

KNOW ALL MEN BY THESE PRESENTS,  
THAT BULWARK INDUSTRIES, LLC, PINNACLE RIDGE HOMEOWNERS ASSOCIATION ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE, AND IS A PART OF THE LAND CONVEYED TO SAID OWNERS BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBERS 000007469-000007471 AND 010012164.

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 PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH 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 DIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

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

BULWARK INDUSTRIES, LLC  
BY: James P. M... President 4-18-02  
DATE:

PINNACLE RIDGE HOMEOWNERS ASSOCIATION, INC.  
BY: James P. M... President 4-18-02  
DATE:

TRSTE, INC.  
BY: Angela C. C... 4/18/02  
DATE:

FIRST UNION NATIONAL BANK  
BY: Angela C. C... 4/18/02  
DATE:

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Larranne Wood, NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lawrence Mungen WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF April, 2002.

Larranne Wood  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-31-05

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Larranne Wood, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Angela C. C... WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF April, 2002.

Larranne Wood  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-31-05

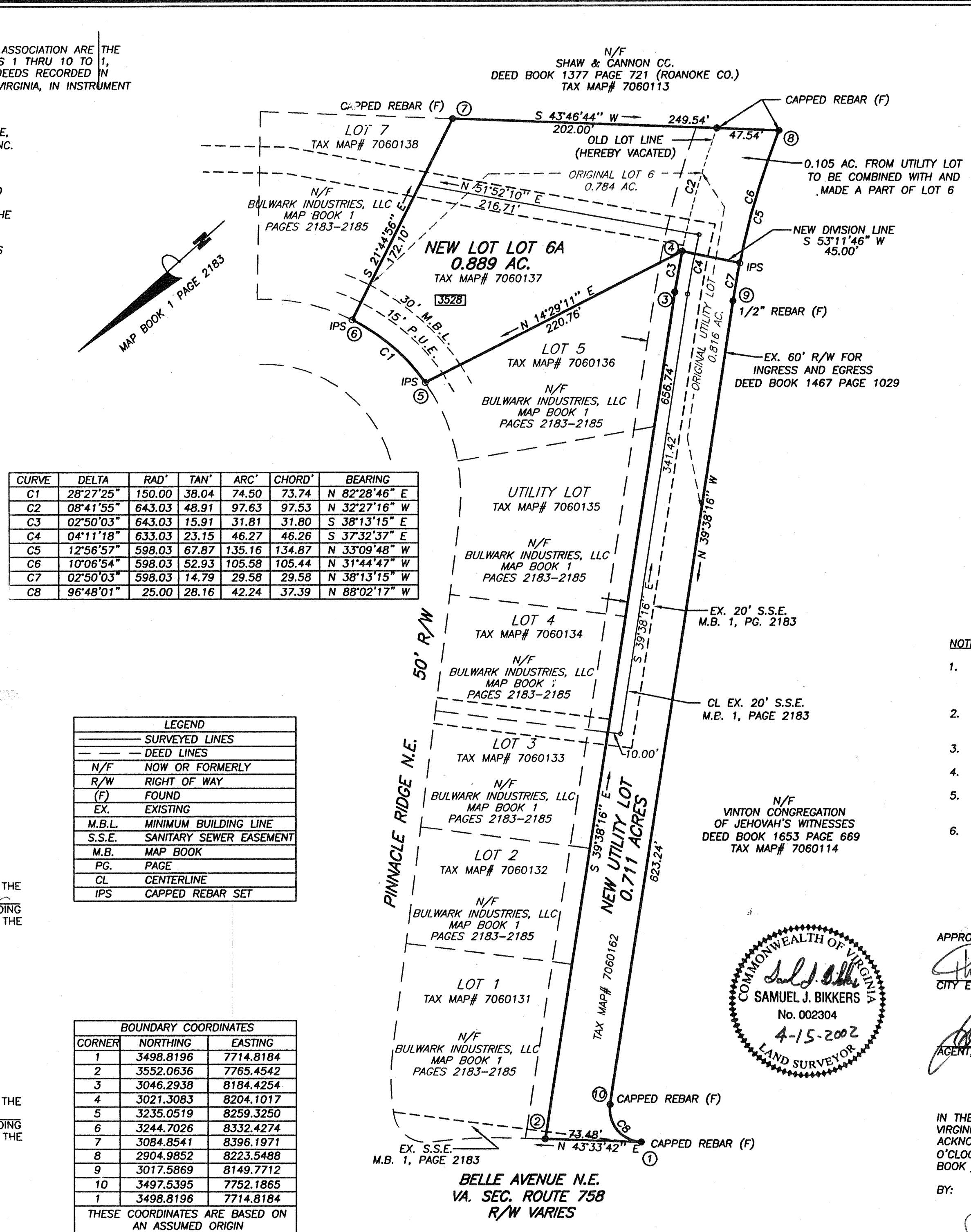
STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Larranne Wood, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Angela C. C... WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF April, 2002.

