VICINITY MAP
NO SCALE

Notes:

1. Location of boundary lines and party walls outside the surveyed lines are plotted from records and are shown for information only.
2. Horizontal datum based on City of Roanoke Control Monumentation.
3. The Property shown hereon is located in Zone 'AE' of the Special Flood Hazard Area inundated by the 100 Year Flood, as indicated on Flood Insurance Rate Map No. 51161C0046D, October 15, 1993. Approximate Base Flood Elevation = 922.8.
4. This plat is based on Lawyers Title Insurance Corporation Title Commitment No. ro00003681 dated 6/25/04.
5. This plat is based on a current field survey and legal description contained in Instrument No. 040012170.
6. 0.81' Strip was to be quitclaimed to Stavroula R. Tampasis from City of Roanoke, according to plat prepared by T.P. Parker and Son dated July 19, 2001 and recorded in M.B. 1, Page 2332. Quitclaim deed was never recorded.
7. 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 Circuit Court of the City of Roanoke.

SUBDIVISION FOR

THE ART MUSEUM OF WESTERN VIRGINIA
AND

JOHN T. AND BETSY A. WILLIAMS

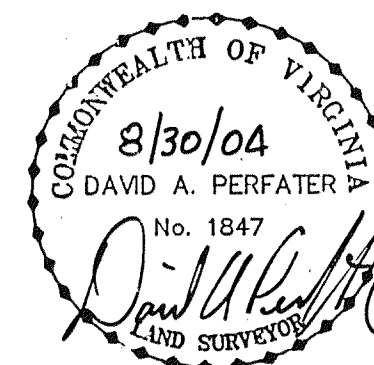
SHOWING THE RESUBDIVISION OF NEW LOT 43A (0.036 Ac.) AND
NEW LOT 40A (0.095 Ac.) AND CREATING 'LOT 43A-1' (0.042 Ac.)
AND 'LOT 40A-1' (0.089 Ac.) SITUATE ON
SALEM AVENUE, S.E. AND MARKET STREET, S.E.

CITY OF ROANOKE, VIRGINIA

SCALE: N/A DATE: August 30, 2004

M&C Comm. #2055-S3

SHEET 1 OF 2



Mattern & Craig, Inc.
CONSULTING ENGINEER - SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24018
(840) 848-0843
(840) 848-7091 FAX

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That the Art Museum of Western Virginia is the Fee Simple owner of the land shown hereon bounded by Corners 2 through 8 to 2, inclusive, and is all the land conveyed to said owner by Deed recorded in the Clerk's office of the Circuit Court of the City of Roanoke, Virginia, in Instrument # 040012170.

That John T. and Betsy A. Williams are the Fee Simple owners of the land shown hereon bounded by Corners 7, 11, 10, 1, 2, 8 to 7, inclusive, and is all the land conveyed to said owner by Deed recorded in the Clerk's office of the Circuit Court of the City of Roanoke, Virginia, in D.B. 1588, Pg. 1883.

That said owners hereby vacate the old property line from corner 2 to 8 in accordance with Section 15.2-2275 of the Code of Virginia as amended to date.

The subdivision of the land shown hereon is with the free will and consent and in accord with the desire of the undersigned owners as required by Sections 15.2-2240 through 15.2-2279 of the Code of Virginia (1950) as amended to date, and the Subdivision Ordinance of the City of Roanoke, Virginia.

In witness whereof is hereby placed the Signature of the said owners on this the _____ Day of _____, 2004.

Georganne C. Bingham 8-31-04
AGENT Georganne C. Bingham Date
For: Art Museum of Western Virginia

John T. Williams 8/2/04
JOHN T. WILLIAMS Date

Betsy A. Williams 9/2/04
BETSY A. WILLIAMS Date

City of Roanoke
State of Virginia

I, Jennifer S. Wise, a Notary Public in and for the aforesaid City and State, do hereby certify that, Georganne C. Bingham, whose name is signed to the foregoing writing dated the 31 Day of August, 2004, has personally appeared before me in my city and state and has acknowledged the same on this the 31 Day of August, 2004.

My Commission Expires: August 31, 2007

Notary Public: Jennifer S. Wise

City of Roanoke
State of Virginia

I, Melissa C. Berman, a Notary Public in and for the aforesaid City and State, do hereby certify that, JOHN T. WILLIAMS, whose name is signed to the foregoing writing dated the 2nd Day of September, 2004, has personally appeared before me in my city and state and has acknowledged the same on this the 2nd Day of September, 2004.

My Commission Expires: Feb. 29, 2008

Notary Public: Melissa C. Berman

City of Roanoke
State of Virginia

I, Melissa C. Berman, a Notary Public in and for the aforesaid City and State, do hereby certify that, BETSY A. WILLIAMS, whose name is signed to the foregoing writing dated the 2nd Day of September, 2004, has personally appeared before me in my city and state and has acknowledged the same on this the 2nd Day of Sept., 2004.

My Commission Expires: Feb. 29, 2008

Notary Public: Melissa C. Berman

BOUNDARY COORDINATES

| Corner | Northing | Easting |
|--------|------------|-------------|
| 1 | 3626050.68 | 11064356.43 |
| 2 | 3626038.07 | 11064356.00 |
| 3 | 3626014.19 | 11064355.18 |
| 4 | 3626014.21 | 11064354.37 |
| 5 | 3625960.25 | 11064352.51 |
| 6 | 3625960.93 | 11064332.52 |
| 7 | 3626010.91 | 11064334.24 |
| 8 | 3626038.79 | 11064335.20 |
| 9 | 3626051.40 | 11064335.63 |
| 10 | 3626054.73 | 11064240.52 |
| 11 | 3626014.21 | 11064239.13 |
| 1 | 3626050.68 | 11064356.43 |

BOUNDARY COORDINATES SHOWN
HEREON BASED ON CITY OF ROANOKE
CONTROL MONUMENTATION.

APPROVED: Paul C. Davis 9-7-04
CITY ENGINEER, ROANOKE, VIRGINIA DATE

R. Brian Townsend 9-7-04
AGENT FOR THE CITY OF ROANOKE PLANNING COMM. DATE

In the Clerk's Office of the Circuit Court for the City of Roanoke, Virginia this map was presented on this 17th Day of November, 2004 and with the Certificate of Acknowledgement thereto admitted to record 3:01 O'clock P.M.

Teste: BRENDA S. HAMILTON

By: Samuel B. Bove