

# KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CARILION MEDICAL CENTER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 17 TO 1 INCLUSIVE, BEING TRACT A-1, 6.240 ACRES, RESUBDIVISION PLAT AND EASEMENT PLAT FOR CARILION MEDICAL CENTER & NORFOLK SOUTHERN RAILWAY COMPANY (M.B. 1, PG. 3085), AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JUNE 16, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 040010679 AND BY INSTRUMENT DATED JANUARY 3, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 070000500.

THAT CARILION MEDICAL CENTER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 4, 18, 19, 20, 21, 22, 23, 24, 25, 6, 5 TO 4, BEING NEW TRACT 1, 3.079 ACRES, RE-SUBDIVISION AND COMBINATION PLAT FOR ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY AND NORFOLK SOUTHERN RAILWAY COMPANY (M.B. 1, PG. 2580), AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JUNE 16, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 040010679.

THAT CHS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 7, 8, 9, 10, 26, 24, 25 TO 7, BEING NEW TRACT A-1, 6.034 ACRES, RESUBDIVISION PLAT FOR CHS, INC. & NORFOLK SOUTHERN RAILWAY COMPANY (M.B. 1, PG. 2672), AND BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 26, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1723, PG. 85.

THAT CARILION MEDICAL CENTER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 28, 29, 36, 37, 42, 43, 44, 45, 46 TO 28, BEING LOTS 1 THROUGH 11, "PLEASANT VALLEY LAND CO." SECTION 8, LOTS 1 THROUGH 11, "PLEASANT VALLEY LAND CO." SECTION 14, AND CHARLOTTE AVENUE, S.W., AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JUNE 16, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 040010679.

THAT CARILION MEDICAL CENTER AND CHS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED ON THE OUTSIDE BY CORNERS 22, 23, 24, 29 TO 22 AND BEING WHITMORE AVENUE, S.W. VACATED BY ORDINANCE NUMBER 37588-101906 DATED OCTOBER 19, 2006.

THAT CARILION MEDICAL CENTER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED ON THE OUTSIDE BY CORNERS 24, 26, 27, 28 TO 24 AND BEING 15' ALLEY VACATED BY ORDINANCE NUMBER 37355-040306, DATED APRIL 3, 2006.

THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE TO AND VESTS IN THE CITY OF ROANOKE, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT AND SET APART FOR RIGHT OF WAY.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Don Lorton 1/15/07  
CARILION MEDICAL CENTER - AUTHORIZED AGENT  
(INSTRUMENT NUMBERS 070000500 AND 040010679)  
DATE

Don Lorton Treasurer  
AUTHORIZED AGENT - PRINT NAME - TITLE

Don Lorton 1/15/07  
CHS, INC. - AUTHORIZED AGENT  
(D.B. 1723, PG. 85)  
DATE

Don Lorton Treasurer  
AUTHORIZED AGENT - PRINT NAME - TITLE

STATE OF VIRGINIA  
City of Roanoke

TO WIT:  
I, Rachel Mabe, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
DON LORTON, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
15<sup>th</sup> DAY OF JAN., 2007.

