

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROANOKE ELECTRIC STEEL CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 TO 2 TO 12 THRU 16 TO 1 INCLUSIVE WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 28, 1980 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN D.B. 1462, PG. 429.

THAT VIRGINIA HOUSING DEVELOPMENT AUTHORITY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 2 THRU 12 TO 2 INCLUSIVE WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED SAID OWNER BY INSTRUMENT DATED APRIL 30, 2004 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #040006886.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 24 DAY OF AUGUST, 2009.

T. Joe Crawford it's VICE PRESIDENT
ROANOKE ELECTRIC STEEL CORPORATION, OWNER

[Signature] it's AUTHORIZED OFFICER
VIRGINIA HOUSING DEVELOPMENT AUTHORITY, OWNER

STATE OF VIRGINIA

City of Roanoke

I, Glenda F. Howell, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT T. Joe Crawford, VICE FOR ROANOKE ELECTRIC STEEL CORPORATION, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON August 24, 2009.

MY COMMISSION EXPIRES ON 8-31-2013

Glenda F. Howell
NOTARY PUBLIC

REG # 227323

GLENDIA F. HOWELL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #227323
My Commission Expires 8-31-2013

STATE OF VIRGINIA

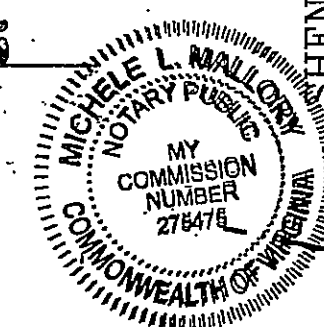
City of Richmond

I, Michael L. Mallory, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Michael L. Mallory, FOR THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON August 24, 2009.

