

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That BT PROPERTY, LLC is the fee simple owner of the parcel of land shown hereon bounded by outside corners 1 through 12 to 1, inclusive, and is a portion of the land conveyed to said owner by deed dated June 30, 1999 and recorded in the Clerk's Office of the Circuit Court of Roanoke, Virginia in Instrument No. 990014022, Page 52.

The Platting of the land shown hereon is with the free will and consent and in accord with the desire of the undersigned owners as required by Sections 15.2-2240 through 15.2-2279 of the Code of Virginia (1950) as amended to date, and the Subdivision Ordinance of the City of Roanoke, Virginia.

In witness whereof is hereby placed the Signatures of the said owner on this the 6th Day of MAY 2004.

Owner
BT Property, LLC
Inst. #990014022, Pg. 52

By: Terry L. Kremen 5/6/04
Authorized Agent Vice President Date

County Fulton
City of Roanoke
State of Virginia Georgia

County 1, Margaret Haggerty Lanthier a Notary Public in and for the aforesaid City and State, do hereby certify that Terry L. Kremen whose name is signed to the foregoing writing has personally appeared before me and acknowledged the same on this the 6th Day of MAY, 2004.

My Commission Expires: December 7, 2007

Notary Public: Margaret H. Lanthier

APPROVED: Thrup C. Schir 5.07.04
CITY ENGINEER, ROANOKE, VIRGINIA DATE
R. Brian Townsend 5-07-04
AGENT FOR THE CITY OF ROANOKE PLANNING COMM. DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED ON THIS 7 DAY OF May 2004 AND WITH CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ATTACHED ADMITTED TO RECORD 3:40 O'CLOCK P.M.

