

**PORTION OF TRACT "F" TO BE  
ADDED TO AND COMBINED WITH  
ORIGINAL TRACT "E" TO CREATE  
NEW TRACT "E1"**

LINE	BEARING	DISTANCE
12-A	S 06°57'46" W	78.40'
A-B	S 31°04'44" W	138.50'
B-C	N 58°49'22" W	135.90'
C-D	N 76°03'15" W	73.38'
D-18	N 39°01'07" E	49.13'
18-17	S 76°03'15" E	59.30'
17-16	S 58°49'22" E	132.80'
16-15	N 35°02'12" E	94.22'
15-12	N 09°10'32" E	77.11'
TOTAL AREA = 0.227 AC. (9,878 S.F.)		

**PORTION OF TRACT "C" TO BE  
ADDED TO AND COMBINED WITH  
ORIGINAL TRACT "D" TO CREATE  
NEW TRACT "D1"**

LINE	BEARING	DISTANCE
18-D	S 39°01'07" W	49.13'
D-E	N 76°03'15" W	40.01'
E-F	N 58°08'51" W	92.19'
F-G	N 50°58'53" E	49.26'
G-20	N 39°01'07" E	56.00'
20-19	S 50°58'53" E	130.84'
19-18	S 76°03'15" E	50.93'
TOTAL AREA = 0.210 AC. (9,158 S.F.)		

**LEGEND**

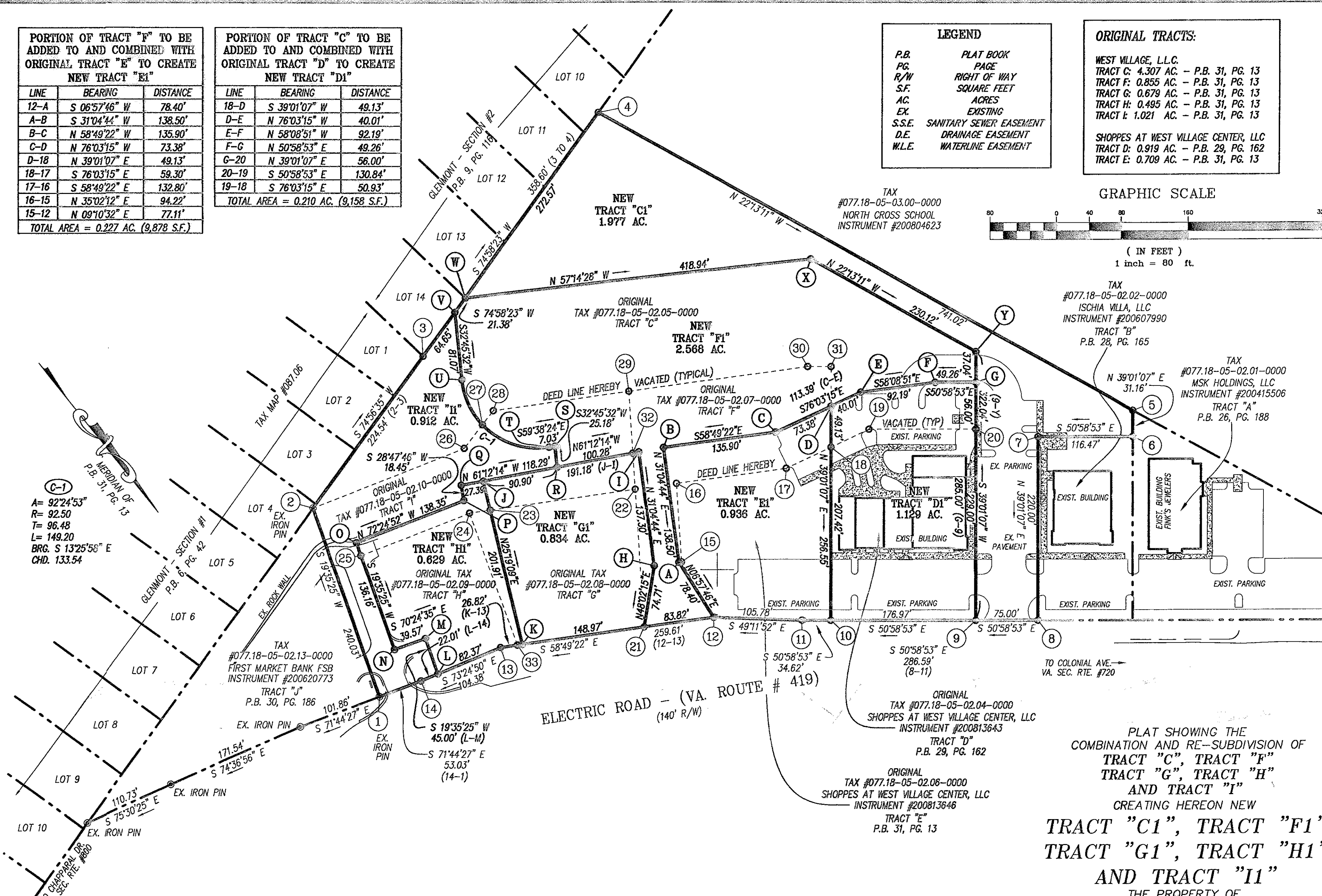
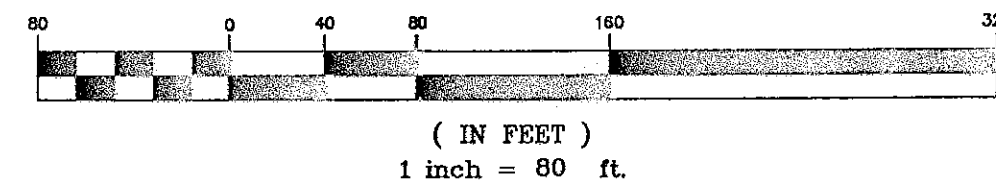
P.B.	PLAT BOOK
P.G.	PAGE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC.	ACRES
EX.	EXISTING
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT

