

KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT WAL-MART REAL ESTATE BUSINESS TRUST IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST BY WAL-MART STORES, INC., BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AT INSTRUMENT # 970020292.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2779, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES DEDICATE THE WATERLINE EASEMENT WITHIN THIS SUBDIVISION FOR PUBLIC USE. (SEE NOTE 9)

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 13 DAY OF March, 2000.

WAL-MART REAL ESTATE BUSINESS TRUST  
ANTHONY L. FULLER 3/13/00  
DATE

STATE OF Arkansas  
County of Benton  
I, Shelia Churchill, a NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT Anthony L. Fuller HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON March 13, 2000.

MY COMMISSION EXPIRES 1-10-2009

Shelia Churchill  
NOTARY PUBLIC

LEGEND

EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
AC.	ACRES
N.F.	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
N.D.L.	NEW DIVISION LINE
W.L.E.	WATERLINE EASEMENT
U.P.	UTILITY POLE
G	GAS LINE
OHE	OVERHEAD ELECTRIC
UGT	UNDERGROUND
TELEPHONE	TELEPHONE
UGE	UNDERGROUND ELECTRIC

BOUNDARY COORDINATES  
NEW TRACT A  
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	10878.09907	10721.14469
2	11130.78955	10924.39170
3	10967.99646	11065.37573
4	10880.58188	10995.06539
5	10874.27231	10974.86481
6	10889.26516	10924.24078
7	10891.97498	10796.03302
8	10882.93109	10759.96253
1	10878.09907	10721.14469

AREA = 1.003 AC.

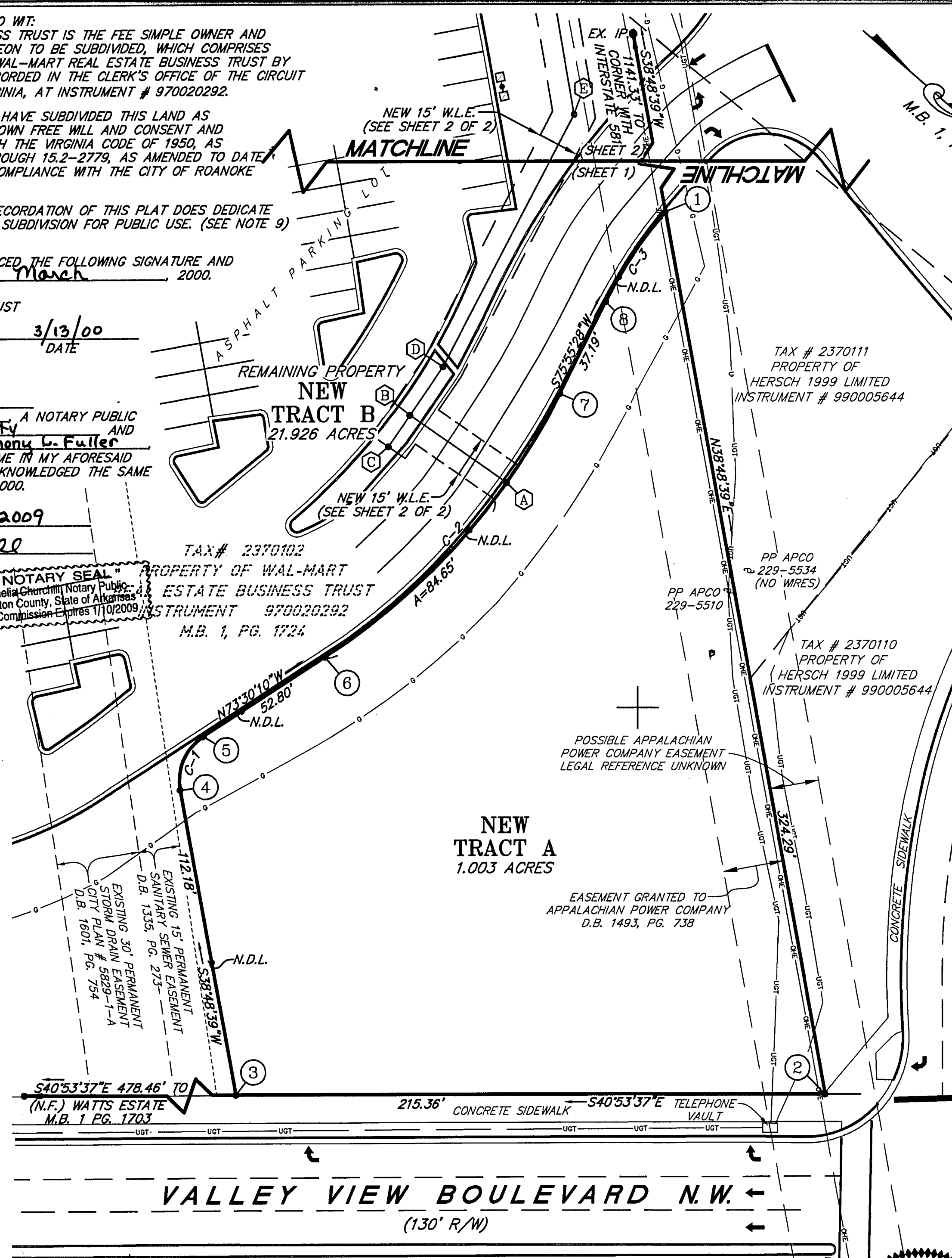
C-1  
A = 67°41'11"  
R = 19.00'  
T = 12.74'  
L = 22.45'  
BRG. S72°39'14"W  
CHD. 21.16'

