

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAG ENTERPRISES, LLC IS THE OWNER OF NEW TRACT "C" AS SHOWN HEREON BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED AUGUST 5, 2004 FROM BRANCH/KRW, LLC. AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 040013486 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED AUGUST 10, 2004 TO BB&T - VA COLLATERAL SERVICE CORPORATION, TRUSTEE RECORDED IN THE AFORESAID CLERK'S OFFICE BY INSTRUMENT NO 040013487 SECURING A NOTE TO BRANCH BANKING AND TRUST COMPANY OF VIRGINIA.

THAT BRANCH/KRW, LLC IS THE OWNER OF NEW TRACT "B" AS SHOWN HEREON BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JANUARY 29, 2003 FROM LITTON SYSTEMS, INC. AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 030001714 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED JANUARY 31, 2003 TO CLARK OWEN AND PETER A. SEITZ, TRUSTEES (ANY ONE OF WHOM MAY ACT) RECORDED IN THE AFORESAID CLERK'S OFFICE BY INSTRUMENT NO 030001715 SECURING A NOTE TO FNB SALEM BANK & TRUST.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTY AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE, AND VACATE LINES 2 TO "A" TO 16 SHOWN DOTTED HEREON.

Anthony J. Byrd

9/3/04

AGENT FOR JAG ENTERPRISES, LLC  
INSTRUMENT NO. 040013486

DATE

DEED OF TRUST  
INSTRUMENT NO. 040013487

BRANCH BANKING AND TRUST  
COMPANY OF VIRGINIA, BENEFICIARY

Jim Hensin 9-3-04  
TRUSTEE DATE

K.L. Duff 9-3-04  
AUTHORIZED AGENT DATE

Tom Branch  
AGENT FOR BRANCH/KRW, LLC  
INSTRUMENT NO. 030001714

8-30-04

DATE

DEED OF TRUST  
INSTRUMENT NO. 030001715

FNB SALEM BANK & TRUST  
BENEFICIARY

Clark Owen 9-2-04 Clark R 9-2-04  
TRUSTEE DATE AUTHORIZED AGENT DATE

#### GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONES "X", "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51161C0028D; EFFECTIVE DATE: OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

3. CORNERS 2, 3, 15, 16, AND "A" WERE FOUND AS NOTED. CORNERS 18, AND 25 ARE MARKED WITH A "MAG NAIL" ALONG THE EDGE OF PAVEMENT. CORNERS 17, 19, 20 THRU 25 ARE 1/2 INCH IRON PINS BY 18 INCHES LONG WITH A YELLOW CAP EMBOSSED WITH "T P PARKER PROP COR". ALL OTHER POINTS WERE NEITHER FOUND OR SET.

#### APPROVED:

R. Brian Townsend 9-7-04

AGENT - CITY OF ROANOKE  
PLANNING COMMISSION

Chap C. Quinn 9-7-04  
CITY ENGINEER - CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:30 O'CLOCK P.M. ON THIS 8 DAY OF September, 2004.

TESTE: BRENDA S. HAMILTON  
CLERK

BY: Jayna Borne  
DEPUTY CLERK

CLOSED BY PJB 7/27/04

STATE OF VIRGINIA

City OF Roanoke  
TO WIT:

I, Mary E Miller A NOTARY  
PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
THE AGENT FOR JAG ENTERPRISES, LLC,

Anthony J. Byrd  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY  
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY  
AFORESAID JURISDICTION ON THIS 3rd DAY OF  
September, 2004.

MY COMMISSION EXPIRES:

11-30-2005 Mary E Miller  
NOTARY PUBLIC

STATE OF VIRGINIA

City OF Roanoke  
TO WIT:

I, MARY E Miller A NOTARY  
PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

Jim Hinson, Substitute Trustee  
TRUSTEE FOR BB&T - VA COLLATERAL SERVICE CORPORATION, WHOSE  
NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY  
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY  
AFORESAID JURISDICTION ON THIS 3rd DAY OF  
September, 2004.

