WITH AN EFFECTIVE DATE OF: OCTOBER 15, 1993.

D.B. 1583, PG. 1305



PARCEL TABLE

TAX MAP #	PARCEL REFERENCE IN INSTRUMENT #030020322	LOT & BLOCK #'S IN MAP OF PLEASANT VALLEY LAND COMPANY
4040207	PARCEL I, TRACT B	PART OF LOT 2, BLOCK 6
4040202	PARCEL I, TRACT B	PART OF LOT 3, BLOCK 6
4040203	PARCEL I, TRACT B	PART OF LOT 4, BLOCK 6
4040204	PARCEL I, TRACT B	PART OF LOTS 5-6, BLOCK 6
4040206	PARCEL I, TRACT A	LOTS 7-11, BLOCK 6
4040301	PARCEL II	LOTS 1-11, BLOCK 7/ LOTS 1-5 & PART OF 6, BLOCK 15/ PORTION OF CHARLOTT AVE. (CLOSED)
4040303	PARCEL II	LOTS 7-9 & PART OF 6 & 10, BLOCK 15
4040306	PARCEL II	PORTION OF LOTS 1-4 WERTZ MAP (D.B. 191, PG. 188 RKE. CO.) & A CLOSED ALLEY
1032002	PARCEL III, TRACT A	LOTS 3-7, BLOCK 8
1032005	PARCEL III, TRACT B	LOTS 8-9, BLOCK 8
1032006	PARCEL III, TRACT C	LOTS 10-11, BLOCK 8
1032101	PARCEL III, TRACT C	LOT 1, BLOCK 14/ PORTION OF CHARLOTT AVE. (CLOSED)
1032102	PARCEL III, TRACT D	LOTS 2-3, BLOCK 14
1032103	PARCEL III, TRACT E	PART OF LOTS 4-5, BLOCK 14
1032104	PARCEL III, TRACT E	PART OF LOTS 6-7, BLOCK 14
1032105	PARCEL III, TRACT E	PART OF LOTS 8-9, BLOCK 14
1032106	PARCEL III, TRACT E	PART OF LOTS 10-11, BLOCK 14

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE CITY ZONING AND SUBDIVISION ORDINANCES.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	6.99'	24.04'	3.52	N16°39'46"E	6.97'	16°40'15"
C2	41.59'	143.10'	20.94	S16°39'32"W	41.44'	16°39'02"
C3	10.04'	60.00'	5.03	N13°07'41"E	10.03'	9°35'22"
C4	84.21'	60.00'	50.71	N58°07'41"E	77.46'	80°24'38"
C5	32.67'	66.00'	16.68	N43°35'21"W	32.34'	28°21'49"
C6	31.79'	44.00'	16.62	S37°04'27"E	31.10'	41°23'31"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT June 28 O'CLOCK 4:15 P.M. ON THIS 28th DAY OF June, 2004, IN MAP BOOK 1, PAGE 2155.

TESTE: Brenda S. Hamilton
CLERK

D. Deane
DEPUTY CLERK

ROANOKE CITY MILLS, INCORPORATED

1600 & 1702 JEFFERSON STREET, S.E.
BEING

PARCEL I, (TRACT A), PARCEL I, (TRACT B), PARCEL II, PARCEL III, (TRACT A), PARCEL III, (TRACT B), PARCEL III, (TRACT C), PARCEL III, (TRACT D), PARCEL III, (TRACT E) AS DESCRIBED IN INSTRUMENT #030020322

FURTHER DESCRIBED AS
LOTS 2-11(BLOCK 6), LOTS 1-11(BLOCK 7), LOTS 1-9(BLOCK 15), LOTS 3-11(BLOCK 8), AND LOTS 1-11(BLOCK 14)
MAP OF PLEASANT VALLEY LAND COMPANY
DEED BOOK 56, PAGE 9 (RKE. CO.)
PORTION OF LOTS 1-4 AND ABANDONED ALLEY
WERTZ MAP
DEED BOOK 191, PAGE 188(RKE. CO.)
CITY OF ROANOKE, VIRGINIA
SURVEYED MAY 3, 2004
JOB #R0420192.00
SCALE: 1" = 50'

REVISED: 6-15-04, ADDITIONAL ANNOTATION ON NORTHEAST BOUNDARY AND TITLE REFERENCE.

DRN: MAC
CHK: JLN

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

BALZER
AND ASSOCIATES, INC.
REFLECTING TOMORROW
PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

NOTES:

- OWNERS OF RECORD: ROANOKE CITY MILLS, INC.
- LEGAL REFERENCE: INSTRUMENT #030020322
- TAX MAP NUMBERS: 1032002, 1032005, 1032006, 1032101, 1032102, 1032103, 1032104, 1032105, 1032106, 4040202, 4040203, 4040204, 4040206, 4040207, 4040301, 4040303, AND 4040306
- UNDERGROUND UTILITY SERVICE LINES
- A SCENIC EASEMENT HAS BEEN RESERVED OVER TAX MAP #1032106 BY THE CITY OF ROANOKE IN DEED BOOK 1449, PAGE 598.
- PROPERTIES SUBJECT TO EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA IN DEED BOOK 642, PAGE 44(ROA. CO.).
- PROPERTIES SUBJECT TO EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY IN DEED BOOK 612, PAGE 163(ROA. CO.).
- REFERENCE TITLE REPORT PROVIDED BY LAWYER'S TITLE INSURANCE CORPORATION, CASE NO. ro00003074.

