

GENERAL NOTES

1. THIS BOUNDARY SURVEY IS BASED ON FIELD SURVEYS PERFORMED BETWEEN JULY 28, 2006 AND JULY 17, 2009.
2. HORIZONTAL CONTROL WAS ESTABLISHED BY GPS OBSERVATIONS ON JULY 28, 2006, USING NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS), VIRGINIA STATE PLANE GRID COORDINATES (SOUTH ZONE) US SURVEY FEET. HORIZONTAL: NAD83 (CORS) BLK, CORB
3. UNDERGROUND UTILITIES NOT SHOWN, MAY EXIST.
4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE 'X' (500 YEAR FLOOD ZONE) AND 'AE' (100 YEAR FLOOD ZONE) OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 51161C-0254-G, WHICH BEARS A REVISED DATE OF SEPTEMBER 28, 2007 AND IS IN A SPECIAL FLOOD HAZARD AREA.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
6. EXISTING BUILDINGS ON LOT 1B AND LOT 2 ARE PROPOSED FOR DEMOLITION AND THEREFORE ARE NOT SHOWN.
7. PURSUANT TO INSTRUMENT RECORDED CONTEMPORANEOUSLY HERewith, WAL-MART REAL ESTATE BUSINESS TRUST SHALL CONVEY ALL OF ITS RIGHT IN PARCEL E AND PARCEL J TO TIMBERBROOK PROPERTIES IX, LLC AND FINCASTLE EQUIPMENT COMPANY, L.C., THE OWNERS OF THAT PARCEL KNOWN AS ROANOKE COUNTY TOWN: 88.04-01-42.00, TO BE COMBINED WITH AND BECOME A PART OF SUCH PARCEL.
8. PURSUANT TO INSTRUMENT RECORDED CONTEMPORANEOUSLY HERewith, WAL-MART REAL ESTATE BUSINESS TRUST SHALL CONVEY ALL OF ITS RIGHT IN PARCEL K TO TIMBERBROOK PROPERTIES IX, LLC AND FINCASTLE EQUIPMENT COMPANY, L.C., THE OWNERS OF THAT PARCEL KNOWN AS ROANOKE COUNTY TOWN: 88.04-01-43.00, TO BE COMBINED WITH AND BECOME A PART OF SUCH PARCEL.
9. PURSUANT HERETO, THE VIRGINIA DEPARTMENT OF TRANSPORTATION HEREBY OUTCLAMS, VACATES AND RELEASES WITHOUT WARRANTY ALL OF ITS RIGHT, TITLE AND INTEREST IN AND TO THE RIGHT OF WAY EASEMENT CREATED BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN DEED BOOK 130, AT PAGE 243 IN THE AREAS SHOWN AS PARCEL G AND PARCEL H.
10. PURSUANT TO INSTRUMENT RECORDED CONTEMPORANEOUSLY HERewith, CROSSROADS HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, SHALL CONVEY ALL OF ITS RIGHT IN PARCEL H TO WAL-MART REAL ESTATE BUSINESS TRUST, THE OWNER OF THAT PARCEL KNOWN AS ROANOKE COUNTY TOWN: 88.03-01-08.00, TO BE COMBINED WITH AND BECOME A PART OF SUCH PARCEL.
