

VICINITY MAP
NO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	39.22	160.95	19.71	13°57'38"	N82°54'16"E	39.12
C2	129.77	243.20	66.47	30°34'25"	N88°47'21"W	128.24
C3	22.44	19.00	12.74	67°40'31"	N72°39'14"E	21.16

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That Wal Mart Real Estate Business Trust, is the fee simple owner of the parcel of land shown hereon bounded by outside corners 1 through 15 to 1, inclusive, and is all of the land conveyed to said owner by deed recorded in the Clerk's Office of the Circuit Court of Roanoke, Virginia in Instrument No. 970020292.

The subdivision of the land shown hereon is with the free will and consent and in accord with the desire of the undersigned owner 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 27th Day of January, 2004, 2005.

Owner
Wal Mart Real Estate Business Trust
Instrument No. 970020292

Carole Baker 1-27-05
Date
Carole Baker
Director of Land Development

City of Roanoke Bentonville
State of Virginia Arkansas

I, Judy K. Joyce, a Notary Public in and for the aforesaid City and State, do hereby certify that, Carole Baker, whose name is signed to the foregoing writing has acknowledged the same on this the 27th Day of January, 2004.

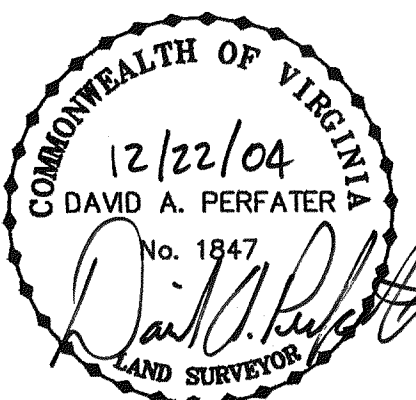
My Commission Expires: 3/01/2014

Notary Public: Judy K. Joyce

APPROVED: Philip C. Sullivan 1-28-05
CITY ENGINEER, ROANOKE, VIRGINIA
R. Brian Townsend 1-31-05
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 28th DAY OF Feb 2004 AND WITH CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD 11:00 O'CLOCK AM.

Teste: Brenda S. Hamilton
By: Kees Childs-Deget



This plat is based on a current field survey and legal description contained in Instrument No. 970020292

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

TRACT "B-1"
20.852 AC.

WAL-MART REAL ESTATE BUSINESS TRUST
INST. # 970020292
TAX PARCEL No. 2370102
New Tract "B"
21.926 Ac.
INST. # 970020292

TRACT "B-2"
1.074 AC.

Iron Pin Set
N51°11'15"W
20.85' Iron Pin Set
S38°48'39"W
161.88'

DAYTON HUDSON CORPORATION
INST. # 970019385
TAX PARCEL No. 2250101

LYNNE A. TROY
INST. # 990017715
TAX PARCEL No. 22501071

O CHARLEY'S, INC.
INST. # 980015419
TAX PARCEL No. 2250110

SEVEN O ONE HIGHWAY, LLC
INST. # 010017974
TAX PARCEL No. 2250106

STAPLES, THE OFFICE SUPERSTORE
INST. # 980010571
TAX PARCEL No. 2250109

VALLEY VIEW MALL, LLC
INST. # 030019899
TAX PARCEL No. 2370108

SEARS ROEBUCK AND COMPANY
D.B. 1496 PG. 2040
TAX PARCEL No. 2370103

VALLEY VIEW MALL, LLC
INST. # 030019899
TAX PARCEL No. 2370110

VALLEY VIEW MALL, LLC
INST. # 030019899
TAX PARCEL No. 2370111

WAL-MART REAL ESTATE BUSINESS TRUST
INST. # 970020292
TAX PARCEL No. 2370113

BOUNDARY COORDINATES		
COR.	NORTHING	EASTING
1	3637150.55	11058212.83
2	3637155.38	11058251.64
3	3637164.42	11058287.72
4	3637161.71	11058415.93
5	3637146.72	11058466.56
6	3637153.03	11058486.75
7	3637240.44	11058557.06
8	3636878.76	11058870.29
9	3636152.61	11058286.22
10	3635723.02	11058130.87
11	3635813.43	11058011.45
12	3636043.12	11057747.73
13	3636115.60	11057678.27
14	3636174.50	11057596.98
15	3636261.20	11057497.50
1	3637150.55	11058212.83

BASED ON VIRGINIA STATE PLANE
BOUNDARY COORDINATES SHOWN
HEREON COORDINATE SYSTEM,
NAD 83, SOUTH ZONE

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT.
2. 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.
3. 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.

PLAT OF SURVEY AND SUBDIVISION FOR
WAL-MART REAL ESTATE BUSINESS TRUST

SHOWING THE RESUBDIVISION OF NEW TRACT 'B' WAL-MART REAL ESTATE BUSINESS TRUST MAP, M.B. 1, PAGE 2072 AND CREATING TRACT B-1(20.852 AC.) AND B-2(1.074 AC.) SITUATE ON VALLEY VIEW BOULEVARD, N.W.

THE CITY OF ROANOKE, VIRGINIA
SCALE: 1"=100' DATE: December 22, 2004
M&C Comm. #2343-S

SHEET 1 OF 1
Mattern & Craig, Inc.
CONSULTING ENGINEERS - SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
(540) 345-7801 FAX

