

EASEMENTS PER SCHEDULE B - SECTION 2 EXCEPTIONS.

4. RESERVATIONS IN AND TO THE FULL USE OF ALL STREETS, AVENUES AND ALLEYS IN THE SUBDIVISION AND RIGHTS TO MODIFY THE SUBDIVISION PLAN, MORE PARTICULARLY SET FORTH ON THE RECORDED MAP OF WAVERLY PLACE CORPORATION DATED NOVEMBER 8, 1918, RECORDED IN ROANOKE COUNTY PLAT BOOK 1, PAGE 188.
5. EASEMENT GRANTED THE CITY OF ROANOKE BY INSTRUMENT FROM STAUFFER CHEMICAL COMPANY, DATED NOVEMBER 2, 1931, RECORDED IN DEED BOOK 594, PAGE 203, FOR SANITARY SEWER AND STORM DRAIN. SEE ROANOKE CITY PLAN NO. 1455-6. AFFECTS THE SUBJECT PROPERTY - SEWER RELOCATED AS SHOWN IN DEED BOOK 1486, PAGE 1597.
6. EASEMENT GRANTED THE CITY OF ROANOKE BY INSTRUMENT FROM STAUFFER CHEMICAL COMPANY, DATED NOVEMBER 24, 1950, RECORDED IN DEED BOOK 885, PAGE 471, FOR SEWER LINES AND MAINS. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. SEE ROANOKE CITY PLAN NO. 3838-B. (NO WIDTH PROVIDED)
7. EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY BY INSTRUMENT FROM STAUFFER CHEMICAL COMPANY, DATED AUGUST 29, 1952, RECORDED IN DEED BOOK 888, PAGE 277. MAY AFFECT THE SUBJECT PROPERTY. (BLANKET EASEMENT - NO EXACT LOCATION PROVIDED)
8. DEED OF EASEMENT BY AND BETWEEN STAUFFER CHEMICAL COMPANY AND ROANOKE GAS COMPANY, DATED JULY 31, 1962, RECORDED IN DEED BOOK 1130, PAGE 486, FOR GAS PIPELINE. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON. (NO WIDTH PROVIDED)
9. RIGHT OF WAY EASEMENT AGREEMENT BY AND BETWEEN WELLS FURNITURE COMPANY, INC. AND PLANTATION PIPE LINE COMPANY, DATED JULY 21, 1964, RECORDED IN DEED BOOK 1162, PAGE 487. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
GAS VALVE EASEMENT FROM HOOKER FURNITURE CORPORATION DATED MAY 13, 1992, RECORDED IN DEED BOOK 1661, PAGE 1027, SUPPLEMENTS THE AFORESAID EASEMENT. ALSO EFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
10. DEED OF EASEMENT BY AND BETWEEN WELLS FURNITURE COMPANY, INC. AND ROANOKE GAS COMPANY, DATED APRIL 15, 1965, RECORDED IN DEED BOOK 1179, PAGE 479, FOR GAS PIPELINE. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
11. INTENTIONALLY OMITTED
12. EASEMENT GRANTED THE CITY OF ROANOKE BY INSTRUMENT FROM WELLS FURNITURE COMPANY, INC., DATED APRIL 1, 1969, RECORDED IN DEED BOOK 1255, PAGE 101, FOR SANITARY SEWER LINE AND MAIN. (A PORTION OF WHICH AFFECTS THE SUBJECT PROPERTY) SEE ROANOKE CITY PLAN NO. 4979-A.
13. EASEMENT GRANTED APPALACHIAN POWER COMPANY BY INSTRUMENT FROM WELLS FURNITURE COMPANY, INC. DATED JUNE 22, 1971, RECORDED IN DEED BOOK 1295, PAGE 607. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
14. DEED OF EASEMENT BY AND BETWEEN WELLS FURNITURE COMPANY, INC. AND THE CITY OF ROANOKE, DATED JULY 19, 1972, RECORDED IN DEED BOOK 1316, PAGE 443, FOR CONSTRUCTION AND MAINTENANCE OF RAILROAD SIDING AND CHEMICAL UNLOADING FACILITIES IN CONNECTION WITH OPERATION OF SEWAGE TREATMENT PLANT. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON. SEE ROANOKE CITY PLAN NO. 5318.
15. EASEMENT GRANTED CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF VIRGINIA BY INSTRUMENT FROM WELLS FURNITURE COMPANY, INC., DATED SEPTEMBER 30, 1981, RECORDED IN DEED BOOK 1471, PAGE 1001. MAY AFFECT THE SUBJECT PROPERTY. (BLANKET EASEMENT - NO EXACT LOCATION PROVIDED)