11. PURSUANT TO INSTRUMENT RECORDED CONTEMPORANEOUSLY HERewith, WAL-MART REAL ESTATE BUSINESS TRUST SHALL CONVEY ALL OF ITS RIGHT IN PARCEL E AND PARCEL J TO CROSSROADS HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, THE OWNER OF THAT PARCEL KNOWN AS ROANOKE COUNTY TOWN: 88.03-01-35.00, TO BE COMBINED WITH AND BECOME A PART OF SUCH PARCEL.
12. PURSUANT TO INSTRUMENT RECORDED CONTEMPORANEOUSLY HERewith, THE BOARD OF SUPERVISORS OF THE COUNTY OF ROANOKE, VIRGINIA, SHALL CONVEY ALL OF ITS RIGHT IN PARCEL I DEDICATED BY THAT SUBDIVISION PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, IN PLAT BOOK 26, AT PAGE 122, TO WAL-MART REAL ESTATE BUSINESS TRUST, THE OWNER OF THAT PARCEL KNOWN AS ROANOKE COUNTY TOWN: 88.03-01-12.00, TO BE COMBINED WITH AND BECOME A PART OF SUCH PARCEL.
13. THE PORTIONS OF CLEARBROOK LANE S.R. 674 VACATED HEREBY EXISTS AS A PUBLIC RIGHT OF WAY PURSUANT TO THE BYRD ROAD ACT AND AS A PREScriptive EASEMENT; THEREFORE, UPON ABANDONMENT OF THE RIGHT OF WAY LOCATED IN SUCH PORTIONS OF CLEARBROOK LANE S.R. 674, SUCH RIGHT OF WAYS REVERT TO THE ADJOINING LANDOWNER(S). THE INTEREST IN PARCEL A REVERTS TO FORMER LOT 1A AND FORMER LOT 3A, BOTH OF WHICH ARE BOTH OWNED BY WAL-MART REAL ESTATE TRUST, AND ALL OF WHICH ARE BEING COMBINED BY THIS PLAT INTO LOT 1B, AND THE LOT LINES BETWEEN SUCH LOTS AND PARCEL A ARE HEREBY VACATED. THE INTEREST IN PARCEL J REVERTS TO THE FORMER LOT 1C (WALWART, TOWN: 88.03-01-01.01) AND TO TOWN: 88.04-01-42.00 WHICH IS OWNED BY TIMBERBROOK PROPERTIES IX, LLC AND FINCASTLE EQUIPMENT COMPANY, L.C. THE INTEREST IN PARCEL K REVERTS TO TOWN: 88.04-01-43.00 WHICH IS OWNED BY TIMBERBROOK PROPERTIES IX, LLC AND FINCASTLE EQUIPMENT COMPANY, L.C. WITH RESPECT TO PARCEL J AND PARCEL K, SEE NOTES 7 AND 8 ABOVE.
14. EXISTING 20' / 25' / 20' PUBLIC DRAINAGE EASEMENTS, AS SHOWN ON PLAT RECORDED AT INSTR. 201102466 (V31288), WERE DEDED FROM WAL-MART REAL ESTATE BUSINESS TRUST TO THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA BY AN UNRECORDED DEED DATED JULY 27, 2010, AS DESCRIBED IN SAID DEED, DRAINAGE SYSTEM SHALL BE MAINTAINED BY WAL-MART AND/OR IT'S SUCCESSOR.
15. EXISTING STORM WATER MANAGEMENT EASEMENTS WERE ESTABLISHED PER UNRECORDED ACCESS, UTILITY AND STORM WATER EASEMENT AGREEMENT, WAL-MART REAL ESTATE BUSINESS TRUST AS GRANTOR AND GRANTEE, DATED AUGUST 6, 2009.