MY COMMISSION EXPIRES:

11-30-2005 Mary E Miller  
NOTARY PUBLIC

STATE OF VIRGINIA

City OF Roanoke  
TO WIT:

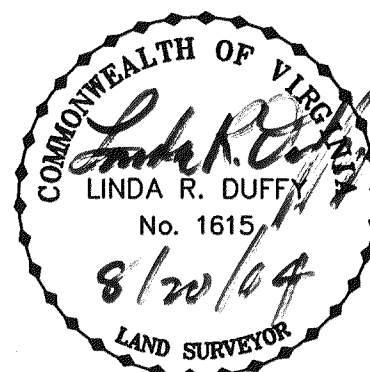
I, MARY E Miller A NOTARY  
PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

Kendall S Keffer  
AUTHORIZED AGENT FOR BRANCH BANKING AND TRUST COMPANY OF  
VIRGINIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN  
MY AFORESAID JURISDICTION ON THIS 3rd DAY OF  
September, 2004.

MY COMMISSION EXPIRES:

11-30-2005 Mary E Miller  
NOTARY PUBLIC

THE RECORDATION OF THIS PLAT  
OF SUBDIVISION DOES NOT  
CONSTITUTE A CONVEYANCE OF  
LAND. ANY LOT, PARCEL OR  
TRACT OF LAND SHOWN HEREON  
THAT IS INTENDED FOR SALE  
AND/OR CONVEYANCE MUST BE  
CONVEYED BY DEED AND SAID  
DEED MUST BE RECORDED IN THE  
OFFICE OF THE CLERK OF CIRCUIT  
COURT OF THE CITY OF ROANOKE.



NEW LINES 2, 17 THRU 25, TO 14 ARE BASED ON  
A CURRENT FIELD SURVEY OF 7/28/04.

ALL OTHER INFORMATION IS PLATTED FROM RECORDS.

JAG ENTERPRISES, LLC IS THE OWNER OF NEW TRACT "C" (INST # 040013486)  
BRANCH/KRW, LLC IS THE OWNER OF NEW TRACT "B" (INST # 030001714).

INSTRUMENT NO. MBL PG2788

STATE OF VIRGINIA

County OF Roanoke  
TO WIT:

I, Rose Lee Nichols A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT THE AGENT  
FOR BRANCH/KRW, LLC, Tom Branch  
WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY  
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID  
JURISDICTION ON THIS 30th DAY OF August, 2004.

MY COMMISSION EXPIRES:

9-30-2006 Rose Lee Nichols  
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF SALEM  
TO WIT:

I, Doris S. Custer A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

CLARK OWEN, JR  
TRUSTEE FOR FNB SALEM BANK & TRUST, WHOSE NAME IS SIGNED TO THE  
FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
2nd DAY OF SEPTEMBER, 2004.

MY COMMISSION EXPIRES:

OCT 31, 2005 Doris S. Custer  
NOTARY PUBLIC

STATE OF VIRGINIA

CITY OF SALEM  
TO WIT:

I, Doris S Custer A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

CHRISTOPHER A LAWSON  
AUTHORIZED AGENT FOR FNB SALEM BANK & TRUST, WHOSE NAME IS  
SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE  
ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
2nd DAY OF SEPTEMBER, 2004.

MY COMMISSION EXPIRES:

OCT 31, 2005 Doris S. Custer  
NOTARY PUBLIC

PARTIAL SURVEY AND  
PLAT FROM RECORDS FOR  
**JAG ENTERPRISES, LLC**

AND

**BRANCH/KRW, LLC**

OF NEW TRACT "C" (0.719 AC.) AND  
NEW TRACT "B" (7.189 AC.)  
CREATING HEREON TRACT "C-1" (0.962 AC.)  
AND TRACT "B-1" (6.946 AC.)  
SITUATE AT KING STREET, N.E. AND  
U.S. ROUTE 460 (ORANGE AVENUE, N.E.)  
ROANOKE, VIRGINIA

TAX NO.: 7090510  
7090511  
DRAWN: JTP, JR./PJB  
CALC: PJB

SCALE: 1" = 60'  
DATE: AUG. 20, 2004  
N.B. JR-234  
W.O.: 04-0523



**TPP&S T. P. PARKER & SON**  
816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153  
540-387-1153

SHEET 1 OF 2

M.B. 001 PG. 2788

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