

Test # 21-3143

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROANOKE VALLEY RESOURCE AUTHORITY AND NORFOLK & SOUTHERN RAILWAY COMPANY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES PART OF LOTS 1 THROUGH 4, SECTION 42, MAP OF SALEM IMPROVEMENT COMPANY, 0.21630 ACRES, CONVEYED TO SAID ROANOKE VALLEY RESOURCE AUTHORITY BY DEED DATED SEPTEMBER 15, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #170002446 AND A 0.09418 ACRES PARCEL CONVEYED TO NORFOLK SOUTHERN RAILWAY COMPANY BY DEED DATED JULY 1, 1950 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 440, PAGE 544.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE 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 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 78 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 10th DAY OF September, 2021.

OWNER: ROANOKE VALLEY RESOURCE AUTHORITY

BY: Daniel D. Mills ITS CEO (PRINTED NAME) (SIGNATURE)



OWNER: NORFOLK SOUTHERN RAILWAY COMPANY

BY: Kristi D. Blair ITS Real Estate Manager (PRINTED NAME) (SIGNATURE)

STATE OF VIRGINIA

City of Roanoke, PEGGY LOU BISHOP, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Daniel D. Mills FOR ROANOKE VALLEY RESOURCE AUTHORITY, OWNER, ITS CEO, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON September 8, 2021.

MY COMMISSION EXPIRES ON 10/31/23 REGISTRATION # 225219

Notary signature and seal for Peggy Lou Bishop.

STATE OF VIRGINIA

City of Roanoke, PEGGY LOU BISHOP, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Kristi D. Blair FOR NORFOLK SOUTHERN RAILWAY COMPANY, OWNER, ITS Real Estate Manager HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON September 10, 2021.

MY COMMISSION EXPIRES ON 10/31/23 REGISTRATION # 225219

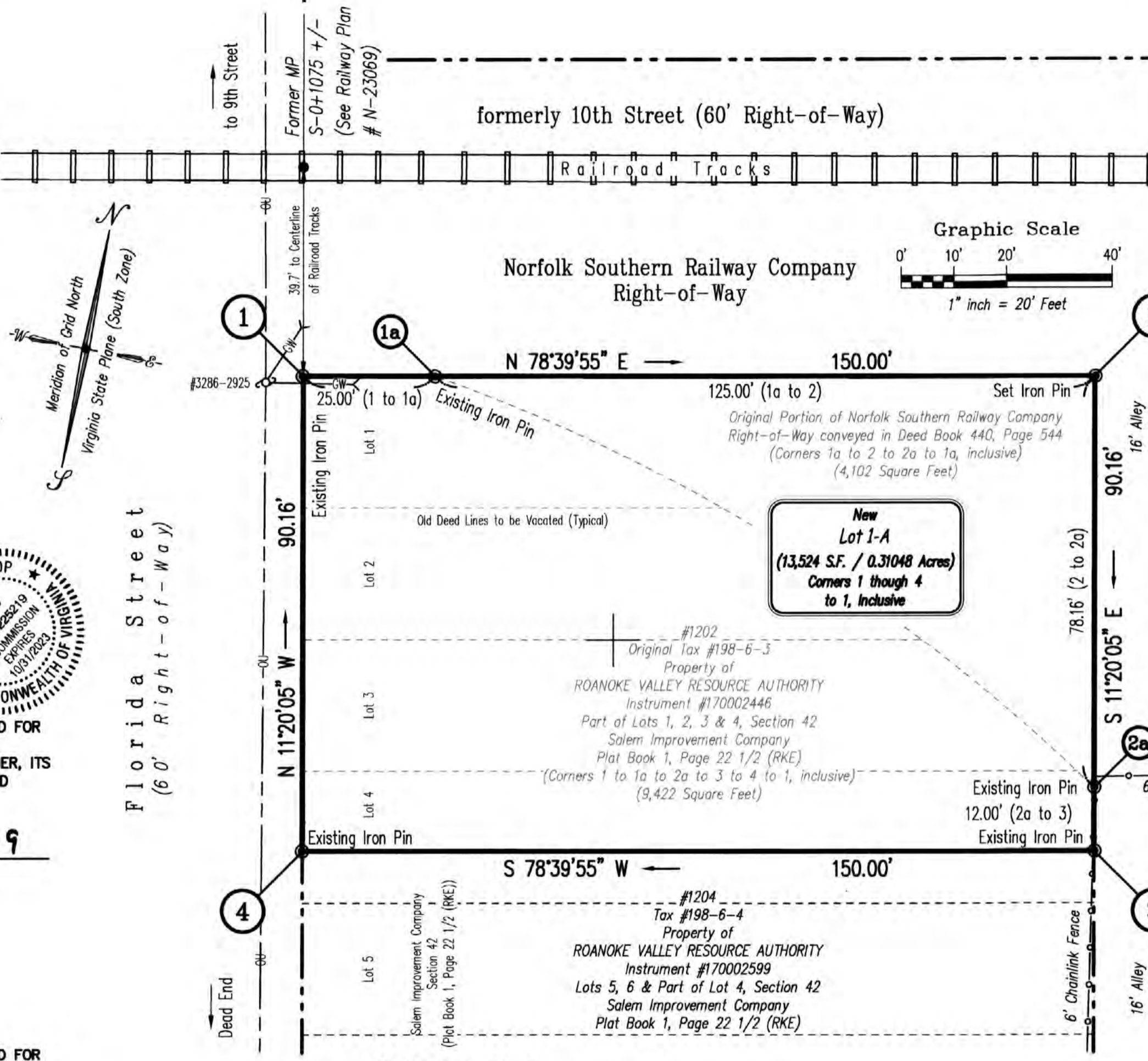
Notary signature and seal for Peggy Lou Bishop.