**ORIGINAL TRACTS:**

WEST VILLAGE, L.L.C.  
TRACT C: 4.307 AC. - P.B. 31, PG. 13  
TRACT F: 0.855 AC. - P.B. 31, PG. 13  
TRACT G: 0.679 AC. - P.B. 31, PG. 13  
TRACT H: 0.495 AC. - P.B. 31, PG. 13  
TRACT I: 1.021 AC. - P.B. 31, PG. 13

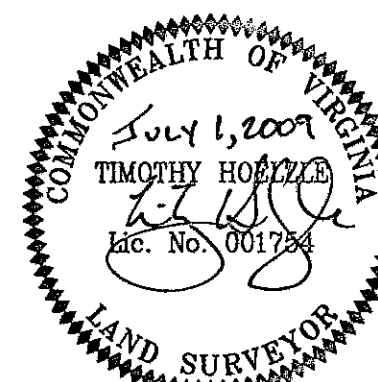
SHOPPES AT WEST VILLAGE CENTER, LLC  
TRACT D: 0.919 AC. - P.B. 29, PG. 162  
TRACT E: 0.709 AC. - P.B. 31, PG. 13

**GRAPHIC SCALE**



**NOTES:**

1. NEW TRACT "C1" IS COMPRISED OF THE 1.977 AC. REMAINING PORTION OF ORIGINAL TRACT "C" BOUNDED BY CORNERS 4 THRU 9 TO Y TO X TO W TO 4 INCLUSIVE.
2. A (0.210 AC.) PORTION OF ORIGINAL TRACT "C" PROPERTY OF WEST VILLAGE, L.L.C., BOUNDED BY CORNERS D THRU G, 20, 19, 18 TO D, INCLUSIVE IS TO BE CONVEYED TO SHOPPES AT WEST VILLAGE CENTER, LLC AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT "D" (0.919 AC.) CREATING HEREON NEW TRACT "D1" (1.129 AC.).
3. A (0.227 AC.) PORTION OF ORIGINAL TRACT "F" PROPERTY OF WEST VILLAGE, L.L.C., BOUNDED BY CORNERS 12 TO A THRU D, 18, 17, 16, 15 TO 12, INCLUSIVE IS TO BE CONVEYED TO SHOPPES AT WEST VILLAGE CENTER, LLC AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT "E" (0.709 AC.) CREATING HEREON NEW TRACT "E1" (0.936 AC.).
4. A (1.746 AC.) PORTION OF ORIGINAL TRACT "C" BOUNDED BY CORNERS 27 TO U THRU Y, G, F, E, D, 31, 30, 28 TO 27, INCLUSIVE AND A (0.244 AC.) PORTION OF ORIGINAL TRACT "I" BOUNDED BY CORNERS R THRU T, 27, 28, 29, 32, TO R, INCLUSIVE IS TO BE ADDED TO AND COMBINED WITH THE REMAINING PORTION OF ORIGINAL TRACT "F" (0.576 AC.) CREATING HEREON NEW TRACT "F1" (2.568 AC.).
5. A (0.052 AC.) PORTION OF ORIGINAL TRACT "F" BOUNDED BY CORNERS 21 TO 32, I, H TO 21, INCLUSIVE AND A (0.162 AC.) PORTION OF ORIGINAL TRACT "I" BOUNDED BY CORNERS 22 TO 23, J, 32, TO 22, INCLUSIVE IS TO BE ADDED TO AND COMBINED WITH THE REMAINING PORTION OF ORIGINAL TRACT "G" (0.620 AC.) CREATING HEREON NEW TRACT "G1" (0.834 AC.).