C-2  
A = 30°34'22"  
R = 243.20'  
T = 66.47'  
L = 129.77'  
BRG. N88°47'21"W  
CHD. 128.24'

C-3  
A = 13°57'35"  
R = 160.95'  
T = 19.70'  
L = 39.21'  
BRG. S82°54'16"W  
CHD. 39.12'

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON MARCH 15, 2000. AT 3:38 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III  
Patty Taylor  
DEPUTY CLERK



NOTES:

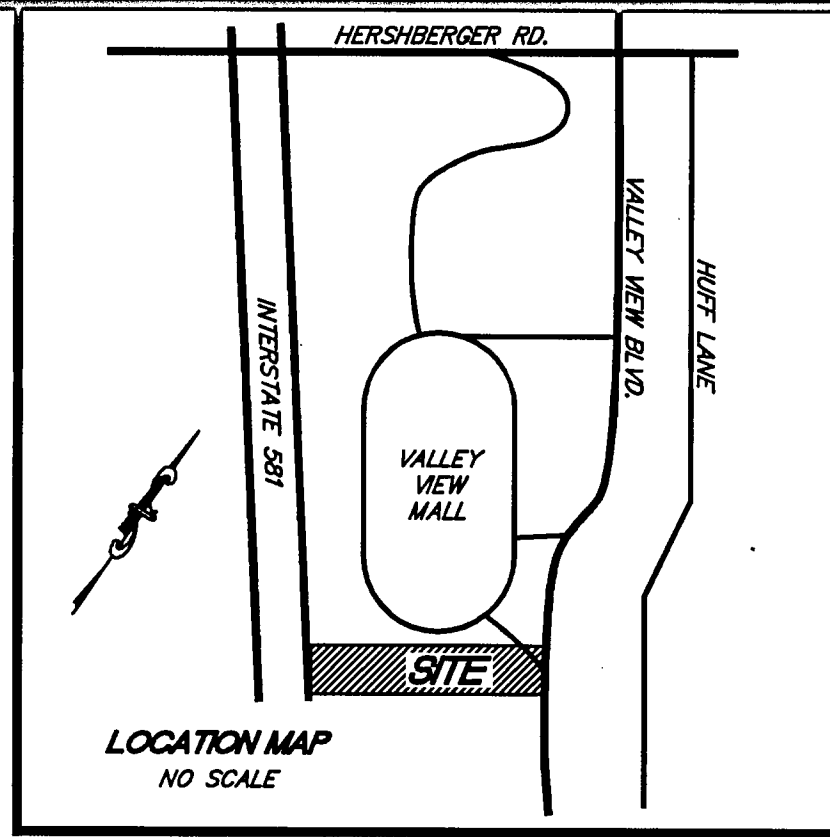
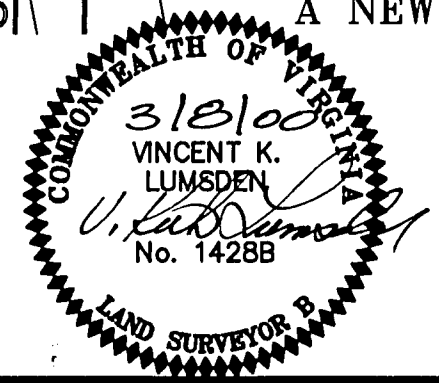
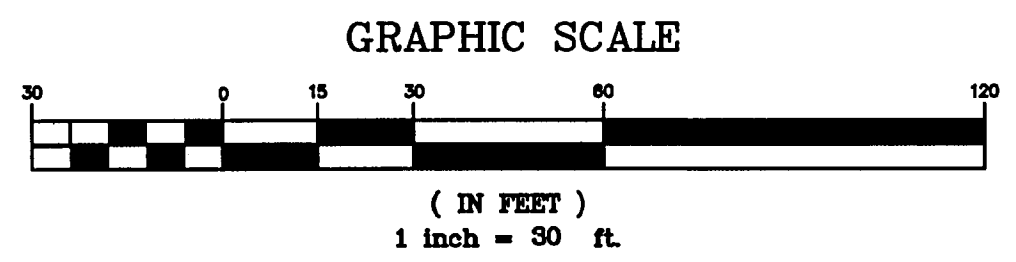
- 1) THIS PLAT IS BASED ON CURRENT FIELD SURVEY DATED OCTOBER 13, 1999.
- 2) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 3) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 4) PROPERTY SHOWN HEREON ZONED C-2. (COMMERCIAL)
- 5) THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY (FLOOD ZONE X) 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 COMMUNITY PANEL NUMBER 5101300024 D, MAP NUMBER 51161C0024 D DATED OCTOBER 15, 1993.
- 6) THIS PLAT SUBDIVIDES ROANOKE CITY TAX PARCEL ORIGINAL 2370102.
