

N:\00093\SURVEY\RESUB2\BASE

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 A PART OF THE LAND CONVEYED TO SAID OWNER BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NUMBERS 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 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 President 4-18-02  
DATE:

TRSTE, INC.

BY: Angela Collins 4/18/02  
DATE:

FIRST UNION NATIONAL BANK

BY: Angela Collins 4/18/02  
DATE:

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Laraine Wood A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lawrence P. Munger WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF April, 2002.

BY: Laraine Wood  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/05STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

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

BY: Laraine Wood  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/05STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

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

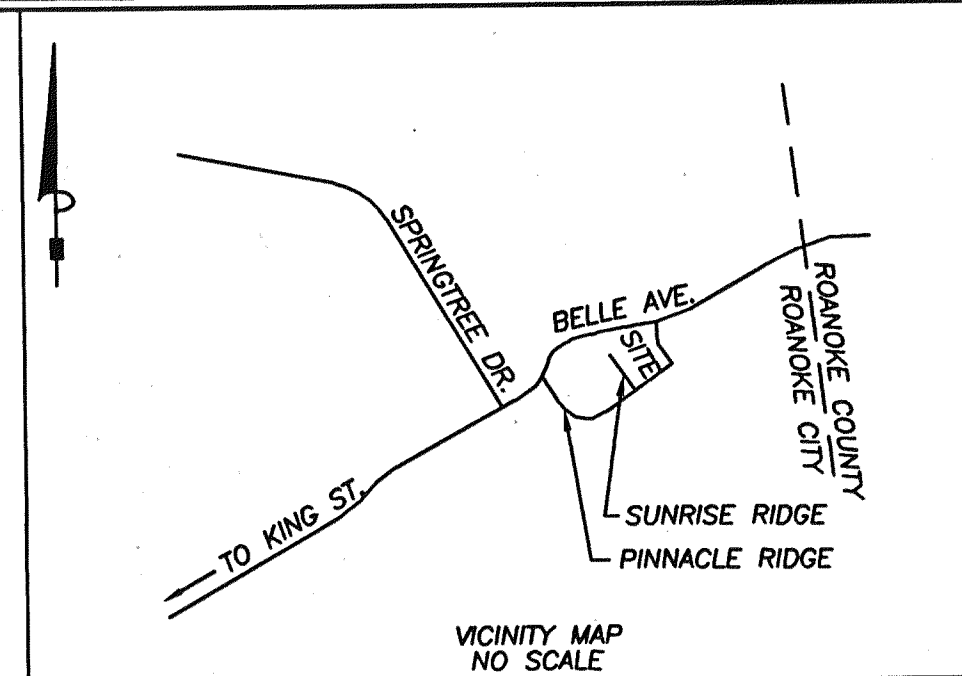
BY: Laraine Wood  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/05

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
IPS	1/2" CAPPED REBAR SET
●	CAPPED REBAR FOUND

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	3809.4223	8710.5810
2	3781.9794	8698.1829
3	3764.4608	8687.7059
4	3681.0740	8568.7223
5	3648.2088	8527.5295
6	3647.1249	8495.2610
7	3659.0144	8480.2045
8	3677.3085	8460.8521
9	3790.6246	8360.5363
10	3810.1005	8354.4243
11	3864.1161	8291.4904
12	4057.3384	8206.2028
13	4062.8689	8220.0028
14	4077.6824	8260.5435
15	4153.9633	8491.1218
16	4172.9479	8554.8145
17	4175.8521	8565.7369
18	3858.7837	8657.3347
1	3809.4223	8710.5810

THESE COORDINATES ARE BASED ON AN ASSUMED ORIGIN

PLAT  
FOR

**BULWARK INDUSTRIES, LLC**  
SHOWING THE RE-SUBDIVISION OF  
LOTS 16 (1.714 AC.), 17 (0.615 AC.),  
& 18 (1.127 AC.)

PINNACLE RIDGE SUBDIVISION  
MAP BOOK 1, PAGES 2183 - 2185

CREATING HEREON  
NEW LOT 16A (1.572 AC.)  
NEW LOT 17A (0.678 AC.)  
NEW LOT 18A (1.206 AC.)

SITUATED ALONG SUNRISE RIDGE N.E.  
AND PINNACLE RIDGE N.E.  
CITY OF ROANOKE, VIRGINIA

MARCH 8, 2002

E.C.I. PROJECT NUMBER 00093-B

## NOTES:

- OWNER OF RECORD: LOTS 16, 17, 18: BULWARK INDUSTRIES, LLC
- LEGAL REFERENCE: INSTRUMENT NO. 000007469-000007471 I.B.1, PG.2183
- TAX MAP NUMBERS: 7060147, 7060148, 7060149
- 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.

