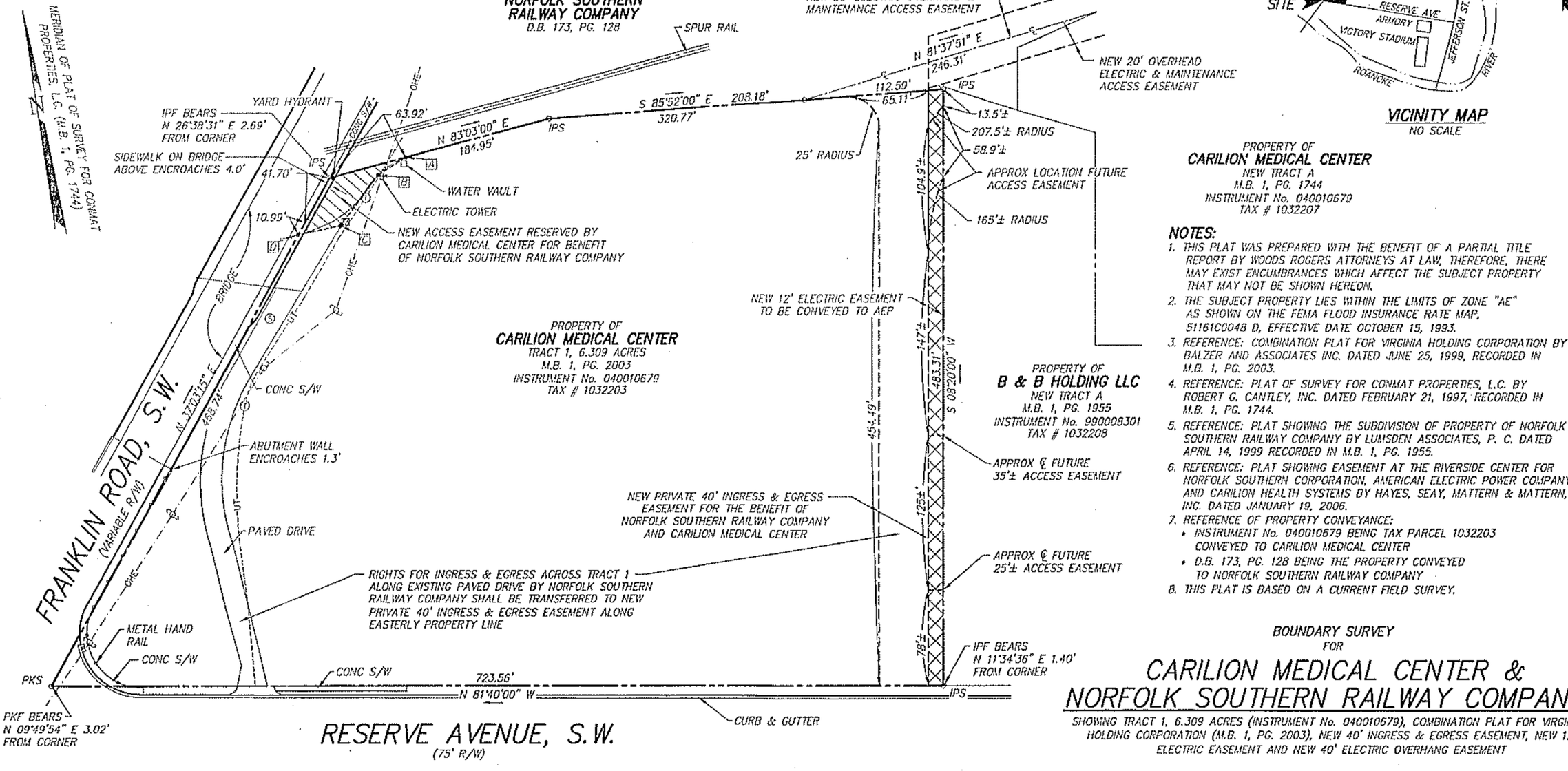
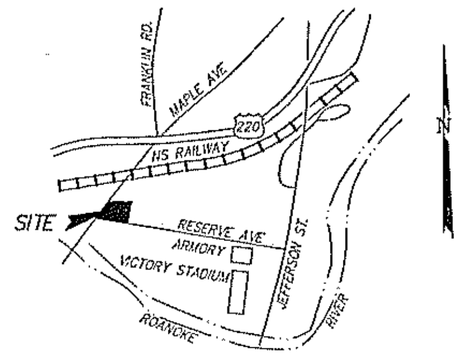
INSTRUMENT NO. 3024

