

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRANT BROADCASTING SYSTEMS II, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1693, PAGE 1385.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 AND 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

GRANT BROADCASTING SYSTEMS II, INC.

BY: [Signature] ITS: Station Manager

NOTES:

1. OWNER OF RECORD: GRANT BROADCASTING SYSTEMS II, INC.
2. LEGAL REFERENCE: DEED BOOK 1693, PAGE 1385
3. ADDITIONAL REFERENCES:
 1. PLAT BY C.B. MALCOLM & SON ENTITLED "SITUATION PLAT SHOWING LOCATION: LOTS 1 THRU 9 BLOCK 1 - SURVEY FOR C.M. TURNER AS OCCUPIED VS MAP LOCATION" DATED JUNE 26, 1961, REVISED OCTOBER 2, 1965. (D.D. FILE COMM.#12255)
 2. D.B. 1515, PAGE 273
4. ORIGINAL TAX MAP NUMBERS 1280401, 1280404 & 1280405
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. UNDERGROUND UTILITY SERVICE LINES.

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF ROANOKE.

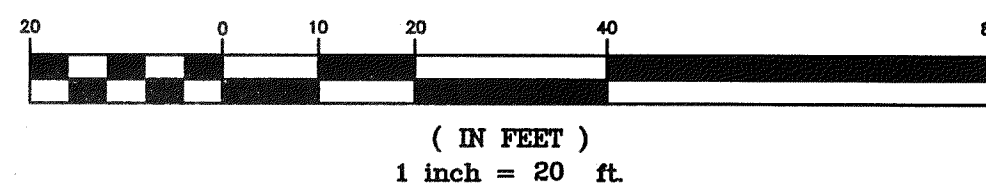
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Judy M. Witt, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. David Bunnell, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 1 DAY OF October, 2004.

Judy M. Witt
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/2008

N/F
E. C. WARREN, II
D.B. 1515, PG. 732
T.M. #1280425

GRAPHIC SCALE



COORDINATE LIST

CORNER	NORTHING	EASTING
1	2269.0285	1481.4185
2	2150.2755	1563.2898
3	2035.3449	1396.5943
4	2116.4807	1255.2571
1	2269.0285	1481.4185

APPROVED: [Signature]
CITY ENGINEER, CITY OF ROANOKE

10-4-04
DATE

R. Brian Townsend
AGENT, CITY OF ROANOKE PLANNING COMMISSION

10-4-04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:50 O'CLOCK P.M. ON THIS 4th DAY OF October, 2004, IN MAP BOOK 1, PAGE 2807.

TESTE: BRENDA S. HAMILTON
CLERK

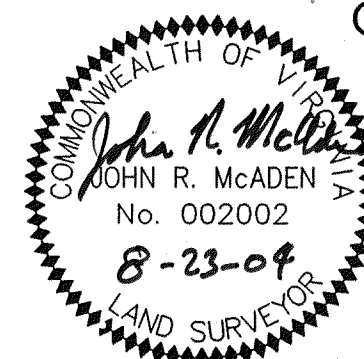
[Signature]
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
JOHN R. McADEN

002002

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0044 D (EFFECTIVE DATE: OCT. 15, 1993)



COMBINATION PLAT FOR
GRANT BROADCASTING SYSTEMS II, INC.
COMBINING LOTS 1 THRU 4 AND THE MAJORITY OF 5

BLOCK 1
C.M. TURNER MAP
PLAT BOOK 1, PAGE 273 (ROA. CO.)

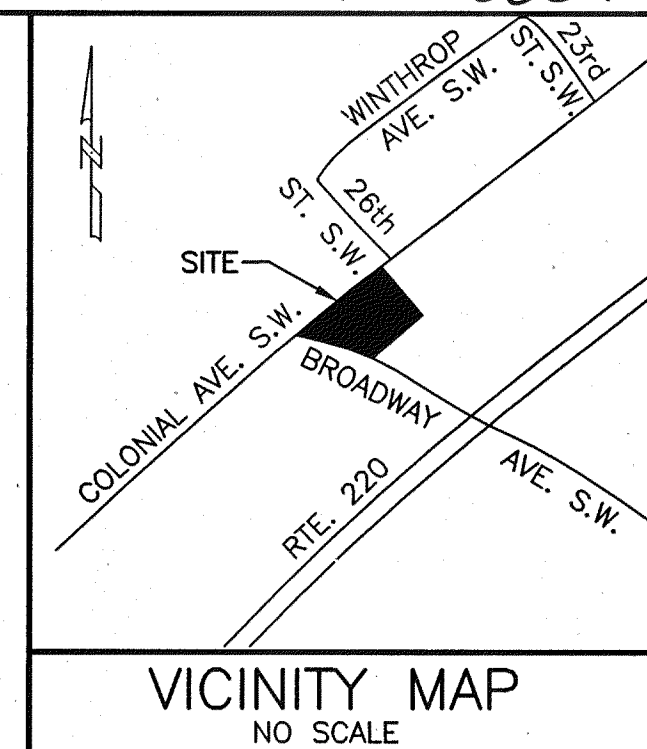
CREATING HEREON
LOT 1A (0.793 ACRE TOTAL)
SITUATED AT THE SOUTHEASTERLY INTERSECTION
OF BROADWAY AVENUE, S.W. & COLONIAL AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
SURVEYED AUGUST 23, 2004
JOB #R0410429.00

