

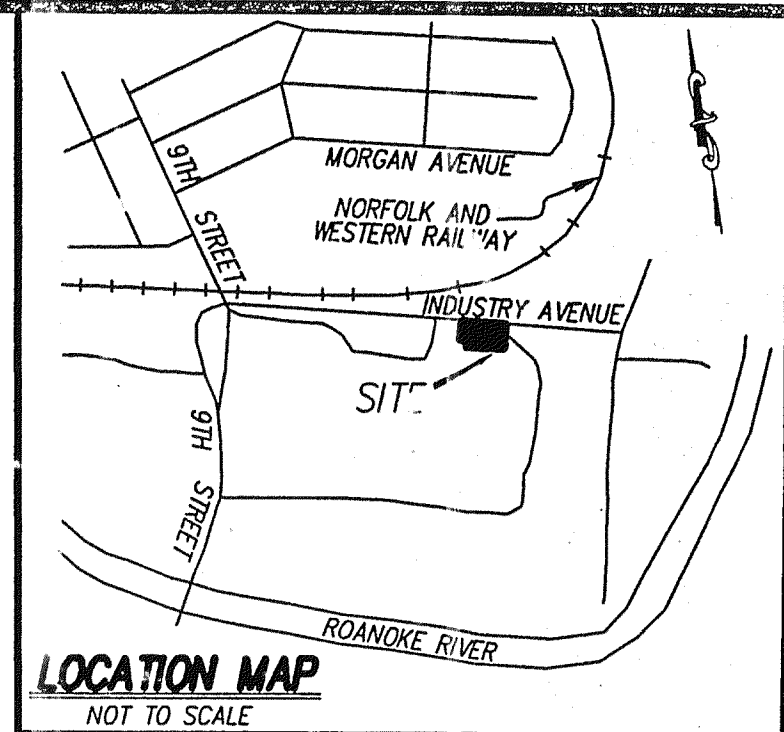
NORFOLK AND WESTERN RAILWAY

**LEGEND**

R/W	RIGHT OF WAY
W	WATER
EX.	EXISTING
D.B.	DEED BOOK
P.C.	PAGE
S.F.	SQUARE FEET
I.P.	IRON PIN
AC.	ACRE
O.H.T.	OVERHEAD TELEPHONE
O.H.E.	OVERHEAD ELECTRIC
O.H.E.&T.	OVERHEAD ELECTRIC AND TELEPHONE

**SYMBOL LEGEND**

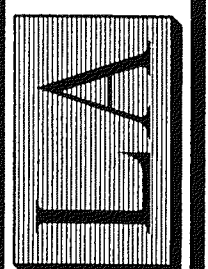
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	ELEC. MANHOLE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	UTILITY POLE
⊙	CONCRETE PAD



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4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE:	March 28, 2005
COMM. NO.:	05-073
SCALE:	1" = 60'

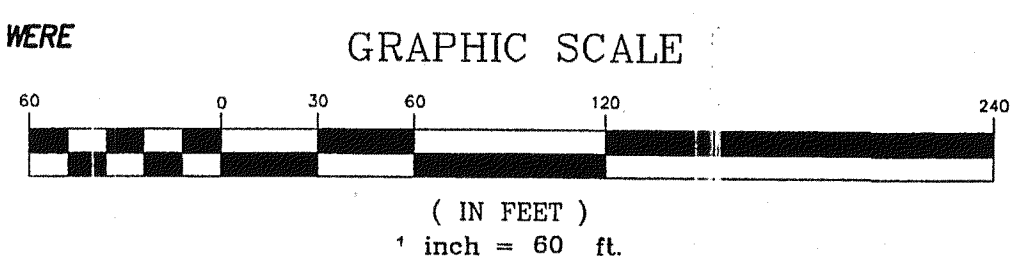
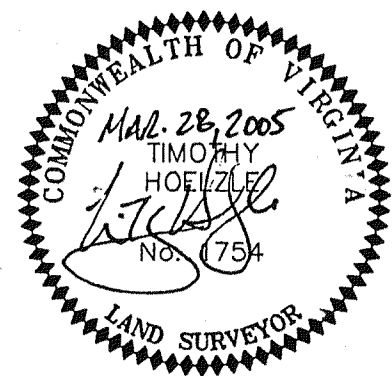
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING SCHEDULE B SECTION 2 EXCEPTIONS.
- EASEMENT GRANTED CITY OF ROANOKE FROM INDUSTRIAL DEVELOPMENT & INVESTMENT CO. BY INSTRUMENT DATED APRIL 5, 1962 RECORDED IN DEED BOOK 1114, PAGE 408.
  - RESERVATION OF EASEMENT SET OUT IN INSTRUMENT FROM INDUSTRIAL DEVELOPMENT & INVESTMENT CO. DATED JUNE 8, 1962, RECORDED IN DEED BOOK 1119, PAGE 194.
  - EASEMENT GRANTED APPALACHIAN POWER COMPANY BY INDUSTRIAL DEVELOPMENT CO. BY INSTRUMENT DATED JULY 2, 1962, RECORDED IN DEED BOOK 1121, PAGE 67.
  - EASEMENT GRANTED CITY OF ROANOKE FROM NOLAN D. JACKSON REALTY CORP. BY INSTRUMENT DATED OCTOBER 11, 1962 RECORDED IN DEED BOOK 1128, PAGE 493.
  - EASEMENT GRANTED APPALACHIAN POWER COMPANY FROM INDUSTRIAL DEVELOPMENT AND INVESTMENT COMPANY BY INSTRUMENT DATED JUNE 1, 1977 RECORDED IN DEED BOOK 1407, PAGE 399.

- THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING SCHEDULE B SECTION 2 EXCEPTIONS.
- EASEMENT GRANTED APPALACHIAN POWER COMPANY FROM NOLAN D. JACKSON AND LOIS P. JACKSON BY INSTRUMENT DATED JULY 3, 1962 RECORDED IN DEED BOOK 1121, PAGE 66.
  - EASEMENT GRANTED CITY OF ROANOKE FROM INDUSTRIAL DEVELOPMENT & INVESTMENT CO. BY INSTRUMENT DATED JANUARY 13, 1965 RECORDED IN DEED BOOK 1171, PAGE 457.
  - RESERVATION OF EASEMENT SET OUT IN INSTRUMENTS FROM INDUSTRIAL DEVELOPMENT & INVESTMENT CO. DATED DECEMBER 2, 1968, RECORDED IN DEED BOOK 1252 PAGE 475, DATED OCTOBER 1, 1970, RECORDED IN DEED BOOK 1283, PAGE 603 AND DEED BOOK 1318, PAGE 572, AND DATED OCTOBER 2, 1970 RECORDED IN DEED BOOK 1283, PAGE 611.
  - EASEMENT GRANTED APPALACHIAN POWER COMPANY FROM INDUSTRIAL DEVELOPMENT AND INVESTMENT COMPANY BY INSTRUMENT DATED MARCH 11, 1974 RECORDED IN DEED BOOK 1346, PAGE 290.

- THIS PROPERTY IS NOT SUBJECT TO THE FOLLOWING SCHEDULE B SECTION 2 EXCEPTIONS.
- EASEMENT GRANTED M. W. HAWKINS FROM H. O. SPANGLER AND ETHEL M. SPANGLER BY INSTRUMENT DATED DECEMBER 1, 1917 RECORDED IN DEED BOOK 88, PAGE 347.
  - EASEMENT GRANTED INDUSTRIAL DEVELOPMENT & INVESTMENT CO. FROM AMERICAN VISCOSSE CORPORATION BY INSTRUMENT DATED JULY 28, 1961 RECORDED IN DEED BOOK 1100, PAGE 382. SEE SKETCH DEED BOOK 1100, PAGE 385.
  - RESERVATION OF EASEMENT AS SET OUT IN DEED TO INDUSTRIAL DEVELOPMENT & INVESTMENT CO. FROM AMERICAN VISCOSSE CORPORATION DATED JULY 28, 1961 RECORDED IN DEED BOOK 1100, 382.
  - EASEMENT GRANTED APPALACHIAN POWER COMPANY FROM MORTON HONEYMAN AND LEONARD G. MUSE, TRUSTEES UNDER TRUST AGREEMENT WITH ROANOKE VALLEY DEVELOPMENT CORPORATION, ET AL, DATED JULY 14, 1961, BY INSTRUMENT DATED SEPTEMBER 12, 1966 RECORDED IN DEED BOOK 1206, PAGE 382.
  - AGREEMENT BETWEEN INDUSTRIAL DEVELOPMENT AND INVESTMENT CO. AND FRANKLIN REAL ESTATE COMPANY, DATED NOVEMBER 15, 1972, RECORDED IN DEED BOOK 1322, PAGE 311.
  - RESERVATION OF EASEMENT BY NOLAN JACKSON REALTY CORP. DATED OCTOBER 2, 1970, RECORDED IN DEED BOOK 1283, PAGE 605.

"THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE LAND SUBDIVISION AND/OR ZONING ORDINANCE"

PLAT SHOWING SURVEY OF  
**1111 INDUSTRY AVE. SE**  
TAX PARCEL NUMBER 4170102  
TOTAL AREA = 215,346 S.F. / 4.944 AC.  
PROPERTY OF  
**AUSTIN HOLDINGS-VA LLC**  
SITUATED AT 1111 INDUSTRY AVE. S.E.  
ROANOKE, VIRGINIA



LINE	BEARING	DISTANCE	DEEDED
8-9	N 12°46'00" E	11.49'	
9-10	N 77°14'00" W	4.24'	4.21'

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 31, 2005, AT 10:58 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

*Brenda S. Hamilton*  
DEPUTY CLERK

- NOTES:
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT FROM LAWYERS TITLE INSURANCE CORPORATION, ORDER NUMBER VW056677PK, DATED FEBRUARY 7, 2005.
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  - THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0048 D, MAP NUMBER 51161C0048 D, DATED OCTOBER 15, 1993, ZONE "AE".
  - THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
  - PRIOR LEGAL REFERENCE: DEED BOOK 1482 PAGE 1153, DEED BOOK 1283, PAGE 605.
  - IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

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