MY COMMISSION EXPIRES 7/31/09  
Rachel Mabe  
NOTARY PUBLIC

## NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES NOT SHOWN WHICH AFFECT THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0048 D, DATED OCTOBER 15, 1993.
- REFERENCE: RESUBDIVISION PLAT AND EASEMENT PLAT FOR CARILION MEDICAL CENTER & NORFOLK SOUTHERN RAILWAY COMPANY BY CALDWELL WHITE ASSOCIATES, DATED AUGUST 24, 2006, RECORDED IN M.B. 1, PG. 3085.
- REFERENCE: RE-SUBDIVISION AND COMBINATION PLAT FOR ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY AND NORFOLK SOUTHERN RAILWAY COMPANY BY CALDWELL WHITE ASSOCIATES, REVISED FEBRUARY 20, 2003, RECORDED IN M.B. 1, PG. 2580.
- REFERENCE: RESUBDIVISION PLAT FOR CHS, INC. & NORFOLK SOUTHERN RAILWAY COMPANY BY CALDWELL WHITE ASSOCIATES, DATED NOVEMBER 14, 2003, RECORDED IN M.B. 1, PG. 2672.
- REFERENCE OF PROPERTY CONVEYANCE:  
\* INSTRUMENT # 040010679 AND  
INSTRUMENT # 070000500 BEING TAX PARCEL 1032207 CONVEYED TO CARILION MEDICAL CENTER  
\* INSTRUMENT # 040010679 BEING TAX PARCELS 1031902, 1032001, 1032002, 1032005, 1032006, 1032101, 1032102, 1032103, 1032104, 1032105, AND 1032106 CONVEYED TO CARILION MEDICAL CENTER  
\* D.B. 1723, PG. 85 BEING TAX PARCEL 1032201 CONVEYED TO CHS, INC.
- CALDWELL WHITE ASSOCIATES PERFORMED A FIELD SURVEY ON NEW TRACT A-1. THE BUILDING AND NEW PARKING LOT SHOWN ON THIS PLAT WAS TAKEN FROM PLANS FOR RIVERSIDE CORPORATE CENTRE OFFICE BUILDING BY HAYES, SEAY, MATTERN & MATTERN, INC., DATED SEPTEMBER 16, 2005 AND REVISED DECEMBER 19, 2005. THE REMAINING PROPERTIES WERE TAKEN FROM LEGAL REFERENCES.
- 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.
- THERE ARE EXISTING TEN FOOT WIDE PRESCRIPTIVE EASEMENTS TO THE CITY OF ROANOKE, VIRGINIA ON THE EXISTING PUBLIC SANITARY SEWER LINES THAT LIE WITHIN THE LIMITS OF THE SUBJECT PROPERTY. AS THE RELOCATION OF THESE SANITARY SEWER LINES IS IMMINENT DUE TO PROPOSED CONSTRUCTION, THIS PLAT IS NOT PLACING RECORDED EASEMENTS ON THESE EXISTING UTILITY LINES. UPON RELOCATION OF THE UTILITY LINES, A FORMAL EASEMENT PLAT WILL BE PREPARED AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, DEDICATING EASEMENTS TO THE CITY OF ROANOKE, VIRGINIA AND WESTERN VIRGINIA WATER AUTHORITY.
- RIVERSIDE CIRCLE, S.W. IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY.

STATE OF VIRGINIA

City of Roanoke

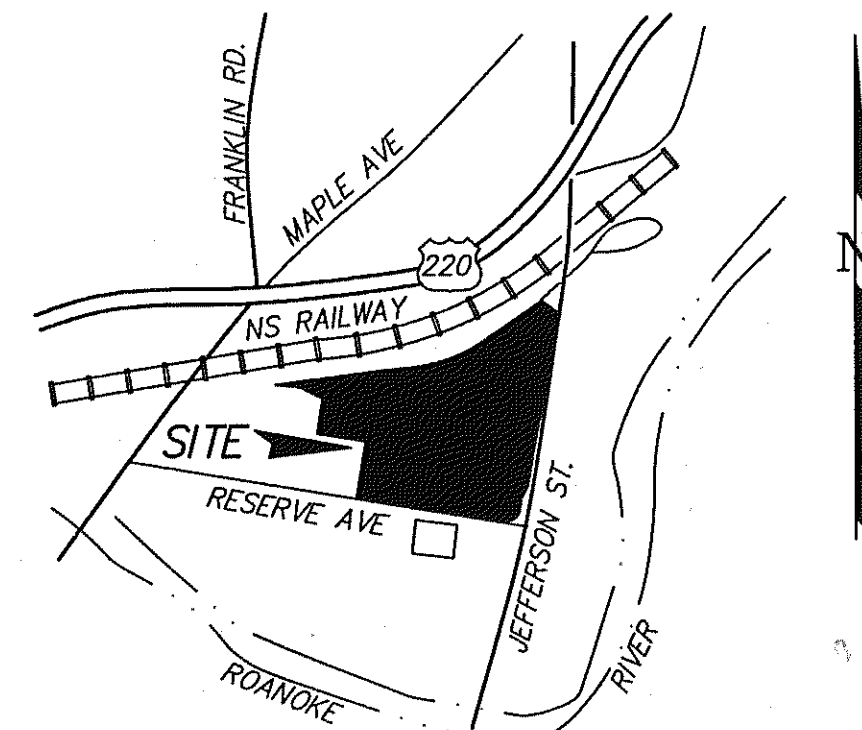
TO WIT:  
I, Rachel Mabe, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
DON LORTON, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
15<sup>th</sup> DAY OF JAN., 2007.

