

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
1-2	N 15°35'47" E (ACTUAL)	94.40'
	N 15°33'31" E (DEED)	94.40'
2-3	N 52°38'41" E (ACTUAL)	318.03'
	N 52°36'31" E (DEED)	318.03'
3-4	S 15°56'41" W (ACTUAL)	423.65'
	S 15°54'31" W (DEED)	423.65'
4-1	N 52°39'19" W (ACTUAL)	203.52'
	N 52°41'29" W (DEED)	203.52'
1-5 (TIE)	S 15°27'47" W (ACTUAL)	64.99'
	S 15°13'15" W (DEED)	65.01'
5-6	S 52°34'00" E	124.58'
6-7	S 52°37'00" E	175.04'
7-8	S 40°12'03" W	435.45'
8-9	S 40°12'03" W	219.46'
9-5	N 15°09'00" E	706.78'
6-10	S 15°06'46" W	238.72'

CURVE TABLE

CURVE	DELTA	RADIUS	TAN	ARC	CHORD	DIST
10-11	0°51'36"	2864.79'	21.50'	43.00'	S 15°51'00" W	43.00'
11-12	5°40'45"	996.45'	49.43'	98.77'	S 19°08'00" W	98.73'
12-8	8°17'41"	566.35'	41.07'	81.99'	S 25°47'20" W	81.92'

LEGEND

BLDG	BUILDING
CHIS	CHISELED
CONC	CONCRETE
COR	CORNER
DIA	DIAMETER
MON	MONUMENT
PL	PROPERTY LINE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RRFRP	ROANOKE RIVER FLOOD REDUCTION PROJECT

SYMBOLS

—18"—	STORM DRAIN
—E—	OVERHEAD ELECTRIC LINE
—T—	OVERHEAD TELEPHONE LINE
⊕	GAS VALVE
⊕	FIRE HYDRANT
⊕	SEWER OR STORM DRAIN MANHOLE
⊕	UTILITY POLE, GUY & ANCHOR
—x—x—	FENCE
—x—x—	TREE LINE
○	PROPERTY CORNER
○	MONUMENTATION FOUND

- NOTES:**
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY LAWYERS TITLE INSURANCE CORPORATION, ORDER No. 2769374, EFFECTIVE DATE JANUARY 20, 2009.
 - THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51161C0164G, MAP REVISED SEPTEMBER 28, 2007.
 - REFERENCE: MAP OF SURVEY MADE FOR APPALACHIAN POWER COMPANY BY JACK G. BESS, DATED DEC. 10, 1993.
 - REFERENCE: MAP OF ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING NEW EASEMENTS BEING ACQUIRED BY THE CITY OF ROANOKE BY T.P. PARKER & SON, DATED OCT. 31, 2002 RECORDED IN M.B. 1, PG. 2524.
 - REFERENCE: MAP OF ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING A NEW EASEMENT AND PROPERTY BEING ACQUIRED IN FEE SIMPLE BY THE CITY OF ROANOKE BY T.P. PARKER & SON, DATED AUGUST 13, 2002 AND RECORDED IN M.B.1, PG. 2512.
 - REFERENCE: PLAT SHOWING A 15' STORM DRAIN EASEMENT TO BE DEDICATED TO THE CITY OF ROANOKE BY APPALACHIAN POWER CO., DATED NOVEMBER 13, 1991, ROANOKE CITY PLAN No. 6172-A.
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

