

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CREEKSIDE CENTER, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 1, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 23, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA IN INSTRUMENT #040003195 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 3, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VA IN INSTRUMENT #040004729.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 30th DAY OF APRIL, 2004.

OWNER: CREEKSIDE CENTER, LLC

BY: Steve L. Sexton
AUTHORIZED MEMBER

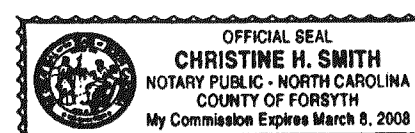
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, CHRISTINE H. SMITH, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT, STEVEN L. SEXTON OF CREEKSIDE CENTER, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED APRIL 30, 2004 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 30, 2004.

MY COMMISSION EXPIRES MARCH 8, 2008

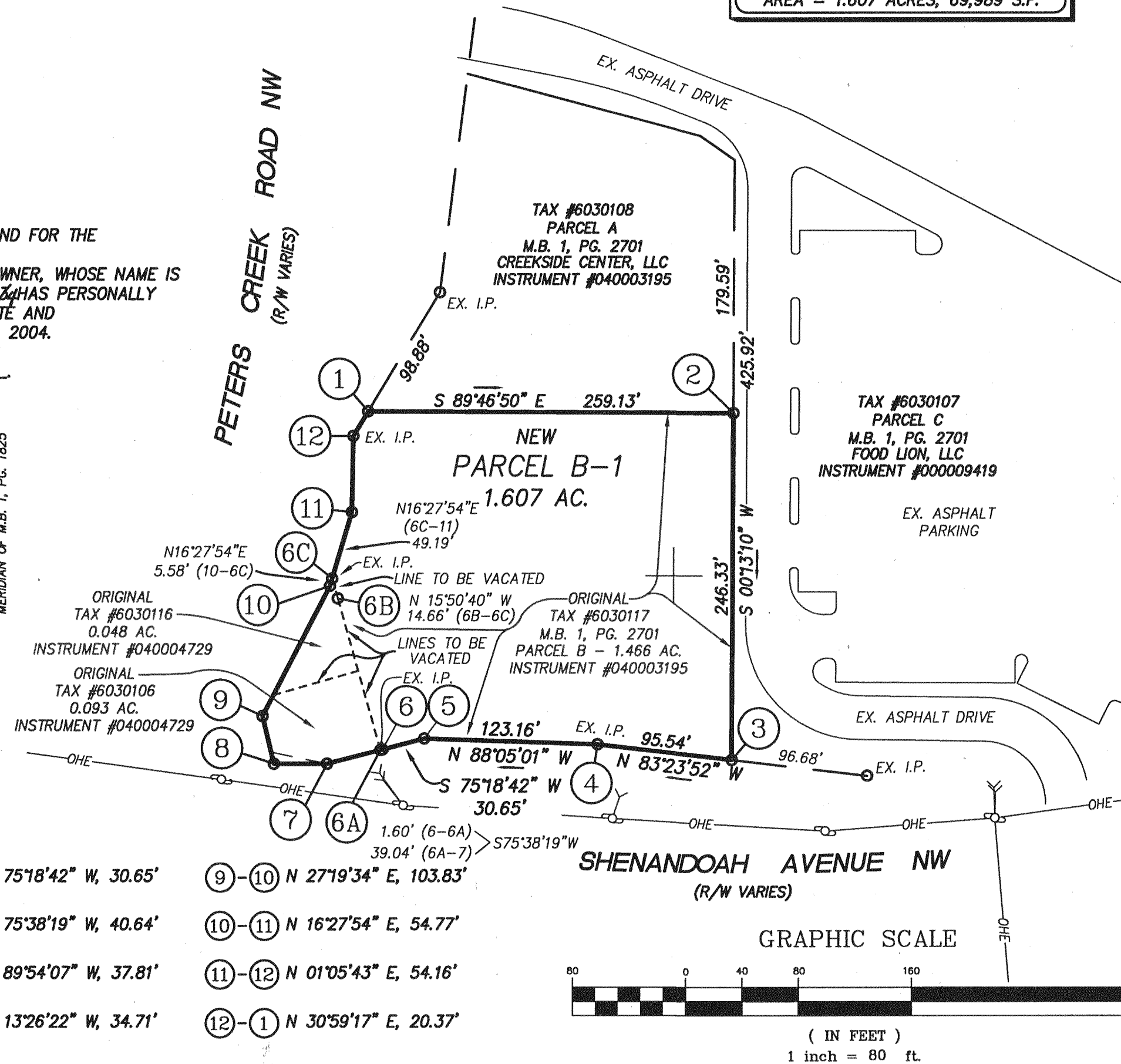
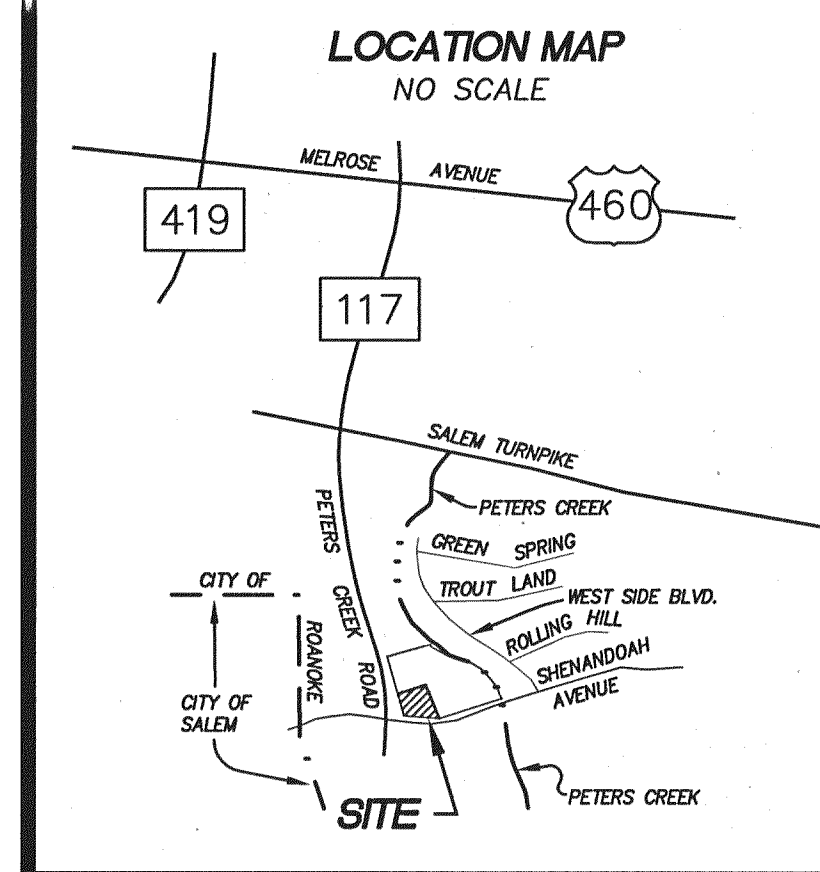
Christine H. Smith
NOTARY PUBLIC