MY COMMISSION EXPIRES 7-31-09  
Rachel Mabe  
NOTARY PUBLIC

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 2:16 O'CLOCK P.M. ON THIS 17 DAY OF JANUARY, 2007.

TESTE: BRENDA HAMILTON  
CLERK

BY: Melinda M Thomas  
DEPUTY CLERK



VICINITY MAP  
NO SCALE

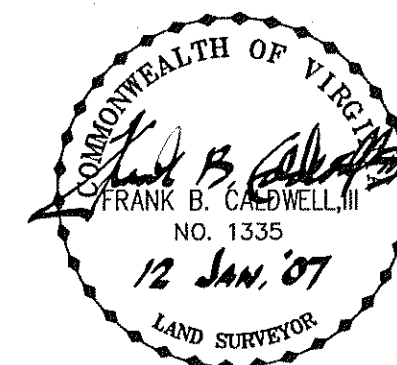
APPROVED:

H. Brian Townsend  
AGENT, ROANOKE CITY PLANNING COMMISSION

1-16-07  
DATE

Philip C. Sullivan  
CITY ENGINEER, ROANOKE VIRGINIA

1-17-07  
DATE



RESUBDIVISION PLAT  
FOR

**CARILION MEDICAL CENTER**

SHOWING THE COMBINATION OF TRACT A-1, 6.240 ACRES (INSTRUMENT # 040010679 AND INSTRUMENT # 070000500), RESUBDIVISION PLAT AND EASEMENT PLAT FOR CARILION MEDICAL CENTER & NORFOLK SOUTHERN RAILWAY COMPANY (M.B. 1, PG. 3085), NEW TRACT 1, 3.079 ACRES (INSTRUMENT # 040010679), RE-SUBDIVISION AND COMBINATION PLAT FOR ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY AND NORFOLK SOUTHERN RAILWAY COMPANY (M.B. 1, PG. 2580), NEW TRACT A-1, 6.034 ACRES (D.B. 1723, PG. 85), RESUBDIVISION PLAT FOR CHS, INC. & NORFOLK SOUTHERN RAILWAY COMPANY (M.B. 1, PG. 2672), LOTS 1 THROUGH 11, "PLEASANT VALLEY LAND CO." SECTION 8, LOTS 1 THROUGH 11, "PLEASANT VALLEY LAND CO." SECTION 14, AND CHARLOTTE AVENUE, S.W. (INSTRUMENT # 040010679), WHITMORE AVENUE, S.W. CLOSED BY ORDINANCE No. 37588-101906, AND 15' ALLEY CLOSED BY ORDINANCE No. 37355-040306, AND THE DEDICATION OF 0.098 ACRE TO CITY OF ROANOKE FOR RIGHT OF WAY CREATING HEREON

TRACT B 14.851 ACRES  
LOT 1 0.982 ACRE  
RIVERSIDE CIRCLE, S.W. (PRIVATE) 1.035 ACRES

SITUATE RESERVE AVENUE, S.W. AND JEFFERSON STREET, S.W.  
CITY OF ROANOKE, VIRGINIA

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, NW  
P.O. BOX 6260  
ROANOKE, VIRGINIA 24017  
(540) 368-3400 FAX: (540) 368-8702

REV: JAN. 11, 2007  
(CITY COMMENTS)  
TAX NOS. 1031902, 1032001, 2, 5, 6, 1032101, 2, 3, 4, 5, 6, 1032201, 7  
DATE: DEC. 20, 2006  
CALC. JC CHK'D FBC  
CLOSED: JC  
SHEET 1 OF 4

SCALE: 1"= 60'  
N.B.: CARILION 5  
DRAWN: JC  
W.O.: 06-0019