SCHEDULE B ITEMS

- LAWYERS TITLE INSURANCE CORPORATION TITLE REPORT ORDER NO. 2769374, EFFECTIVE DATE JANUARY 20, 2009
- EASEMENT GRANTED BY ROANOKE RAILWAY & ELECTRIC COMPANY TO APPALACHIAN ELECTRIC POWER COMPANY IN D.B. 509, PG. 355, IN ROANOKE CITY DATED JANUARY 12, 1928 AND DOES NOT HAVE A PLOTTABLE DESCRIPTION.
 - EASEMENT GRANTED BY ELECTRIC RAILWAY COMPANY, INC. TO APPALACHIAN POWER COMPANY IN D.B. 1750, PG. 875, IN ROANOKE CITY DATED OCTOBER 19, 1995 AND DOES NOT HAVE A PLOTTABLE DESCRIPTION.
 - DEED OF EASEMENT AGREEMENT BY ELECTRIC RAILWAY COMPANY, INC. TO THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 20020383, IN ROANOKE CITY DATED NOVEMBER 6, 2002 AS SHOWN.
 - DEED OF EASEMENT AGREEMENT BY ELECTRIC RAILWAY COMPANY, INC. TO THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT No. 20020384, IN ROANOKE CITY DATED NOVEMBER 6, 2002 AS SHOWN.
 - SEE WALNUT AVENUE BRIDGE AGREEMENT DATED OCTOBER 30, 1925 BETWEEN CITY OF ROANOKE AND ROANOKE RAILWAY & ELECTRIC COMPANY FOR RIGHTS OF ACCESS UNDER WALNUT AVENUE BRIDGE.
 - RESERVATION OF 20' EASEMENT CENTERED ON EXISTING DISTRIBUTION LINES BY APPALACHIAN POWER COMPANY, IN D.B. 1718, PG 236, DATED JULY 8, 1994.

LIMITS OF EASEMENT AS DESCRIBED BY T.P. PARKER PLAT, M.B. 1, PG. 2524

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF, ATTACHED ADMITTED TO RECORD AT 11:11 O'CLOCK A.M. ON THIS 8 DAY OF MAY, 2009.

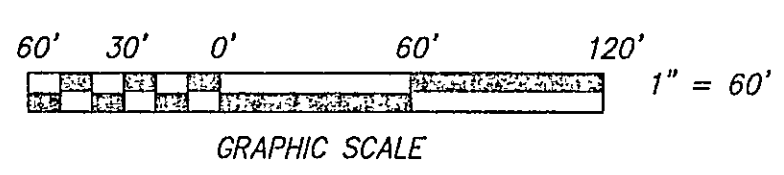
TESTE: BRENDA HAMILTON
CLERK
BY: Frank B. Caldwell, III
DEPUTY CLERK