LINE TABLE		
LINE	BEARING	DISTANCE
A–B	S 64°59'03" W	26.51'
B–C	S 44°52'47" W	51.27'
C–D	S 86°19'11" W	35.07'

LEGEND

APPROX	APPROXIMATE	S/W	SIDEWALK
CONC	CONCRETE	TYP	TYPICAL
IPF	IRON PIN FOUND	UT	UNDERGROUND TELEPHONE
IPS	IRON PIN SET	Ⓢ	SANITARY SEWER MANHOLE
OHE	OVERHEAD ELECTRIC	Ⓣ	TELEPHONE MANHOLE
PKF	P.K. NAIL FOUND		POWER POLE
PKS	P.K. NAIL SET	℄	CENTERLINE
R/W	RIGHT OF WAY	Ⓦ	WATER METER





VICINITY MAP
NO SCALE

PROPERTY OF
CARILION MEDICAL CENTER
NEW TRACT A
M.B. 1, PG. 1744
INSTRUMENT No. 040010679
TAX # 1032207

NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PARTIAL TITLE REPORT BY WOODS ROGERS ATTORNEYS AT LAW, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0048 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. REFERENCE: COMBINATION PLAT FOR VIRGINIA HOLDING CORPORATION BY BALZER AND ASSOCIATES INC. DATED JUNE 25, 1999, RECORDED IN M.B. 1, PG. 2003.
4. REFERENCE: PLAT OF SURVEY FOR CONMAT PROPERTIES, L.C. BY ROBERT G. CANTLEY, INC. DATED FEBRUARY 21, 1997, RECORDED IN M.B. 1, PG. 1744.
5. REFERENCE: PLAT SHOWING THE SUBDIVISION OF PROPERTY OF NORFOLK SOUTHERN RAILWAY COMPANY BY LUMSDEN ASSOCIATES, P. C. DATED APRIL 14, 1999 RECORDED IN M.B. 1, PG. 1955.
6. REFERENCE: PLAT SHOWING EASEMENT AT THE RIVERSIDE CENTER FOR NORFOLK SOUTHERN CORPORATION, AMERICAN ELECTRIC POWER COMPANY AND CARILION HEALTH SYSTEMS BY HAYES, SEAY, MATTERN & MATTERN, INC. DATED JANUARY 19, 2006.
7. REFERENCE OF PROPERTY CONVEYANCE:
   - INSTRUMENT No. 040010679 BEING TAX PARCEL 1032203 CONVEYED TO CARILION MEDICAL CENTER
   - D.B. 173, PG. 128 BEING THE PROPERTY CONVEYED TO NORFOLK SOUTHERN RAILWAY COMPANY
8. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

BOUNDARY SURVEY
FOR

CARILION MEDICAL CENTER & NORFOLK SOUTHERN RAILWAY COMPANY

SHOWING TRACT 1, 6.309 ACRES (INSTRUMENT No. 040010679), COMBINATION PLAT FOR VIRGINIA HOLDING CORPORATION (M.B. 1, PG. 2003), NEW 40' INGRESS & EGRESS EASEMENT, NEW 12' ELECTRIC EASEMENT AND NEW 40' ELECTRIC OVERHANG EASEMENT

SITUATE RESERVE AVENUE S.W.
CITY OF ROANOKE, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:22 O'CLOCK A .M. ON THIS 16 DAY OF August, 2006.

TESTE: BRENDA HAMILTON, CLERK

BY: Laura Bowler, DEPUTY CLERK

60' 30' 0' 60' 120'
1" = 60'
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
FRANK B. CALDWELL III
NO. 1335
3 Aug '06
LAND SURVEYOR

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 6200
ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-6702

TAX NO.: 1032203
DRAWN: JW
CALC.: JW
CHK'D.: FBC, III

SCALE: 1"= 60'
DATE: AUGUST 03, 2006
N.B.: CARILION #3
W.O.: 06-0038

M.B. 1, PG. 3024