LEGEND

- EIP-EXISTING IRON PIN
- NIP-NEW IRON PIN
- ▲ COMPUTED POINT
- MON-EXISTING CONC. MONUMENT
- NPS-NATIONAL PARK SERVICE
- ⊗ P/K-P.K.NAIL
- T.M.N. TAX PARCEL ID. NO.
- FENCE
- PROPERTY LINE
- STREAM
- ▨ RIGHT OF WAY BEING VACATED(PARCELS A-G,H,I,J,K)
- ▨ PARCELS BEING CONVEYED(PARCELS E,F)

- 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.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	74.82'	100.97'	77°19'07"	93.48'	N 15°58'10" W
C2	179.63'	97.65'	31°08'51"	96.45'	N 39°03'19" W
C3	547.96'	12.86'	0°12'04.1"	12.86'	N 22°48'33" W
C4	135.50'	50.70'	21°26'18"	50.40'	S 75°27'20" W
C5	597.96'	31.94'	03°03'37"	31.93'	N 19°58'07" W
C6	223.00'	352.92'	90°40'36"	317.23'	N 05°53'49" W
C6A	223.00'	51.19'	13°09'06"	51.07'	N 32°51'57" E
C6B	223.00'	301.73'	77°31'31"	279.24'	N 12°28'21" W
C7	168.21'	97.29'	33°08'23"	95.94'	N 34°39'55" W
C8	182.85'	96.37'	30°11'50"	95.26'	S 32°33'04" E
C8A	182.85'	71.62'	22°26'28"	71.16'	N 28°40'23" W
C8B	182.85'	24.75'	07°45'22"	24.73'	S 43°46'18" E
C9	547.96'	38.65'	04°02'29"	38.64'	S 20°06'58" E
C10	1352.38'	684.68'	29°00'26"	677.38'	N 35°00'33" W
C11	218.21'	126.21'	33°08'23"	124.46'	S 34°39'55" E
C12	173.00'	146.56'	48°52'23"	142.22'	S 26°57'55" E
C12A	173.00'	30.92'	10°14'28"	30.88'	S 48°08'53" E
C12B	173.00'	115.64'	38°17'56"	113.50'	S 21°50'41" E
C13	350.00'	35.60'	05°49'41"	35.59'	N 64°02'26" E
C14	125.00'	113.32'	51°56'30"	109.48'	S 87°04'28" E
C15	1300.00'	110.70'	04°52'44"	110.66'	S 56°17'31" E
C16A	500.00'	37.63'	04°18'43"	37.62'	S 51°41'48" E
C16B	500.00'	142.91'	16°22'36"	142.43'	S 41°21'09" E
C16C	500.00'	15.04'	01°43'23"	15.04'	S 32°18'09" E
C16D	500.00'	9.71'	01°06'46"	9.71'	S 30°53'05" E

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 39°28'30" E	12.23'	L19	S 45°38'19" E	95.73'
L2	N 72°32'51" E	4.95'	L20	S 33°36'19" E	57.42'
L3	S 17°27'09" E	21.50'	L21	N 33°36'19" W	50.77'
L4	N 72°32'51" E	18.45'	L22	N 59°00'19" W	78.96'
L5	N 72°32'51" E	4.05'	L23	N 48°17'14" W	67.21'
L6A	S 47°38'59" E	22.17'	L24	N 59°00'19" W	59.06'
L6B	S 47°38'59" E	14.55'	L25	S 30°59'43" W	34.28'
L7	S 59°00'19" E	19.60'	L26	S 16°52'32" W	74.71'
L8A	S 65°58'27" E	80.04'	L26A	S 16°52'32" W	12.95'
L8B	S 65°58'27" E	20.94'	L26B	S 16°52'32" W	61.76'
L9A	S 31°01'19" W	29.21'	L27	S 39°26'30" W	23.58'
L10	N 76°35'31" E	9.66'	L28	S 51°34'28" W	16.80'
L11	S 66°19'29" E	78.90'	L29	S 28°52'24" E	30.00'
L12	S 53°58'29" E	22.91'	L30	N 48°13'00" E	78.60'
L13A	S 07°13'47" W	8.34'	L31A	N 61°07'36" E	39.04'
L13B	N 07°13'47" W	33.49'	L31B	N 61°07'36" E	484.43'
L14	S 78°28'54" E	26.67'	L32	N 28°53'46" E	23.23'
L15	S 59°00'19" E	59.81'	L33	N 58°33'32" E	17.50'
L16	S 49°21'24" E	63.66'	L34	S 17°58'48" E	40.99'
L17	N 76°42'26" E	46.95'	L35	N 54°45'56" E	38.02'
L18	S 45°38'19" E	6.94'	L36	S 35°14'04" E	20.00'
			L37	S 54°45'56" W	10.10'

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 2 of 8)

Dewberry
Dewberry & Davis, Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24040
PHONE: 540/727-4400
FAX: 540/727-4844

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