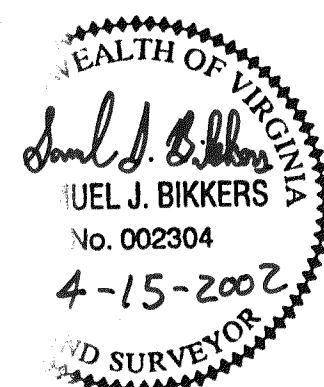
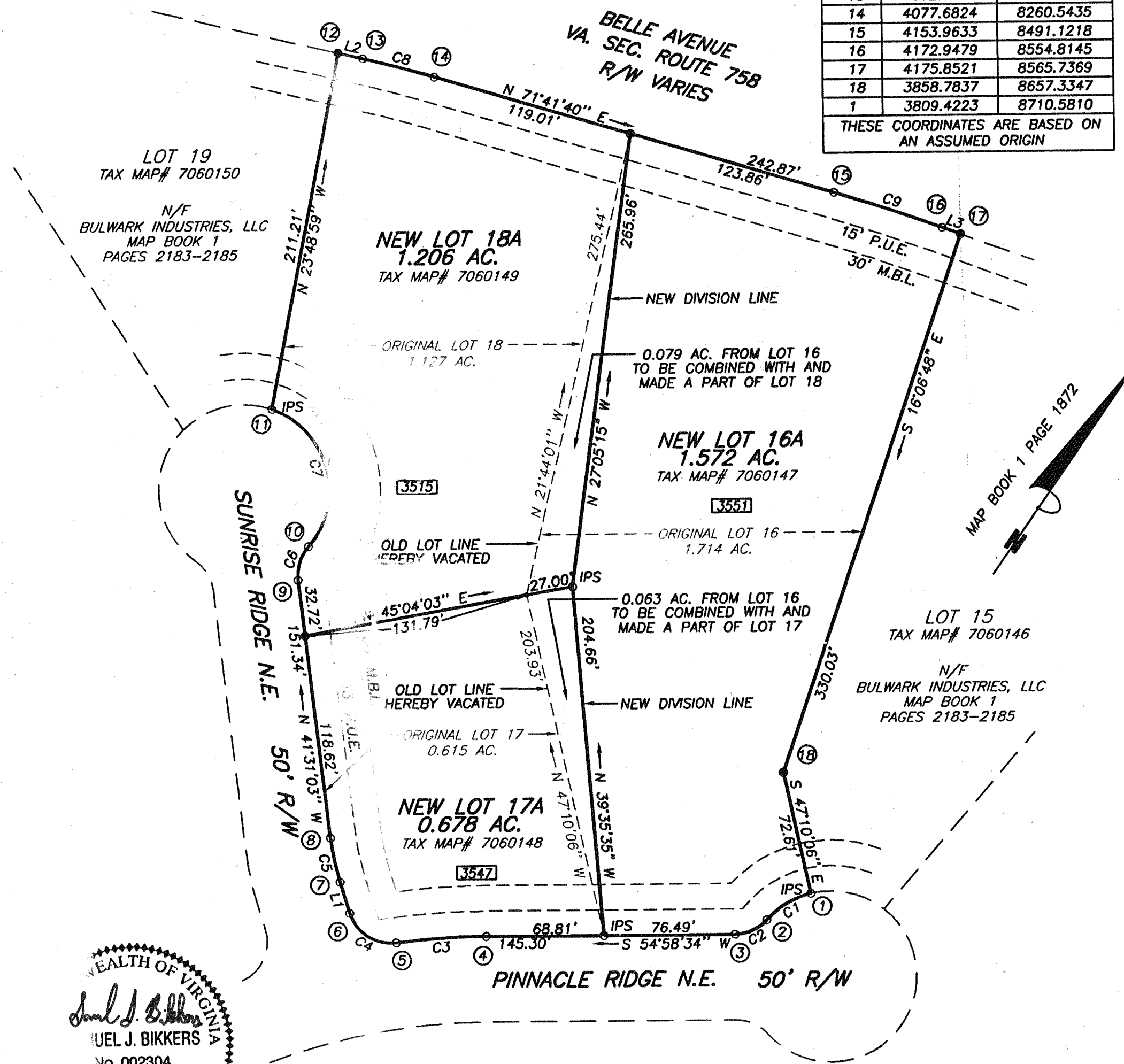
APPROVED:

Philip C. Schinner 4-24-02  
CITY ENGINEER, CITY OF ROANOKE DATE

Robert H. Smith 4/24/2002  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

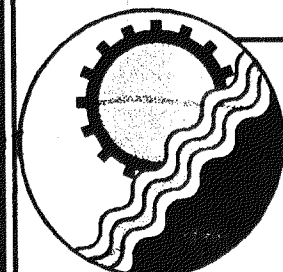
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 9:28 O'CLOCK A.M. ON THIS THE 29 DAY OF April, 2002, IN MAP BOOK 1, PAGE 2436

BY: Arthur B. Crush III  
CLERK  
Paula Bonnen  
DEPUTY CLERK



LINE	BEARING	DISTANCE
L1	N 51°42'11" W	19.18'
L2	N 68°09'40" E	14.87'
L3	N 75°06'37" E	11.30'

CURVE	DELTA	RAD'	TAN'	ARC'	CHORD'	BEARING
C1	35°03'06"	50.00	15.79	30.59	30.11	S 24°18'45" W
C2	48°11'23"	25.00	11.19	21.03	20.41	S 30°52'53" W
C3	07°07'15"	424.28	26.40	52.73	52.70	S 51°24'57" W
C4	80°26'29"	25.00	21.14	35.10	32.29	S 88°04'34" W
C5	10°11'08"	150.00	13.37	26.67	26.63	N 46°36'37" W
C6	48°11'23"	25.00	11.18	21.03	20.41	N 17°25'22" W
C7	112°03'57"	50.00	74.22	97.80	82.94	N 49°21'39" W
C8	03°32'00"	700.00	21.59	43.17	43.16	N 69°55'40" E
C9	03°24'57"	1115.00	33.25	66.47	66.46	N 73°24'09" E



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 100  
FANCASTLE, VIRGINIA 24096  
540.473.1253 FAX: 540.473.1254

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