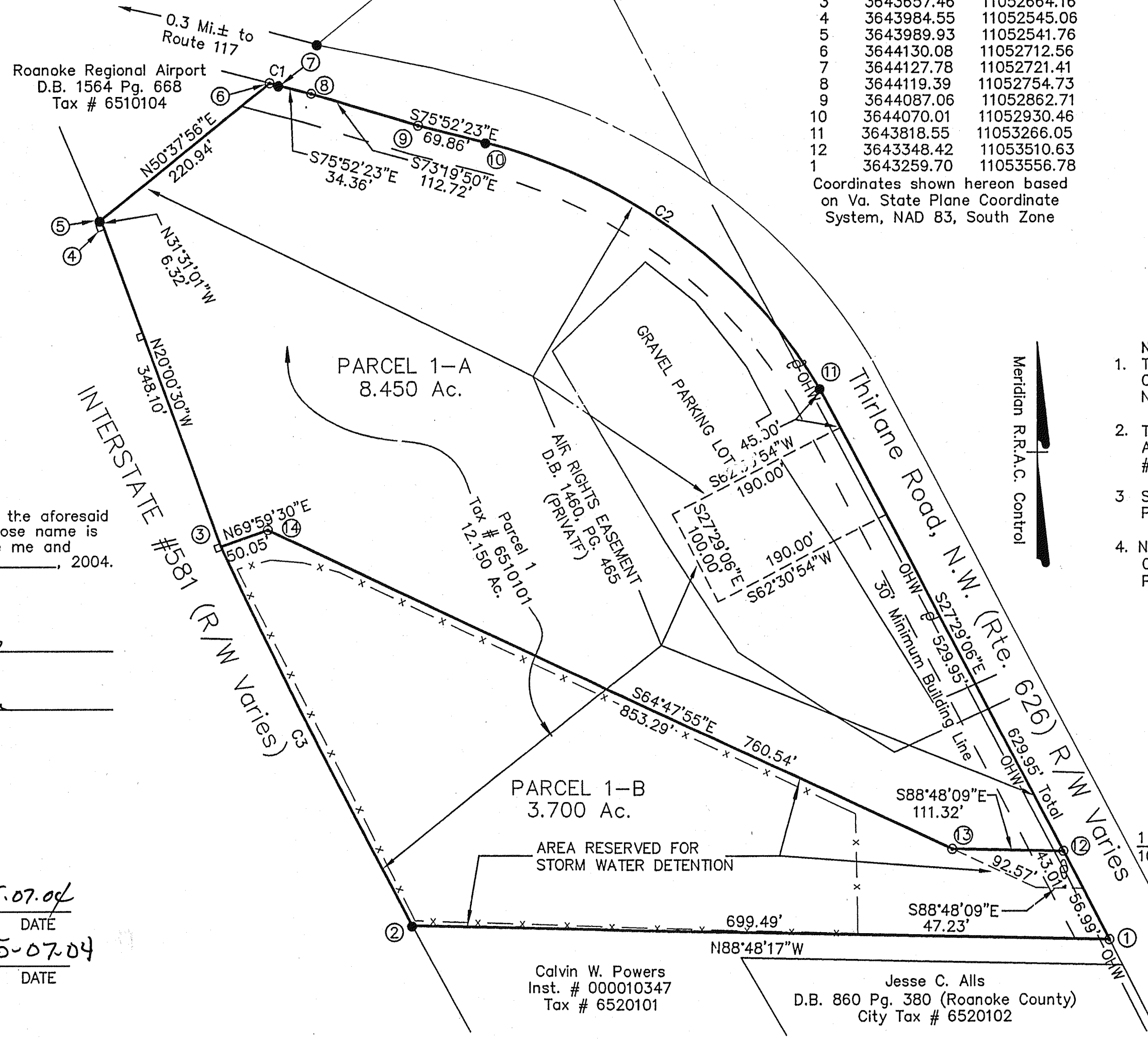
Teste: Brenda S. Hamilton

By: Patty Taylor

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	9.14	597.96	4.57	0°52'34"	S75°26'06"E	9.14
C2	430.54	542.96	227.31	45°25'58"	S53°09'23"E	419.35
C3	429.20	7514.47	214.66	3°16'21"	N26°46'06"W	429.14

COR.	NORTHING	EASTING
1	3643259.70	11053556.78
2	3643274.23	11052857.45
3	3643657.46	11052664.16
4	3643984.55	11052545.06
5	3643989.93	11052541.76
6	3644130.08	11052712.56
7	3644127.78	11052721.41
8	3644119.39	11052754.73
9	3644087.06	11052862.71
10	3644070.01	11052930.46
11	3643818.55	11053266.05
12	3643348.42	11053510.63
1	3643259.70	11053556.78

Coordinates shown hereon based on Va. State Plane Coordinate System, NAD 83, South Zone



NOTES:

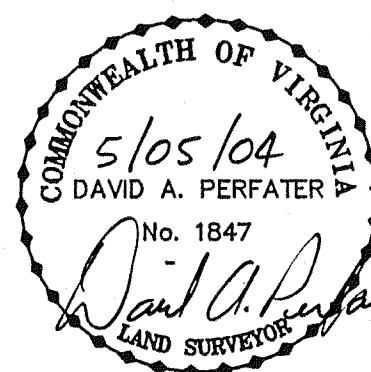
- THIS PLAT IS BASED ON LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 024728 DATED NOVEMBER 11, 2003.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP #51161C0024 D PANEL #24 OF 90, DATED OCTOBER 15, 1993.
- SEE PLAT FOR COVA CORPORATION BY LUMSDEN ASSOCIATES, P.C. DATED MAY 11, 1990 RECORDED IN M.B. 1, PG. 951.
- NO BUILDING FOR HUMAN OCCUPANCY SHALL BE CONSTRUCTED ON THIS LOT WITHOUT PROPER SEWER AND WATER SERVICE BEING PROVIDED BY THE OWNER.

LEGEND:

- Iron Pin Found
- Iron Pin Set
- Conc. R/W Monument

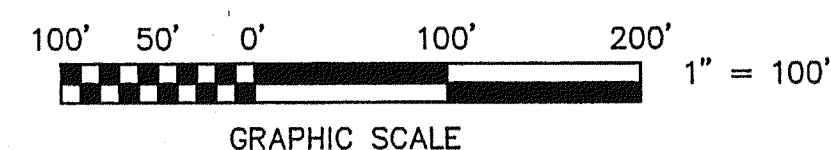
Easements

- D.B. 385, Pg. 153 - Easement to Appalachian Power Company - Blanket Easement - No Specific Location
- D.B. 1629, Pg. 1320 - Easement to Appalachian Power Company - Blanket Easement - No Specific Location
- D.B. 1629, Pg. 1323 - Easement to Appalachian Power Company - Blanket Easement - No Specific Location
- D.B. 1460, Pg. 465 - Air Rights Easement to City of Roanoke - As Shown



This plat is based on a current field survey and legal description contained in Instrument no. 990014022, pg. 52

David A. Perfater
DAVID A. PERFATER, L.S. 1847



SUBDIVISION FOR
BT PROPERTY, LLC
SHOWING THE RESUBDIVISION OF NEW PARCEL 1 (12.150 AC.) AND CREATING PARCEL 1-A (8.450 AC.) AND PARCEL 1-B (3.700 AC.) SITUATE ON THIRLANE ROAD, N.W.
THE CITY OF ROANOKE, VIRGINIA
SCALE: 1" = 100' DATE: FEBRUARY 24, 2003
Tax # 6510101

Mattern & Craig, Inc.
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
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(540) 345-7691 FAX