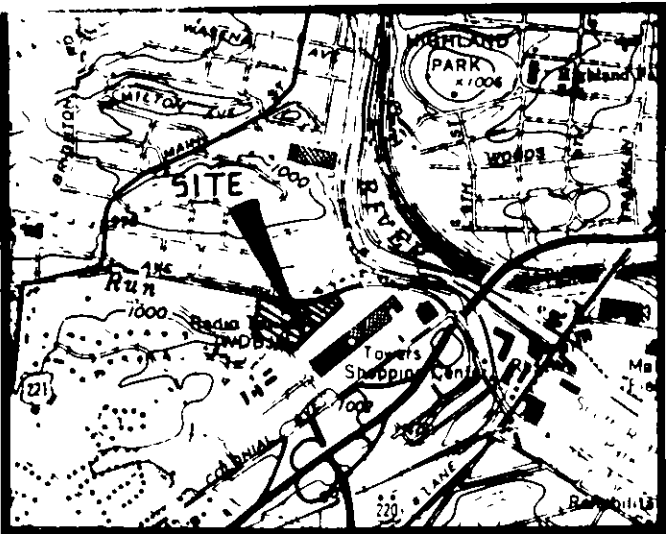




VICINITY MAP

SCALE 1" = 2000'

CITY OF ROANOKE:

Edward R. Tuckey
AGENT, ROANOKE CITY PLANNING COMMISSION

CITY ENGINEER, ROANOKE, VIRGINIA

May 10, 1989
DATE

May 10, 1989
DATE

PLAT OF SURVEY OF THE PROPERTY OF
TOWERS ASSOCIATES
LIMITED PARTNERSHIP
SHOWING THE SUBDIVISION OF PARCEL A,
BEING A 28.43 ACRE TRACT OF LAND.
CREATING HEREON NEW TRACT A-1 (22.26 AC.)
AND B-1 (6.17 AC.)

CITY OF ROANOKE

VIRGINIA

FEB. 2, 1989

NOTES

- The property delineated on this plat is located on assessment maps 125 and 127.
- A title report was furnished by Stewart Title Guarantee Company. Commitment No. S-1108949, dated October 30, 1986. This survey does not indicate all the encumbrances delineated in the title commitment.
- All improvements are not shown.
- Easement and agreement to maintain radio towers, denoted hereon as A and B, to WHBC, INC. (D.B. 1265, Pg. 366), and the attendant grounds radials emanating from each tower, (not shown).
- See plat showing 10' water main easement conveyed to City of Roanoke by Times World Corporation dated, Nov. 30, 1966, and recorded in Deed Book 1212, Page 65.
- All streets in property of Towers Shopping Center formerly of Winona Addition of record in Roanoke County, Plat Book 1, Page 266-267, are permanently vacated, discontinued and closed by ordinance No. 13036 dated April 15, 1957.
- Roanoke Gas Co. easement Deed Book 289, Page 97, May 26, 1941 and service easements not defined.

NO.	DELTA	(LENGTH)	R	CH.	(BEARING)
40		13.00			N45°03'44"E
41	90°00'00"	63.41	34.00	48.08	S85°56'17"E
42	140°00'00"	12.22	5.00	9.40	N65°03'44"E
43		13.00			N4°56'17"W
44		63.00			N85°03'44"E
45		13.00			S4°56'17"E
46	90°00'00"	7.85	5.00	7.07	S49°56'17"E
47	20°37'35"	9.00	25.00	8.95	N74°44'56"E
48		30.00			S5°26'09"W
49		11.00			S41°03'52"E
50		66.96			S82°49'11"W
51		35.00			N47°56'17"W
52		55.00			N82°56'17"W
53		27.00			S77°22'00"E
54		137.00			S77°22'00"E
55		95.27			S63°35'52"W
56		42.00			N77°22'00"W
57		42.00			N12°38'00"E
58		18.00			N12°58'00"E

PARCEL B-1

6.17 ACRES

PARCEL 1

NIF EDDY
TAX PARCEL NO 1260305
DB 1332 PG. 134

PARCEL B

4.03 AC

13 15 47 PG 4393

TOTAL ACREAGE
PARCEL "A"
28.43 AC

TAX PARCEL NO 1270713

PARCEL A-1

22.26 ACRES

PRESENTLY ZONED C2
TAX PARCEL NO 1270719

PARCEL A

24.40 AC

BR 1547 PG 1389

THRU 1593 50'

TOWER A

DB 1038 PG 434

DB 1124 PG 376

2 STORY

2 STORY

2 STORY

2 STORY

2 STORY

2 STORY

2 STORY

2 STORY

2 STORY

2 STORY

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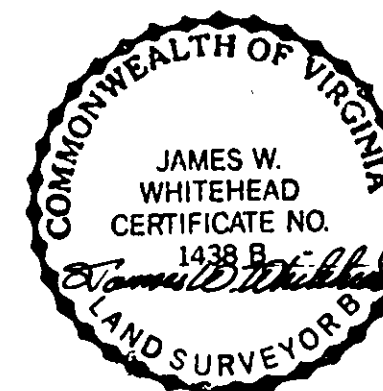
2 STORY

2 STORY

2 STORY

2 STORY

2 STORY



- Map References:
- Plan No. 4479 by Office of City Engineer, Roanoke, Va., showing old street lines of Brandon Ave., S.W., Colonial Ave., S.W. and 23rd St. S.W.
 - Map showing proposed theater site by David Dick and Harry A Wall, Engineers and Surveyors, dated Feb. 16, 1970 and bearing last revised date of May 5, 1970.
 - Plat made for lease to Towers Shopping Center, Inc. from Times-World Corporation by C.B. Malcolm and Son, Engineers, Dated May 10, 1960, revised Dec. 7, 1960, recorded Deed Book 1075, Page 240.
 - Plat made for BDS Roanoke Towers Shopping Center, a limited Partnership: by Raymond C. Weeks of DAM Associates dated October 26, 1984.
 - This plat of survey showing property of BDS Roanoke Towers Shopping Center, a limited partnership, Deed Book 1510, Page 613 to be conveyed to The Signet Companies as shown on survey by Kyle D. Austin, Licensed Surveyor dated August 15, 1986.

SHEET 2 OF 2

M. B. 1, PG. 841

REVISED BY: E. J. FAND
12-19-88
2-2-85

RP#144