MERIDIAN OF M.B. 1, PG. 1025

LEGEND	
	UTILITY POLE
	GUY WIRE
	OVERHEAD ELECTRIC
	SANITARY SEWER LINE
	EXISTING
	IRON PIN
	MAGNET NAIL
	DEED BOOK
	PAGE
	MAP BOOK
	RIGHT-OF-WAY
	ACRES
	SQUARE FEET

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	4322.05493	5259.26290
2	4321.06279	5518.39389
3	4074.73748	5517.45078
4	4085.72261	5422.54069
5	4089.84126	5299.45250
6	4082.06965	5269.80435
7	4071.98865	5230.43126
8	4071.92403	5192.62255
9	4105.67965	5184.55625
10	4197.91897	5232.21785
11	4250.44396	5247.74147
12	4304.59495	5248.77683
1	4322.05493	5259.26290
AREA = 1.607 ACRES, 69,989 S.F.		



APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Philip Schirer
CITY ENGINEER, ROANOKE, VIRGINIA

5-04-04
DATE

5-04-04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON MAY 5, 2004, AT 10:45 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON, CLERK
B. Deidre
DEPUTY CLERK

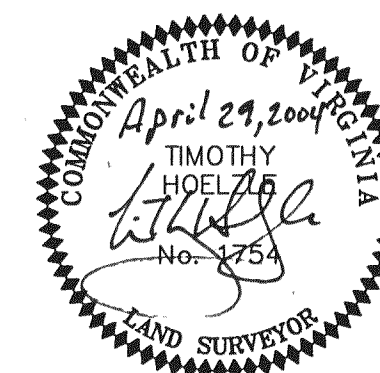
NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0041 D, MAP NUMBER 51161C0041 D, DATED OCTOBER 15, 1993. "ZONE X"
- LEGAL REFERENCE: INSTRUMENT # 040003195 & #040004729.
- CURRENT OWNER: CREEKSIDE CENTER, LLC.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
- THIS PLAT IS A COMBINATION OF THE CITY OF ROANOKE TAX MAP #6030106, #6030116 AND #6030117.
- IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ORIGINAL PARCEL B IS SUBJECT TO REZONING CONDITIONS AS AGREED TO UNDER ORDINANCE #34095-120798. ORIGINAL TAX PARCELS 6030106 AND 6030116 WERE REZONED WITHOUT ANY CONDITIONS, SEE ORDINANCE # 36607-012004.
- TAX PARCELS 6030106 AND 6030116 ARE THE RESIDUE PROPERTIES CREATED BY VIRGINIA DEPARTMENT OF TRANSPORTATION FROM THE PETERS CREEK EXTENSION CONSTRUCTION PLANS, SEE STATE HIGHWAY PLAT BOOK 11, PAGES 16 AND 17.

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

Timothy Hoelzle
TIMOTHY HOELZLE LS #1754

4-29-04
DATE



PLAT OF SURVEY SHOWING THE RESUBDIVISION OF PROPERTIES BELONGING TO

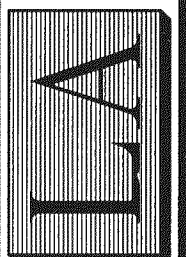
CREEKSIDE CENTER, LLC

COMBINING HEREON
PARCEL B, (1.466 ACRES) WITH TWO (2)
VIRGINIA DEPARTMENT OF TRANSPORTATION HIGHWAY RESIDUE PARCELS,
BEING A 0.048 ACRE PARCEL AND A 0.093 ACRE PARCEL,
CREATING HEREON NEW
PARCEL B-1 (1.607 AC.)
SITUATED AT THE INTERSECTION OF
PETERS CREEK ROAD, NW AND SHENANDOAH AVENUE, NW
CITY OF ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: APRIL 29, 2004
COMM. NO.: 2003-143
CADD FILE: F:\2003\03143\SURV\143RFP02.DWG
SCALE: 1" = 80'

SHEET 1 OF 1