SCALE: 1"=20' SHEET 1 OF 1

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

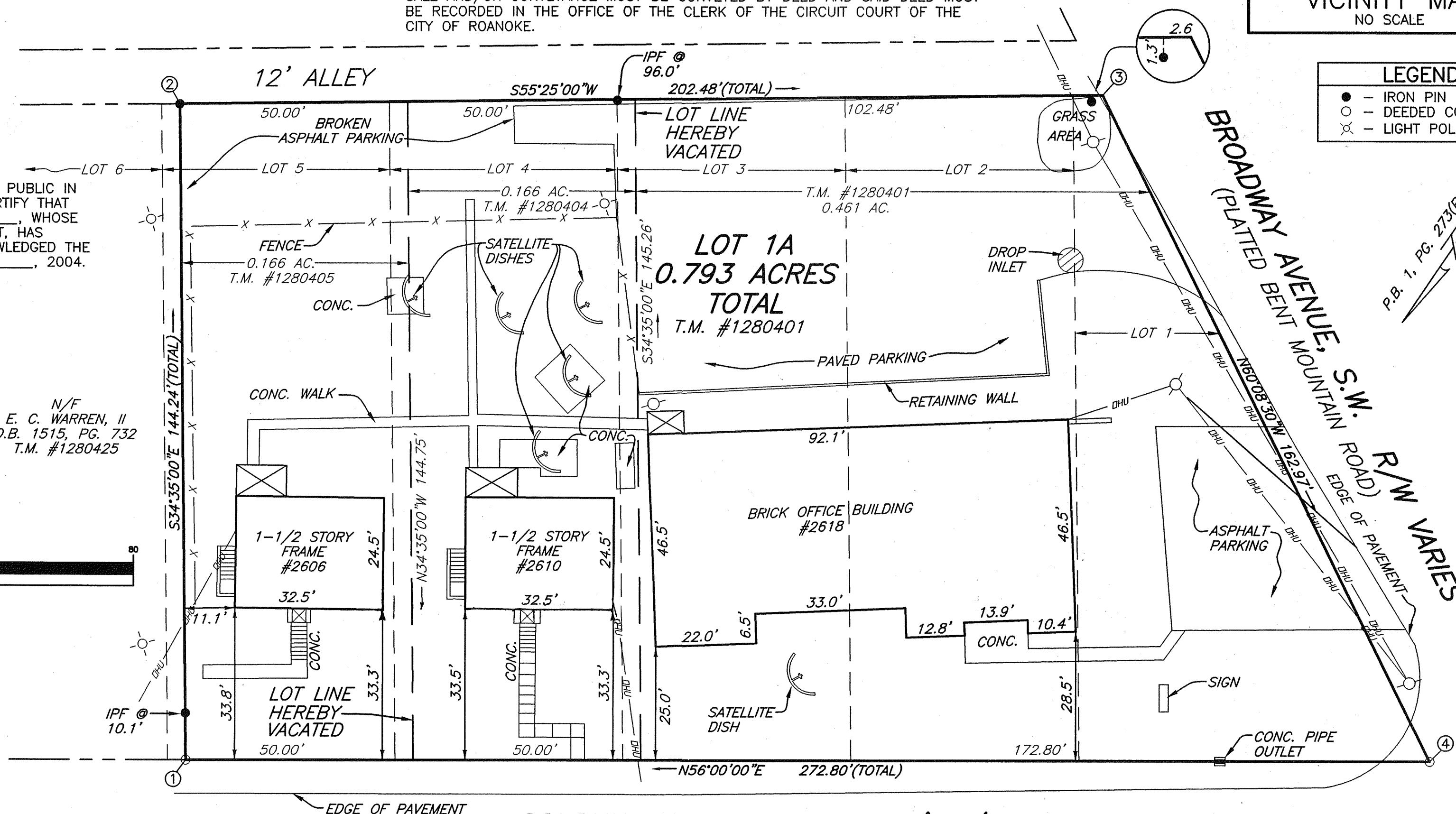


PLANNERS ARCHITECTS
ENGINEERS SURVEYORS



VICINITY MAP
NO SCALE

LEGEND
● - IRON PIN FOUND
○ - DEEDED CORNER
X - LIGHT POLE



COLONIAL AVENUE, S.W. 60' R/W