16. EASEMENT GRANTED THE CITY OF ROANOKE BY INSTRUMENT FROM HOOKER FURNITURE CORPORATION, DATED APRIL 22, 1983, RECORDED IN DEED BOOK 1486, PAGE 1597, FOR SANITARY SEWER LINE AND STORM DRAIN RELOCATION. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON. SEE PLAT BY T. P. PARKER & SON DATED SEPTEMBER 2, 1982.
17. EASEMENT GRANTED APPALACHIAN POWER COMPANY BY INSTRUMENT FROM HOOKER FURNITURE CORPORATION, DATED APRIL 8, 1986, RECORDED IN DEED BOOK 1539, PAGE 1414. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
18. RIGHT OF WAY AND EASEMENT FROM HOOKER FURNITURE CORPORATION TO US SPRINT COMMUNICATIONS COMPANY, DATED FEBRUARY 3, 1988, RECORDED IN DEED BOOK 1582, PAGE 1813. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
19. AGREEMENT TO DONATE EASEMENT AND PERMIT AGREEMENT BY AND BETWEEN HOOKER FURNITURE CORPORATION AND THE CITY OF ROANOKE, VIRGINIA, DATED MARCH 26, 1996, RECORDED IN DEED BOOK 1766, PAGE 1109, FOR TEMPORARY CONSTRUCTION EASEMENT, 30 FT. SANITARY SEWER EASEMENT AND TEMPORARY ACCESS ROAD PERMIT FOR SEWER LINE. THE PERMANENT 30' SEWER EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON. SEE ROANOKE CITY PLAN NO. 6317-A.
20. DEED OF EASEMENT BY AND BETWEEN HOOKER FURNITURE CORPORATION AND THE CITY OF ROANOKE, VIRGINIA, DATED APRIL 1, 1997, RECORDED IN DEED BOOK 1789, PAGE 994, FOR SANITARY SEWER EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON. SEE ROANOKE CITY PLAN NO. 6356-A.
21. DEED OF EASEMENT BY AND BETWEEN HOOKER FURNITURE CORPORATION AND THE CITY OF ROANOKE, VIRGINIA, DATED NOVEMBER 16, 2000, RECORDED AS INSTRUMENT NUMBER #010000799, FOR PERMANENT 30 FT. INGRESS AND EGRESS EASEMENT. AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS WERE SET AT CORNERS AS SHOWN HEREON.
3. A MAJOR PORTION THE PROPERTY SHOWN HEREON FALLS WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510141 0046 D, MAP #51161C0046 D, DATED OCTOBER 15, 1993. "ZONES AE & X"
4. LEGAL REFERENCES: DEED BOOK 1479, PAGE 351; PLAT BOOK 1, PAGE 188 (ROANOKE COUNTY)
5. 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.
6. THIS SURVEY IS BASED ON A FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY FOR TITLE INSURANCE COMMITMENT No. FNT-06-33 DATED JULY 30, 2006.
7. THE DEED BOOK 1479, PAGE 351 CONVEYANCE FROM WELLS FURNITURE COMPANY, INC. TO HOOKER FURNITURE CORPORATION EXCEPTED BUILDINGS #7, #8, #9 AND #10 AS SHOWN IN DEED BOOK 1479, PAGE 354, WHICH BUILDINGS ARE TO BE CONVEYED TO HOOKER FURNITURE CORPORATION BY DEED OF IMPROVEMENTS RECORDED IMMEDIATELY PRIOR TO CONVEYANCE TO NORSAL, LLC.
8. A PORTION OF THE 15' SANITARY SEWER AND STORM DRAIN EASEMENT REFERENCED IN DEED BOOK 594, PAGE 203 WAS VACATED PER DEED BOOK 1486, PAGE 1597. SEE ROANOKE CITY PLAN NO. 1455-6.
9. THERE IS A DISCREPANCY BETWEEN THE DEED DESCRIPTIONS RECORDED IN DEED BOOK 1479, PAGE 351, THE PLAT FOR WAVERLY PLACE CORPORATION RECORDED PLAT BOOK 1, PAGE 188, DEED BOOK 1482, PAGE 1910 AND THE SURVEY PLAT PREPARED BY BALZER AND ASSOCIATES, DATED NOVEMBER 19, 1986 (RECORDED IN D.B. 1549, PG. 771) FOR THE PROPERTY OF GRADY L. HILL (TAX PARCEL #4321011). THE PROPERTY LINE FOR HOOKER FURNITURE HAS BEEN DETERMINED TO MORE CLOSELY MATCH THE PROPERTY LINE DESCRIBED IN DEED BOOK 1479, PAGE 351 AND IN DEED BOOK 1482, PAGE 1910.