- Notes: 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST WHICH EFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON. 3) THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA 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 MAP #51161C0143G, DATED SEPTEMBER 28, 2007. ZONE "AE". 4) HORIZONTAL (NAD 83 (VIRGINIA STATE PLANE, SOUTH ZONE)) AND VERTICAL CONTROL (NAVD88) WERE ESTABLISHED BY PERFORMING GPS OBSERVATIONS BASED ON EXISTING CITY OF SALEM GPS CONTROL. 5) COORDINATE VALUES AS SHOWN HEREON ARE SURFACE COORDINATES ESTABLISHED BY SCALING THE GRID COORDINATES AT POINT #11000 (N:3629707.12900, E:11032732.59400, ELEV.:1001.24') BY A COMBINED SCALE FACTOR OF 1.0000963. 6) PROPERTY IS CURRENTLY ZONED "HM".

SYMBOL LEGEND table with symbols for Property Monument, Guy Wire, and Utility Pole.

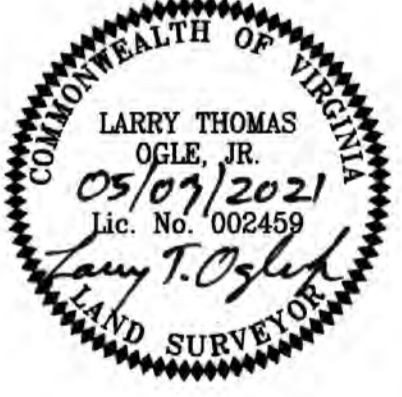
ABBREVIATION DESCRIPTION table with entries for CW (Guy Wire), MP (Mile Post), and OU (Overhead Utilities).

CURVE TABLE table with columns for CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, and DELTA. Entry for 2a-1a.



LINE TABLE - Portion of the Railroad Right-of-Way to be Conveyed and part of Original Tax Parcel #198-6-3, Property of the Roanoke Valley Resource Authority to Create "Lot 1-A".

BOUNDARY COORDINATES table with columns for CORNER, NORTHING, and EASTING. Total Area = 13,524 Square Feet or 0.31048 Acres.



CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 10th DAY OF Sept 2021, AT 2:26 O'CLOCK P.M. IN PLAT BOOK 15, PAGE 99, SLIDE 237.

TESTEE: GARY CHANCE CRAWFORD, CLERK (Signature)

APPROVED: Charles E. VanAlman, Jr., P.E., L.S. DATE 9/6/2021

APPROVED: Daniel D. Mills, J. DATE 9/10/2021

PLAT SHOWING THE LOT LINE VACATION AND COMBINATION OF A 9,422 Square Foot Parcel being Part of Lots 1 through 4, Section 42, Map of Salem Improvement Company (Plat Book 1, Page 22 1/2 (Roanoke County)), Property of "ROANOKE VALLEY RESOURCE AUTHORITY" (Instrument #170002446) and a 4,102 Square Foot Parcel Property of "NORFOLK SOUTHERN RAILWAY COMPANY" (Deed Book 440, Page 544) Creating Hereon New Lot 1-A (13,524 Square Feet / 0.31048 Acres) SITUATED AT #1202 FLORIDA STREET CITY OF SALEM, VIRGINIA

Vertical sidebar containing contact information for Lumsden Associates, P.C., including phone numbers, address, and scale information (1" = 20').