MY COMMISSION EXPIRES ON 7-2-11

Michael L. Mallory
NOTARY PUBLIC

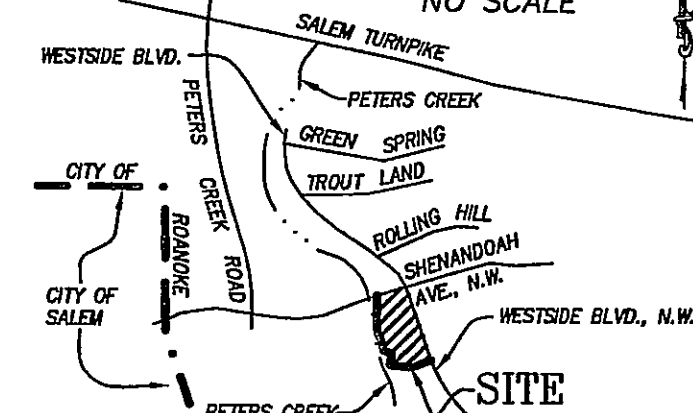
REG # 275475



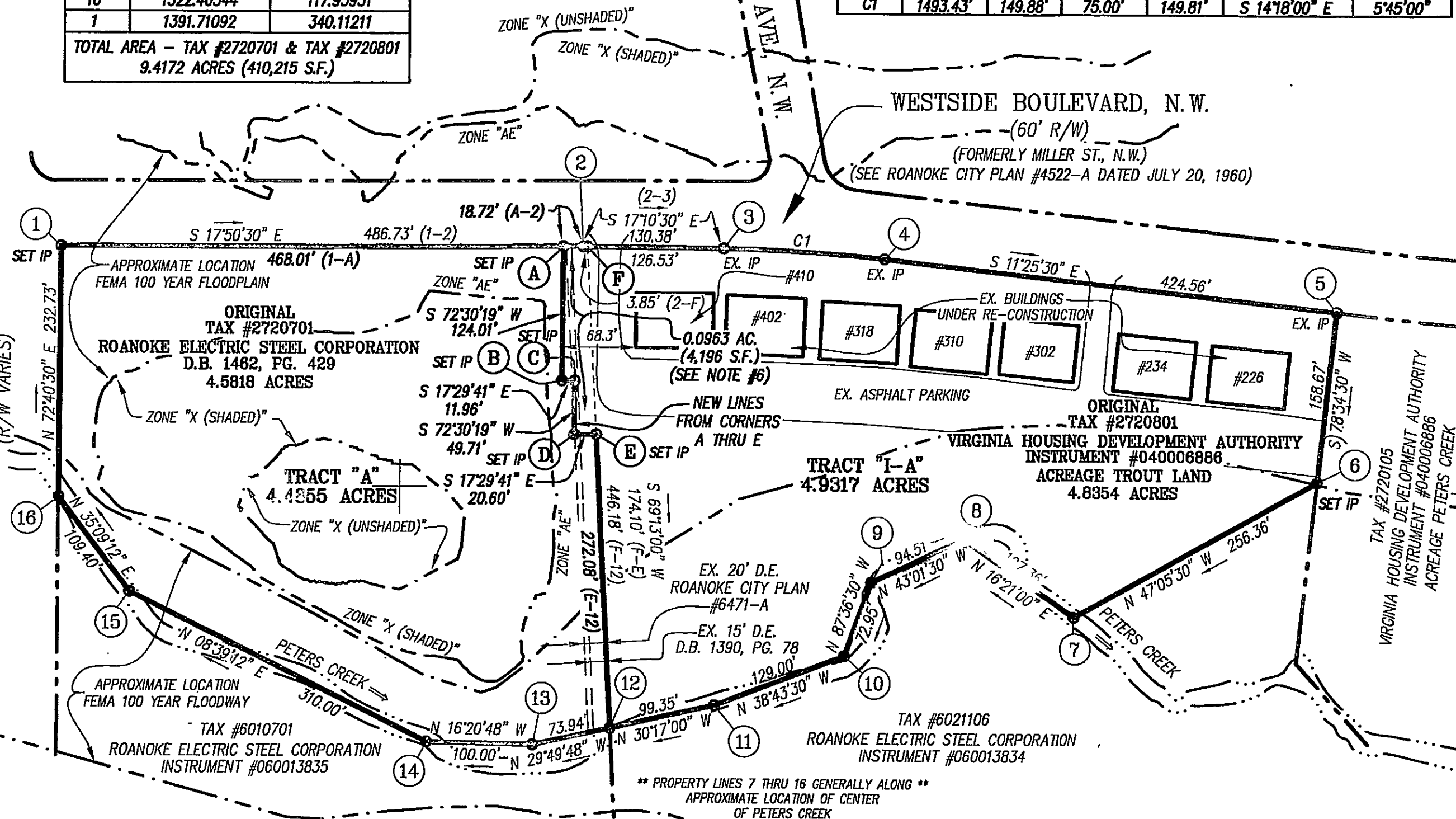
BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	1391.71092	340.11211
2	928.38618	489.24117
3	803.81689	527.74225
4	658.64630	564.74577
5	242.49902	648.84476
6	211.06887	493.31883
7	385.60578	305.54952
8	507.81534	341.40189
9	576.90692	276.91657
10	579.95104	204.03255
11	680.59136	123.33233
12	766.38429	73.23246
13	830.52762	36.45262
14	926.48525	8.30778
15	1232.95645	54.94904
16	1322.40544	117.93931
1	1391.71092	340.11211
TOTAL AREA - TAX #2720701 & TAX #2720801 9.4172 ACRES (410,215 S.F.)		