THIS PLAT IS NOT A RESUBDIVISION OF LAND BUT A RESURVEY OF THE LAND OWNED BY HOOKER FURNITURE CORPORATION

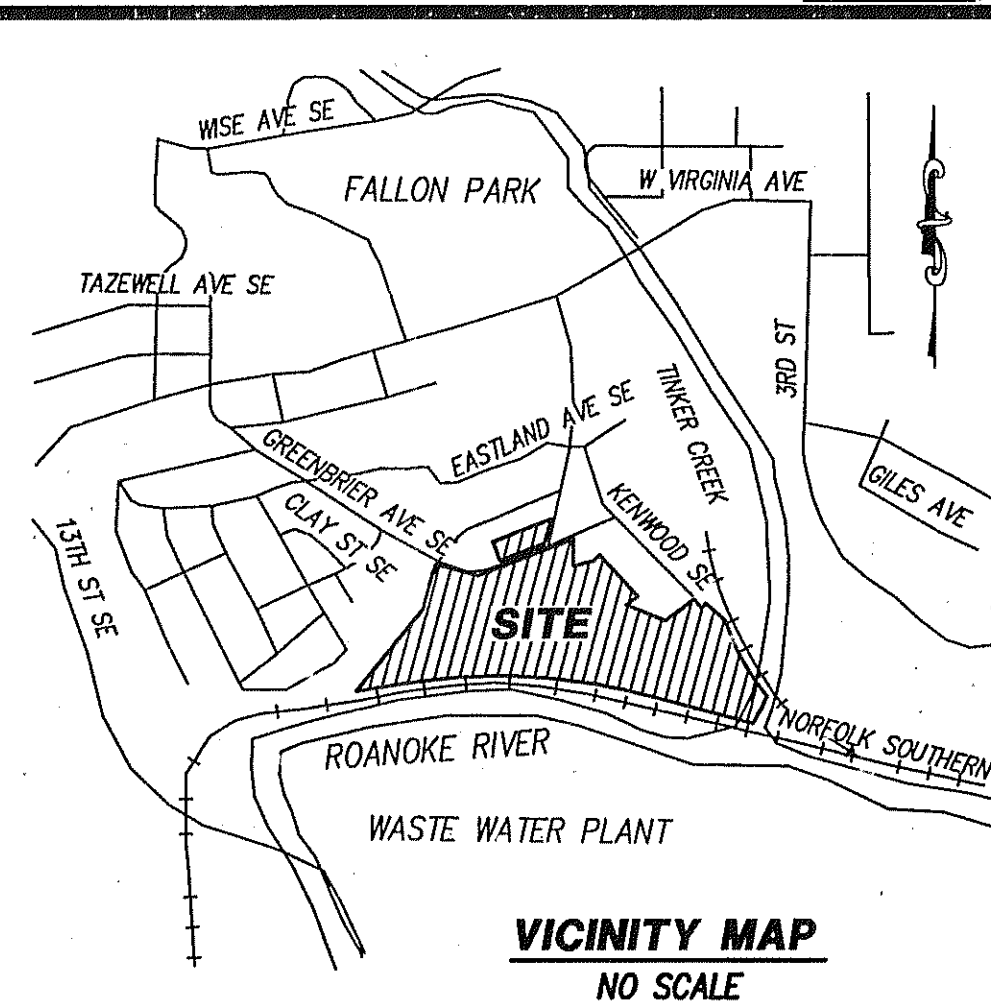
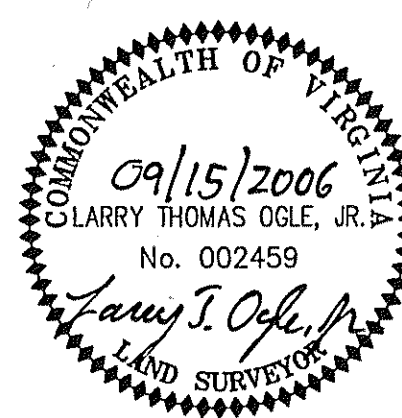
PLAT SHOWING
THE PROPERTY OF
HOOKER FURNITURE CORPORATION
37.139 ACRES TOTAL
BEING
NORTH BOUNDARY (1.066 AC.)
WAVERLY PLACE CORPORATION
(PLAT BOOK 1, PAGE 188 - ROANOKE CO.)
AND
SOUTH BOUNDARY (36.073 AC.)
BEING CONVEYED TO
NORSAL, LLC
SITUATED ALONG THE SOUTH SIDE OF
GREENBRIER AVENUE, S.E.
ROANOKE CITY, VIRGINIA

CLERK'S CERTIFICATE:

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 OCTOBER 23, 2006, AT 4:17 O'CLOCK P.M.

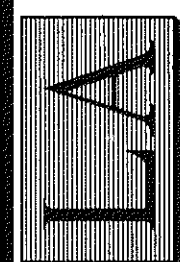
TESTEE: BRENDA S. HAMILTON

Brenda S. Hamilton
DEPUTY CLERK



VICINITY MAP
NO SCALE

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



DATE: September 15, 2006
COMM. NO.: 06-259
SCALE: NONE

SHEET 1 OF 3

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