- 7) LINES FROM CORNERS 3 THRU 8 TO 1, INCLUSIVE, ARE NEW DIVISION LINES THROUGH TAX PARCEL 2370102.
- 8) THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- 9) THERE SHALL EXIST A 15' WATERLINE EASEMENT SERVICING TRACT A ACROSS NEW TRACT B.
- 10) ADDRESS FOR BUILDING TO BE SITUATED ON NEW TRACT A WILL BE 4805 VALLEY VIEW BOULEVARD N.W.

APPROVED: John Thomas Zardelli  
AGENT, ROANOKE CITY PLANNING COMMISSION

DATE 3-15-00  
Charles M. Buffine  
CITY ENGINEER, ROANOKE, VIRGINIA  
DATE 3-15-00

PLAT OF SUBDIVISION  
SHOWING PROPERTY OF  
**WAL-MART REAL ESTATE BUSINESS TRUST**  
(INSTRUMENT # 970020292 & M.B. 1 PG. 1724)  
CREATING HEREON  
**NEW TRACT A (1.003 AC.)**  
AND  
**NEW TRACT B (21.926 AC.)**  
(REMAINING PROPERTY)

AND  
A NEW 15' WATERLINE EASEMENT ACROSS TRACT B  
SITUATED ALONG  
VALLEY VIEW BOULEVARD  
ROANOKE CITY, VIRGINIA  
SCALE: 1" = 30'



LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

DATE: MARCH 8, 2000  
COMMISSION NO: 99-321  
CADD FILE: F:\99\99321\99321TP.DWG  
SHEET 1 OF 2