6. A (0.075 AC.) PORTION OF ORIGINAL TRACT "I" BOUNDED BY CORNERS 23 THRU 25, O, P, Q, J TO 23, INCLUSIVE AND A (0.059 AC.) PORTION OF ORIGINAL TRACT "G" BOUNDED BY CORNERS 33 TO 24, 23, K, TO 33, INCLUSIVE IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT "H" (0.495 AC.) CREATING HEREON NEW TRACT "H1" (0.629 AC.).
7. A (0.372 AC.) PORTION OF ORIGINAL TRACT "C" BOUNDED BY CORNERS 2 TO 3, V, U, 27, 26, TO 2, INCLUSIVE IS TO BE ADDED TO AND COMBINED WITH THE REMAINING PORTION OF ORIGINAL TRACT "I" (0.540 AC.) CREATING HEREON NEW TRACT "I1" (0.912 AC.).
8. LINES FROM CORNERS 12 TO A THRU G, 21 TO H THRU K, 25 TO O THRU V, W THRU Y TO G, 18 TO D & 20 TO G ARE NEW DIVISION LINES. INTERIOR PROPERTY LINES FROM CORNERS 12 TO 15 THRU 20, 21 THRU 25, 24 TO 33, 22 TO 29 AND 2 TO 26 THRU 31 TO D ARE HEREBY VACATED.
9. FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.



PLAT SHOWING THE  
COMBINATION AND RE-SUBDIVISION OF  
TRACT "C", TRACT "F"  
TRACT "G", TRACT "H"  
AND TRACT "I"  
CREATING HEREON NEW  
TRACT "C1", TRACT "F1"  
TRACT "G1", TRACT "H1"  
AND TRACT "I1"  
THE PROPERTY OF  
WEST VILLAGE, L.L.C.  
(INSTRUMENT #200410838)  
AND THE COMBINATION AND RE-SUBDIVISION OF  
TRACT "D" AND TRACT "E"  
CREATING HEREON NEW  
TRACT "D1" AND TRACT "E1"  
THE PROPERTY OF  
SHOPPES AT  
WEST VILLAGE CENTER, LLC  
(INSTRUMENT #200813643 AND INSTRUMENT #200813646)  
SITUATED ALONG ELECTRIC ROAD (ROUTE #419)  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

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ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: July 1, 2009  
COMM. NO.: 06-171  
SCALE: 1" = 80'  
SHEET 2 OF 4