Larranne Wood  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10/31/05



ENGINEERING CONCEPTS, INC.

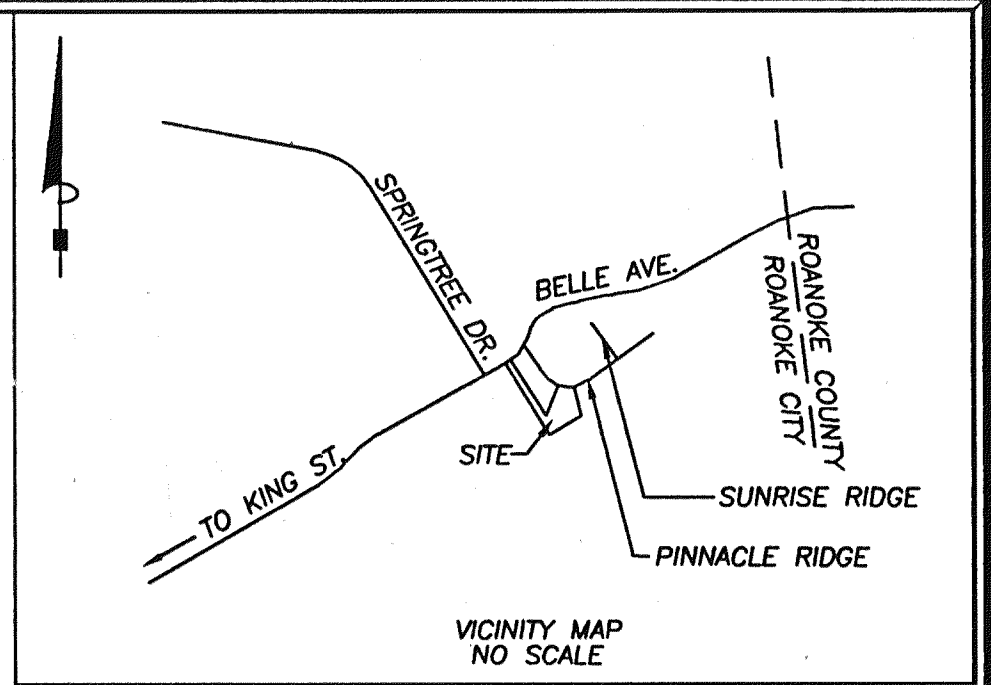
20 S. ROANOKE ST., PO BOX 319  
WINCASTLE, VIRGINIA 24090  
540.473.1253 FAX: 540.473.1254



