

KNOW ALL MEN BY THESE PRESENTS TO WIT:  
 THAT DOWNTOWN INDUSTRIAL PROPERTIES, INCORPORATED IN THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 15 TO 1, INCLUSIVE CONTAINING A TOTAL OF 1.785 ACRES BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY ROANOKE BREWING COMPANY, INCORPORATED BY DEED DATED APRIL 1, 1961 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1094, PAGE 299.  
 THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE PROPERTY OF OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE, AND VACATE THE EXISTING LINE FROM 3 TO 8, SHOWN DOTTED HEREON.  
 WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Mary Ann Ward 8/23/04  
 MARY ANN WARD, SECRETARY-TREASURER DATE  
 DOWNTOWN INDUSTRIAL PROPERTIES, INC.  
 D.B. 1094, PG. 299

STATE OF VIRGINIA  
City OF Roanoke TO WIT:

I, Debra L. Fitzpatrick, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MARY ANN WARD, SECRETARY-TREASURER OF DOWNTOWN INDUSTRIAL PROPERTIES, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23 DAY OF August, 2004.

MY COMMISSION EXPIRES: Debra L. Fitzpatrick  
 My Comm. Exps. 7/28/2007 NOTARY PUBLIC

GENERAL NOTES:

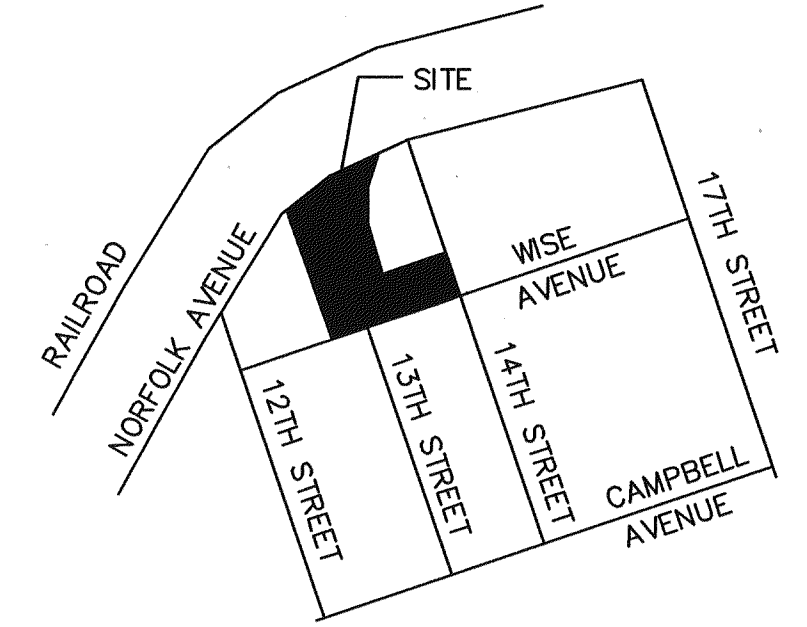
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO 51161C0046 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

REFERENCE MAPS:

1. PLAT OF SURVEY SHOWING PROPERTY OF VIRGINIA BREWING CO. BY C B. MALCOLM & SON DATED APRIL 6, 1961 AND RECORDED IN D.B. 1094, PG. 302.
2. PLAT FOR CASTLE CORPORATION BY J. I. LYON CONSULTING ENG'R'S DATED DEC. 18, 1922 AND RECORDED IN D.B. 393, PG. 43.

CITY OF ROANOKE NOTE:

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.



LOCATION MAP  
NO SCALE

COORDINATES

NO	NORTHING	EASTING
1	4991.42	5008.94
2	4932.92	4834.75
3	4907.09	4757.87
4	4893.79	4718.27
5	4853.75	4599.04
6	5046.44	4534.32
7	5123.54	4641.08
8	5127.61	4646.72
9	5157.80	4689.31
10	5235.15	4795.38
11	5158.65	4783.43
12	5108.66	4784.50
13	5059.71	4794.67
14	5006.62	4809.99
15	5065.13	4984.18
1	4991.42	5008.94

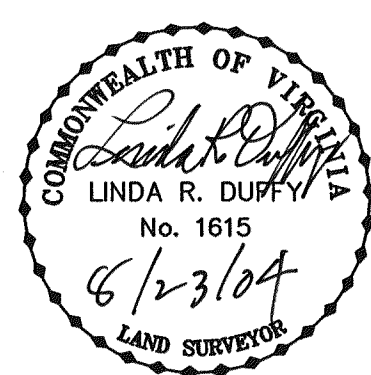
THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 12:05 O'CLOCK P M. ON THIS 25th DAY OF August, 2004.

TESTE: BRENDAS S. HAMILTON  
 CLERK  
 BY: Debra Reidue  
 DEPUTY CLERK

APPROVED: H. Brian Townsend 8-25-04  
 AGENT - CITY OF ROANOKE DATE  
 PLANNING COMMISSION  
Thomp C. O'Curra 8-25-04  
 CITY ENGINEER - CITY OF DATE  
 ROANOKE

THIS SUBDIVISION IS BASED ON A CURRENT FIELD SURVEY. DOWNTOWN INDUSTRIAL PROPERTIES, INC. IS THE OWNER OF RECORD, SEE D.B. 1094, PG. 299.



PLAT OF SURVEY FOR  
 DOWNTOWN INDUSTRIAL PROPERTIES, INC.

SHOWING SUBDIVISION OF A 0.868 ACRE TRACT AND A 0.917 ACRE TRACT  
 VIRGINIA BREWING COMPANY PLAT  
 D.B. 1094, PG. 302

CREATING HEREON LOT "2-A" (0.643 ACRE), LOT "2-B" (0.814 ACRE) AND LOT "2-C" (0.328 ACRE) SITUATE ON WISE AVENUE, S.E. ROANOKE, VIRGINIA

TAX # 4110202 SCALE" 1" = 30'  
 4110203 DATE: AUG. 17, 2004  
 CALC: LRD W.O. 04-0454  
 DRAWN: Z/LRD/20/PJB N.B. JR-239

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