

In lieu of execution of this Plat, the Commonwealth of Virginia, acting by and through the Commissioner of Highways, quitclaimed its interest in the foregoing parcels of land by Quitclaim Deeds dated June 20, 2013, recorded on July 17, 2013, as Instrument Nos. 201309446 and 201309447.

DANIEL MALKORY, VICE PRESIDENT
REAL ESTATE
Florida Miami-Dade
ARIZONA, BENTON COUNTY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-29-2017 BY 60322 UCBAW

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE SIGNATURE OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 15TH DAY OF MAY, 2011.

Sgt. Robert A. Newbold

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT TIMBERBROOK PROPERTIES IX, LLC IS THE FEE SIMPLE OWNER OF
A PORTION OF THE LAND SHOWN HEREON AND THE ABOVE AND
FOREGOING COMBINATION AND RESUBDIVISION AS IT APPEARS ON THIS
PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

STEVEN S. STRAUSS, MANAGER OF TIMBERBROOK PROPERTIES IX, LLC

I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE SIGNATURE OF _____ ON THE FOREGOING INSTRUMENT.

NOTARIAL PUBLIC OR SEAL THIS ____04____ DAY OF ____CH____, 2011.

My Commission Expires ____7/29/2016____

Notary Public
Kathryn Wavert 7121366
REGISTRATION No. 7121366

Spotsylvania County, Commonwealth of Virginia, County/STATE
I, Anthony V. Vardas, A NOTARY PUBLIC IN AND FOR THE
COUNTY AND STATE AFORESAID, CERTIFY THAT

In the Clerk's Office of the Circuit Court of Rock County, Va, this 22 day of Aug, 2013, this instrument was presented with a certificate of acknowledgment annexed 3, admitted to record at 10:15p. The tax imposed under Sec. 58.1-802 has been paid.

Teste: James A. Williams, Clerk
James A. Williams DC.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME
 AT THE DIRECTION OF THE OWNERS; AND THAT THE SUBDIVISION
 IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY THE
 SUB DIVIDERS; AND THAT THE MONUMENTS SHOWN ON THIS
 PLAT HAVE BEEN ACTUALLY PLACED AND THAT THEIR LOCATION
 AND CHARACTER ARE CORRECTLY SHOWN.

DENISE N SOWDER
Notary Public
Commonwealth of Virginia
291264
My Commission Expires Jan 31, 2015

AREA SUMMARY

	SUMMARY	TAX MAP NUMBER
LOT 1B =	29.965 ACRES	88.03-01-09.00
LOT 2 =	7.527 ACRES	88.04-01-39.00
LOT 5A =	4.654 ACRES	88.03-01-35.00
LOT 1 =	1.330 ACRES	88.03-01-01.02
OUTLOT 2 =	1.147 ACRES	88.03-01-01.04
TMN: 88.04-01-42.00	1.138 ACRES	88.04-01-42.00
TMN: 88.04-01-43.00	1.013 ACRES	88.04-01-43.00
TOTAL ACRES IN LOTS =	70.113 ACRES	

PARCEL A	=	0.680	ACRES
PARCEL G	=	0.240	ACRES
PARCEL H	=	0.057	ACRES
PARCEL I	=	0.007	ACRES
PARCEL J	=	0.203	ACRES
PARCEL K	=	0.082	ACRES
TOTAL AREA BEING VACATED	=	1.260	ACRES

PARCEL E = 0.028 ACRES
PARCEL F = 0.027 ACRES
 TOTAL AREA BEING TRANSFERRED = 0.055 ACRES

TMN: 88.03-01-09.00 (LOT 1B)
 LOT 1A = 25.115 ACRES
 REMAINDER LOT 3A = 4.108 ACRES
 PARCEL A = 0.680 ACRES
 PARCEL H = 0.057 ACRES
 PARCEL J = 0.007 ACRES
 TOTAL AREA OF LOT 1B = 20.965 ACRES

TMN: 88.03-01-01.01 (LOT 3A)
 LOT 3A = 4.134 ACRES
 LESS PARCEL E - 0.028 ACRES
 REMAINDER LOT 3 = 4.106 ACRES

TMN: 88.03-01-35.00 (LOT 5A)
 LOT 5 = 3.618 ACRES
 REMNANT OF LOT 1-A = 0.769 ACRES
 PARCEL F = 0.027 ACRES
 PARCEL G = 0.240 ACRES
 TOTAL AREA OF LOT 5A = 4.654 ACRES

IMN: 88.04-01-42.00
ORIGINAL AREA = 0.907 ACRES
PARCEL E = 0.028 ACRES
PARCEL J = 0.203 ACRES
NEW AREA = 1.138 ACRES

TMN: 88.04-01-43.00
ORIGINAL AREA = 0.931 ACRES
PARCEL K = 0.082 ACRES
NEW AREA = 1.013 ACRES

REVISIONS:
1. REVISED 4-5-2011 TO ADDRESS FINAL COMMENTS.
2. REVISED 8-3-2011 TO ADDRESS ADDITIONAL COMMENTS.
3. REVISED 9-28-2011 TO ADDRESS ADDITIONAL COMMENTS.

VICINITY MAP
N.T.S.

N.T.S. INDEX MAP

ROANOKE COUNTY, VIRGINIA
CAVE SPRING MAGISTERIAL DISTRICT
PLAT OF COMBINATION AND RESUBDIVISION
AND RIGHT OF WAY VACATION FOR:
WALMART REAL ESTATE
BUSINESS TRUST
STORE No. 1301-02

DATE: JULY 31, 2009
REVISED: APRIL 5, 2011
REVISED: AUGUST 3, 2011
REVISED: SEPTEMBER 28, 2011
(SHEET 1 of 8)



Dewberry®
Dewberry & Davis, Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341

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Math By		Party Chief	M.B.E.	File No.
Checked By		FidBk/Pa	802 1	

V3129B