

M:\00093\SUBDIV

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BULWARK INDUSTRIES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 18 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT #'S 000007469-000007471.

SAID LAND IS SUBJECT TO CERTAIN DEEDS OF TRUST RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #'S 000008505 AND 000008506 LISTING TRSTE, INC. AS TRUSTEE AND FIRST UNION NATIONAL BANK AS BENEFICIARY.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE THOSE AREAS ON THIS PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 - 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

BULWARK INDUSTRIES, LLC

BY: Lawrence P. Munger 11-7-00
DATE

TRSTE INC.

BY: Angela E. Collins 11/7/00
DATE

FIRST UNION NATIONAL BANK

BY: Angela E. Collins 11/7/00
DATE

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Linda C. Hogan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lawrence P. Munger + Angela E. Collins, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 7th DAY OF November, 2000.

Linda C. Hogan
NOTARY PUBLIC

MY COMMISSION EXPIRES 05-31-03

NOTES:

1. OWNER OF RECORD: BULWARK INDUSTRIES, LLC
2. LEGAL REFERENCE: INSTRUMENT NUMBER 00007469-0007471
3. TAX MAP NUMBER: 7060110, 7100120, 7100801
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN. SEE FLOOD INSURANCE RATE MAP 51161C0029 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. TITLE REPORT FURNISHED. SEE COMMITMENT NO. 001517, EFFECTIVE DATE OF MAY 11, 2000 PREPARED BY LAWYERS TITLE INSURANCE CORPORATION.
7. PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO APPALACHIAN POWER COMPANY FROM EDWARD R. & JUDITH F. GIBSON BY INSTRUMENT DATED APRIL 13, 1962 RECORDED IN DEED BOOK 640, PAGE 506 (ROANOKE COUNTY).
8. PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO ROANOKE GAS COMPANY FROM EDWARD R. & JUDITH F. GIBSON BY INSTRUMENT DATED JULY 13, 1962 RECORDED IN DEED BOOK 715, PAGE 474 (ROANOKE COUNTY). LOCATION OF SAID EASEMENT AS SHOWN ON THIS PLAT IS BASED ON THE EXISTING GAS LINE AS MARKED IN THE FIELD BY ROANOKE GAS CO.
9. PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO ROANOKE GAS COMPANY FROM PEARL FRANCES & WILLIAM CLARENCE BRATTON BY INSTRUMENT DATED JULY 16, 1962 RECORDED IN DEED BOOK 715, PAGE 469 (ROANOKE COUNTY). LOCATION OF SAID EASEMENT AS SHOWN ON THIS PLAT IS BASED ON THE EXISTING GAS LINE AS MARKED IN THE FIELD BY ROANOKE GAS CO.
10. PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO APPALACHIAN POWER COMPANY FROM W.C. & PEARL F. BRATTON BY INSTRUMENT DATED DECEMBER 17, 1956 RECORDED IN DEED BOOK 568, PAGE 113 (ROANOKE COUNTY).

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

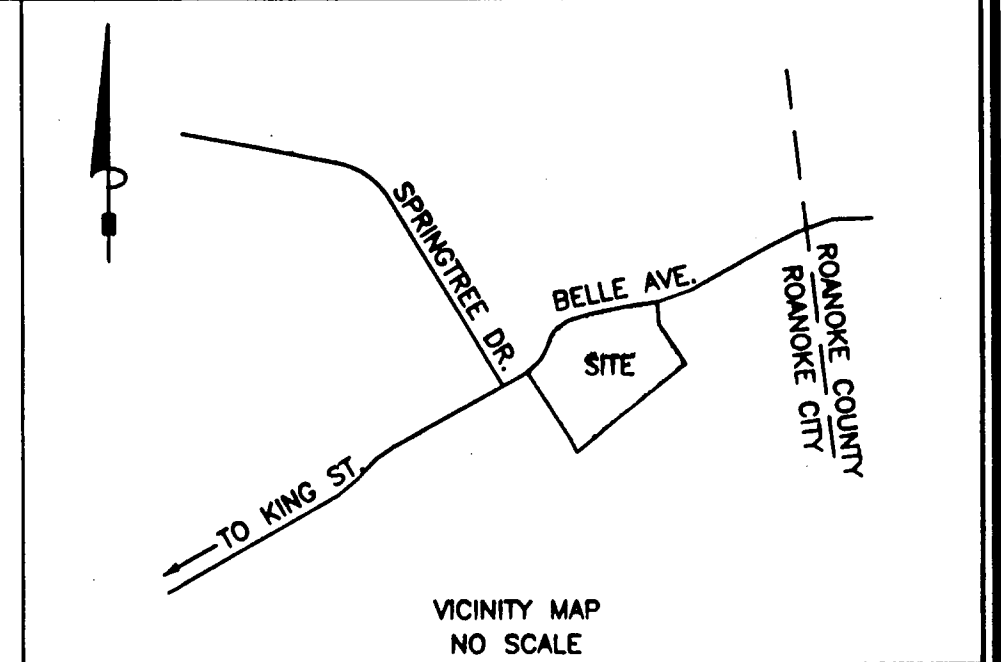
I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 2000.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 2000.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



APPROVED:

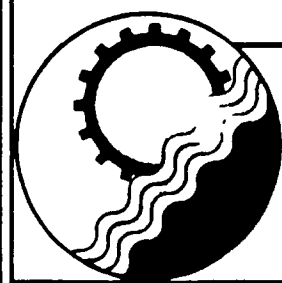
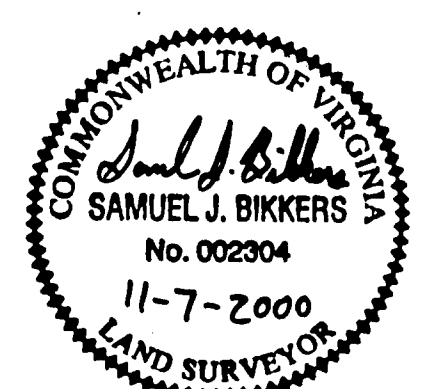
Philip C. Salerno 11/10/00
CITY ENGINEER, CITY OF ROANOKE DATE

John J. Jankovic 11/09/00
MEMBER, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 3:10 O'CLOCK P.M. ON THIS THE 15th DAY OF November, 2000, IN MAP BOOK 1, PAGE 2183-85

BY: Arthur B. Gushy, III
CLERK
Angela E. Collins
DEPUTY CLERK

SUBDIVISION PLAT SHOWING PROPERTY OF
BULWARK INDUSTRIES, LLC
TO BE KNOWN AS
PINNACLE RIDGE
CREATING HEREON LOTS 1 THRU 30
AND DEDICATING 2.558 ACRES
FOR RIGHT OF WAY PURPOSES
SITUATED ALONG BELLE AVENUE
CITY OF ROANOKE, VIRGINIA
AUGUST 7, 2000
E.C.I. PROJECT NUMBER 00093



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASLE, VIRGINIA 24090
540.473.1234 FAX 540.473.1254

Drawn	SJB	1"-00'
Designed	JOE/SJB	8-14-00
Checked	JOE/SJB	PROJECT: 00093
Approved	SJB	1 of 3