CURVE	DELTA	RAD°	TAN°	ARC'	CHORD'	BEARING
C1	28°27'25"	150.00	38.04	74.50	73.74	N 82°28'46" E
C2	08°41'55"	643.03	48.91	97.63	97.53	N 32°27'16" W
C3	02°50'03"	643.03	15.91	31.81	31.80	S 38°13'15" E
C4	04°11'18"	633.03	23.15	46.27	46.26	S 37°32'37" E
C5	12°56'57"	598.03	67.87	135.16	134.87	N 33°09'48" W
C6	10°06'54"	598.03	52.93	105.58	105.44	N 31°44'47" W
C7	02°50'03"	598.03	14.79	29.58	29.58	N 38°13'15" W
C8	96°48'01"	25.00	28.16	42.24	37.39	N 88°02'17" W

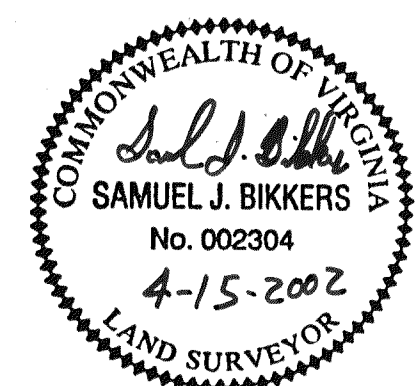
LEGEND	
---	SURVEYED LINES
---	DEED LINES
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
(F)	FOUND
EX.	EXISTING
M.B.L.	MINIMUM BUILDING LINE
S.S.E.	SANITARY SEWER EASEMENT
M.B.	MAP BOOK
PG.	PAGE
CL	CENTERLINE
IPS	CAPPED REBAR SET

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	3498.8196	7714.8184
2	3552.0636	7765.4542
3	3046.2938	8184.4254
4	3021.3083	8204.1017
5	3235.0519	8259.3250
6	3244.7026	8332.4274
7	3084.8541	8396.1971
8	2904.9852	8223.5488
9	3017.5869	8149.7712
10	3497.5395	7752.1865
1	3498.8196	7714.8184
THESE COORDINATES ARE BASED ON AN ASSUMED ORIGIN		



PLAT  
FOR  
BULWARK INDUSTRIES, LLC  
& PINNACLE RIDGE  
HOMEOWNERS ASSOCIATION, INC.  
SHOWING THE RE-SUBDIVISION OF  
LOT 6 (0.784 AC.)  
AND UTILITY LOT (0.816 AC.)  
PINNACLE RIDGE SUBDIVISION  
MAP BOOK 1, PAGES 2183 - 2185  
CREATING HEREON  
NEW LOT 6A (0.889 AC.)  
& NEW UTILITY LOT (0.711 AC.)  
SITUATED ALONG BELLE AVENUE N.E.  
AND PINNACLE RIDGE N.E.  
CITY OF ROANOKE, VIRGINIA  
MARCH 8, 2002  
E.C.I. PROJECT NUMBER 00093-A

- NOTES:
- OWNER OF RECORD: LOT 6: BULWARK INDUSTRIES, LLC  
UTILITY LOT: PINNACLE RIDGE HOMEOWNERS ASSOCIATION, INC.
  - LEGAL REFERENCE: INSTRUMENT NO. 000007469-000007471  
INSTRUMENT NO. 010012164, M.B.1, PG.2183
  - TAX MAP NUMBERS: 7060137, 7060162
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  - NO TITLE REPORT FURNISHED, THEREFORE ENCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
  - 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.



APPROVED:  
Philip C. Sullivan 4.24.02  
CITY ENGINEER, CITY OF ROANOKE  
John M. Daniel 4/24/2002  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

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 4:28 O'CLOCK P.M. ON THIS THE 29 DAY OF April, 2002, IN MAP BOOK 1, PAGE 2435.

BY: Arthur B. Crush III  
CLERK  
Sharon Brown  
DEPUTY CLERK

Drawn	SJB	1"=60'
Designed		3-8-2002
Checked	TSN/SJB	PROJECT: 00093-A
Approved	SJB	1 of 1

Scale: 1" = 60'