LEGEND

EX. EXISTING
IP IRON PIN
D.B. DEED BOOK
PG. PAGE
M.B. MAP BOOK
R/W RIGHT-OF-WAY
AC. ACRES
S.F. SQUARE FEET

LOCATION MAP
NO SCALE

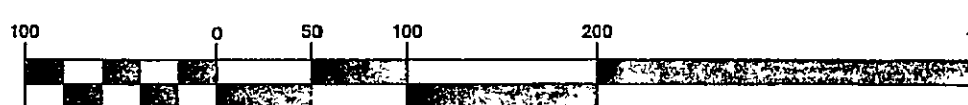
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1493.43'	149.88'	75.00'	149.81'	S 14°18'00" E	5°45'00"



NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0144 G, DATED SEPTEMBER 28, 2007 AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. ZONES AE, X (SHADED) & X (UNSHADED).
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, DATED FEBRUARY 23, 2009 ORDER #2790004 & #2790015.
3. IRON PINS WERE FOUND OR SET AS SHOWN HEREON.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. APPROVAL HEREOF BY THE CITY OF ROANOKE PLANNING COMMISSION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
6. A 0.0963 AC. (4,196 S.F.) PORTION OF ORIGINAL TAX #2720701 BOUNDED BY CORNERS A THRU F TO 2 TO A, INCLUSIVE IS TO BE CONVEYED TO VIRGINIA HOUSING DEVELOPMENT AUTHORITY AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #2720801 (4.8354 AC.), CREATING TRACT "A" (4.4855 AC.) AND TRACT "I-A" (4.9317 AC.).
7. 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.
8. SEE SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED OCTOBER 31, 1994 FOR TAX #2720801, PLAT BY T.P. PARKER DATED MARCH 2, 1972 FOR TAX #2720701, ROANOKE CITY PLAN #4522-A FOR THE WIDENING OF WESTSIDE BOULEVARD (FORMERLY MILLER ST., N.W.) AND VDOT PROJECT #0742-080-161, C-501; U000-128-103, RW-201 FOR SHENANDOAH AVENUE, N.W. RIGHT-OF-WAY LOCATION.
9. PROPERTY LINE FROM CORNER F TO E IS HEREBY VACATED. PROPERTY LINES FROM CORNERS A THRU E ARE NEW DIVISION LINES.
10. FOR CLARITY, NOT ALL IMPROVEMENTS ARE SHOWN ON THE SUBJECT PROPERTIES. EXISTING BUILDING #410 (FIELD LOCATED), BUILDINGS #402, #318, #310, #302, #234, #236 & ASPHALT PARKING AREA (TAKEN FROM CITY PLANIMETRICS).

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

APPROVED: [Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION

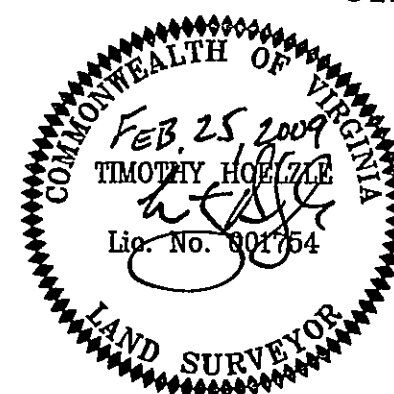
9/4/08
DATE

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 SEPTEMBER 10, 2009, AT 10:24 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK

Katie Thomas
DEPUTY CLERK



PLAT SHOWING THE RESUBDIVISION & COMBINATION OF
ORIGINAL TAX #2720701 (4.5818 ACRES)

PROPERTY OF
ROANOKE ELECTRIC STEEL CORPORATION
(D.B. 1462, PG. 429)

CREATING
TRACT "A" (4.4855 AC.)

AND
ORIGINAL #TAX #2720801, ACREAGE TROUT LAND
PROPERTY OF
VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(INSTRUMENT #040006886)

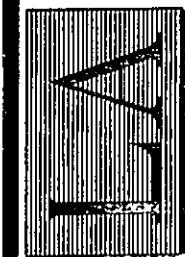
CREATING
TRACT "I-A" (4.9317 AC.)

SITUATED ALONG SHENANDOAH AVE., N.W.
AND WESTSIDE BOULEVARD, N.W.
CITY OF ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: FEBRUARY 25, 2009
COMM. NO.: 08-238
SCALE: 1" = 100'
SHEET 1 OF 1