PROPERTY OF
NORFOLK SOUTHERN RAILWAY
TAX No. 99999999

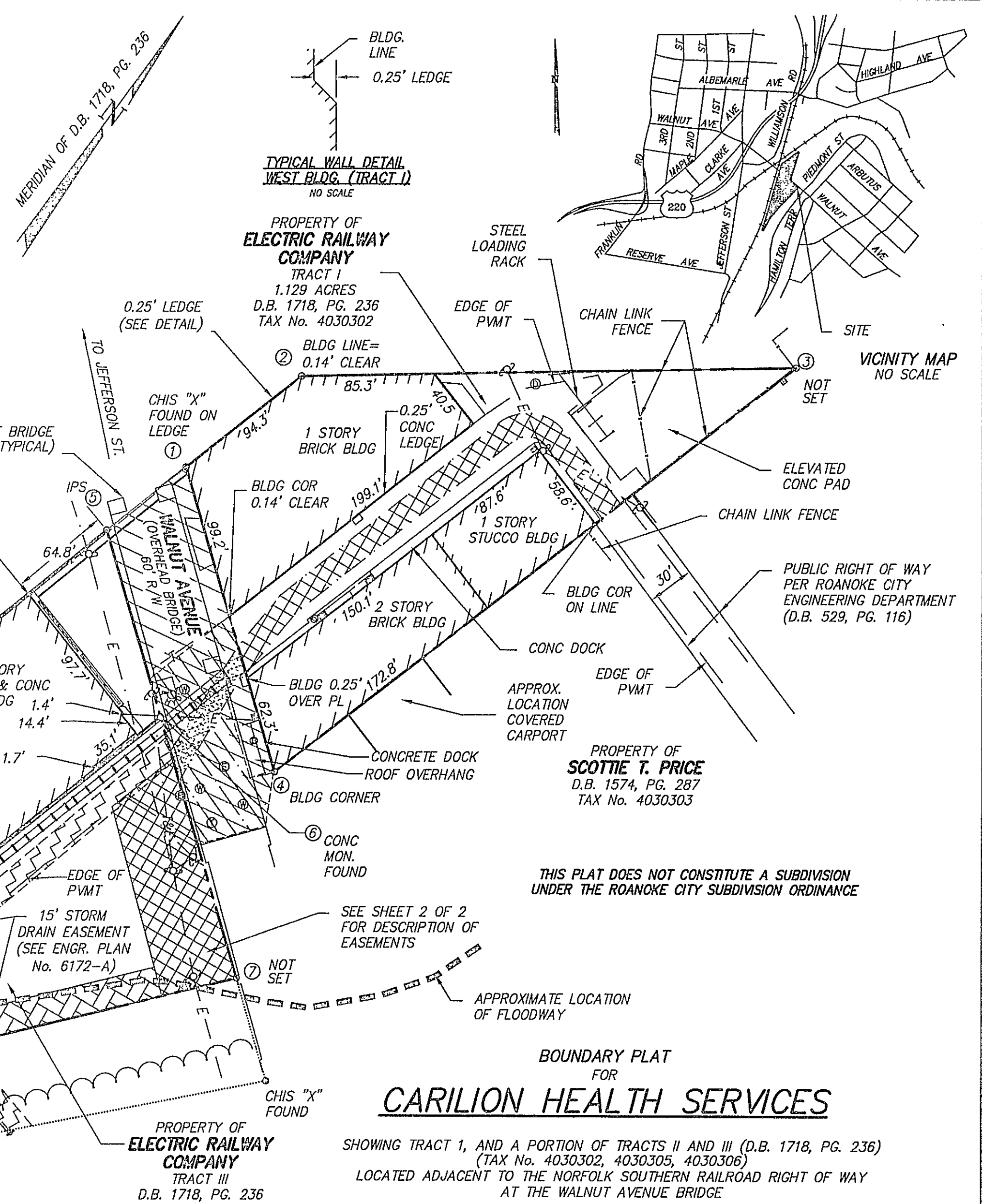
PROPERTY OF
ELECTRIC RAILWAY COMPANY
TRACT II
D.B. 1718, PG. 236
TAX No. 4030305

PROPERTY OF
ELECTRIC RAILWAY COMPANY
TRACT III
D.B. 1718, PG. 236
TAX No. 4030306
1.699 ACRES
LESS 0.908 ACRES FOR RRFRP
0.791 ACRES (NET)

PROPERTY OF
CITY OF ROANOKE, VIRGINIA
0.977 ACRES
INSTRUMENT No. 20020384



REVISED MAY 7, 2009 SHOWING PROVISION OF WALNUT AVENUE BRIDGE AGREEMENT, OCTOBER 30, 1925.



BOUNDARY PLAT FOR **CARILION HEALTH SERVICES**

SHOWING TRACT 1, AND A PORTION OF TRACTS II AND III (D.B. 1718, PG. 236)
(TAX No. 4030302, 4030305, 4030306)
LOCATED ADJACENT TO THE NORFOLK SOUTHERN RAILROAD RIGHT OF WAY AT THE WALNUT AVENUE BRIDGE

SITUATE WALNUT AVENUE, S.E.
CITY OF ROANOKE, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 8280
ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-8702

TAX No. 4030302, 4030305, 4030306
DATE: FEBRUARY 3, 2009
CALC. CLH CHK'D FBC
CLOSED: CLH

SHEET 1 OF 2

SCALE: 1" = 60'
N.B.: CARILION 11
DRAWN: CLH
W.O.: 09-0002