

MERIDIAN OF PLAT SHOWING 10.325 ACRES BY
LUMSDEN ASSOCIATES, P.C. DATED NOV. 22, 2000

1 to 2
R=700.00
L=252.57
Tan=127.67
Delta=20°10'24"
CH: S 61°14'32" E
251.20

3 to 4
R=705.20
L=92.74
Tan=46.44
Delta=07°32'06"
CH: S 40°03'19" E
92.67

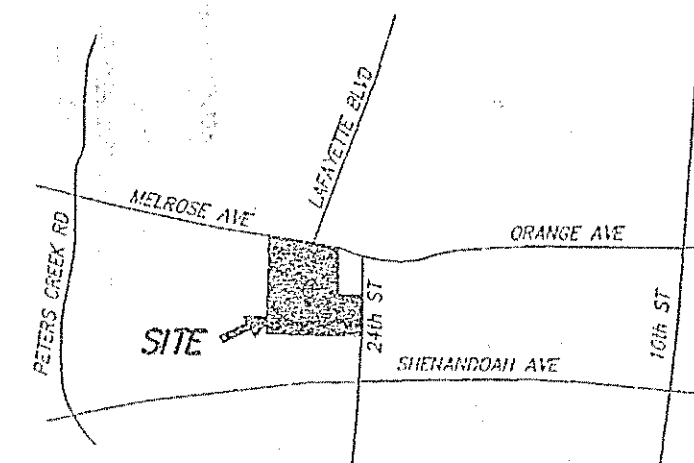
4 to 5
R=705.20
L=92.74
Tan=46.44
Delta=07°32'06"
CH: S 40°03'19" E
92.67

SURVEYOR'S CERTIFICATION:

TO GOODWILL INDUSTRIES OF THE VALLEYS, INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, 11, 13 & 15 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

Frank B. Caldwell III
FRANK B. CALDWELL III (SURVEYOR)
DATE: JUNE 29, 2007
REGISTRATION NO. 1335

PROPERTY OF
CITY OF ROANOKE
D.B. 815, PG. 84
TAX # 2420201

VICINITY MAP
(NO SCALE)**LINE TABLE**

LINE	BEARING	DISTANCE
2-3	S 43°49'22" E	240.29'
5-6	S 43°54'32" E	8.24'
6-7	S 85°28'38" W	64.30'
7-8	S 38°36'22" E	80.00'
8-9	S 03°21'38" W	91.20'
9-10	S 08°42'38" W	88.20'
10-11	S 81°17'22" E	131.55'
11-12	S 08°42'38" W	221.91'
12-13	N 87°34'22" W	729.90'
13-14	N 03°26'38" E	382.65'
14-15	S 86°33'22" E	100.00'
15-1	N 03°26'38" E	521.21'

SCHEDULE B ITEMS

LAWYERS TITLE INSURANCE CORPORATION TITLE REPORT
ORDER NO. VW121796Yroa, EFFECTIVE DATE MARCH 28, 2007

EASEMENT GRANTED BY W. B. WIGGINS, JR. AND SHARON D. WIGGINS
TO COMMONWEALTH OF VIRGINIA IN D.B. 1453, PG. 97 DATED JANUARY
29, 1980 AND DOES HAVE A PLOTTABLE DESCRIPTION

EASEMENT GRANTED BY W. B. CLEMENTS, INC. TO THE CHESAPEAKE
AND POTOMAC TELEPHONE COMPANY OF VIRGINIA IN D.B. 1640,
PG. 1788 DATED FEBRUARY 11, 1991 AND DOES NOT HAVE A
PLOTTABLE DESCRIPTION

NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY LAWYERS TITLE INSURANCE CORP., ORDER No. VW121796Yroa EFFECTIVE DATE MARCH 28, 2007.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FEMA FLOOD INSURANCE RATE MAP No. 51161C0042F, MAP REVISED FEBRUARY 4, 2005.
- REFERENCE OF PROPERTY CONVEYANCE:
* INSTRUMENT No. 000015621 CONVEYED TO MELROSE PROPERTIES, LLC
- REFERENCE: PLAT SHOWING 10.325 ACRES BY LUMSDEN ASSOCIATES, P.C. DATED NOVEMBER 22, 2000.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

ALTA/ACSM LAND TITLE SURVEY
FOR
**GOODWILL INDUSTRIES
OF THE VALLEYS, INC.**

SHOWING 10.325 ACRES (INSTRUMENT No. 000015621)

SITUATE MELROSE AVENUE, N.W. AND 24th STREET, N.W.
CITY OF ROANOKE, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W.

P.O. BOX 6200

ROANOKE, VIRGINIA 24017

(540) 366-3100

FAX: (540) 366-0702

SCALE: 1" = 60'

DATE: JUNE 29, 2007

N.B.: WES-53

W.O.: 07-0040

TAX PARCEL: 2420205

DRAWN: JW

CALC.: JW

CLOSED: JW

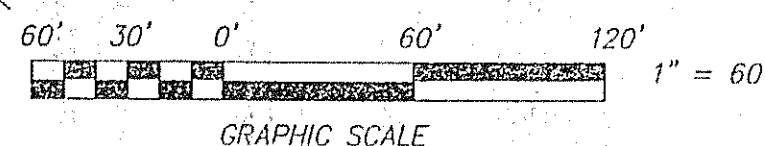
CHK'D: FBC, III

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE,
VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT
THERE TO ATTACHED ADMITTED TO RECORD AT 1:48 O'CLOCK P.M. ON
THIS 15 DAY OF AUGUST, 2007.

TESTE:

BRENDA HAMILTON
CLERK

BY: *Melinda M Thomas*
DEPUTY CLERK



GRAPHIC SCALE

24th STREET, N.W.
(VARIABLE R/W)

