

KNOW ALL MEN BY THESE PRESENTS TO WIT:  
THAT CROSSROADS CENTER, L.L.C. IS THE FEE SIMPLE OWNER OF THE PARCELS OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 20 TO 1, INCLUSIVE, AND BEING A PORTION 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 BY INSTRUMENT NUMBER 040018505.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND, BEING 0.025 ACRE, SHOWN HEREON AS SET APART FOR PUBLIC STREET USE (SEE SHEET 4).

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:

CROSSROADS CENTER, L.L.C.  
BY: CHRISTOPHER B. WHITE ITS: MANAGING MEMBER  
SOUTHEAST REAL ESTATE INVESTMENT CORPORATION

TRUSTEE: ANDREW M. COHEN LENDER: ANDREW M. COHEN  
ANDREW M. COHEN

STATE OF ALABAMA

I, JULIA BEALL, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHRISTOPHER B. WHITE WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF APRIL, 2005.  
NOTARY PUBLIC MY COMMISSION EXPIRES                     

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES Aug. 30, 2005  
EMPLOYED THROUGH NOTARY PUBLIC UNDER WRITERS

STATE OF District of Columbia  
I, Cherry G. Felder, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Andrew M. Cohen WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13 DAY OF May, 2005.  
NOTARY PUBLIC MY COMMISSION EXPIRES 11/30/2009



THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCELS OR TRACTS OF LAND SHOWN HEREON THAT ARE 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.

APPROVED: R. Brian Townsend 6-3-05  
CITY ENGINEER, CITY OF ROANOKE  
AGENT, CITY OF ROANOKE PLANNING COMMISSION

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 8:50 O'CLOCK A.M. ON THIS 14th DAY OF June, 2005, IN MAP BOOK 1, PAGE 2886  
TESTE: BRENDA S. HAMILTON  
CLERK  
Debra Reidue  
DEPUTY CLERK

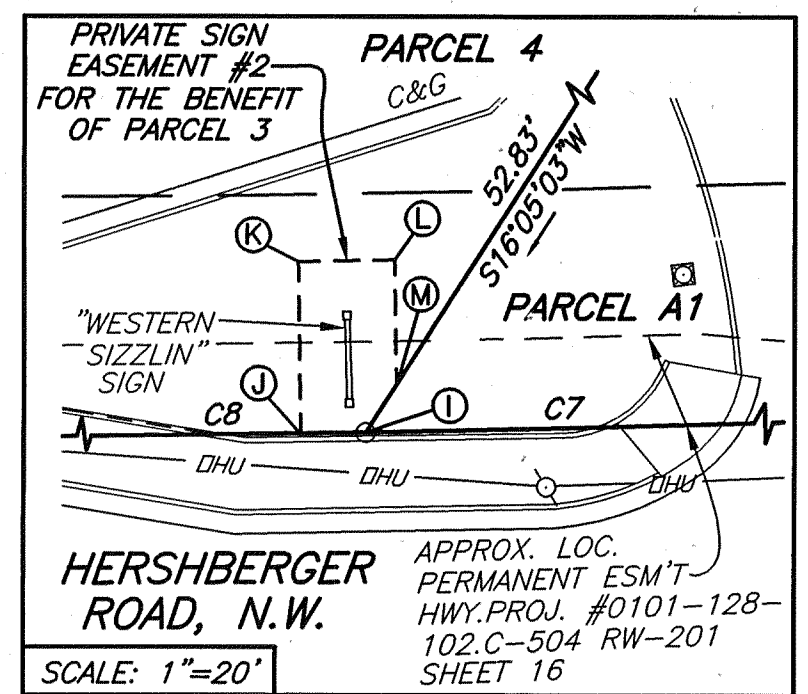
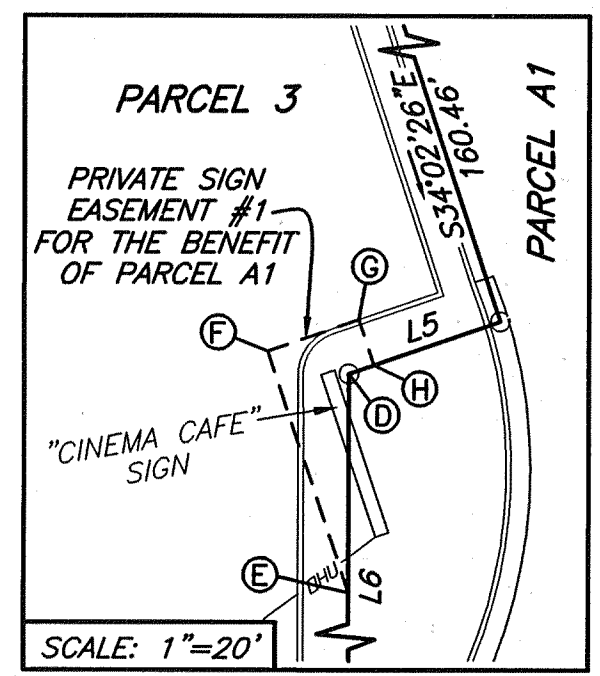
- NOTES:
1. OWNER OF RECORD: CROSSROADS CENTER, L.L.C.
  2. LEGAL REFERENCE: INSTRUMENT #040018505
  3. ORIGINAL TAX MAP NUMBERS: 6660103, 6660104, 6660105, 6660113 & 6660120
  4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  5. TAX PARCEL #6660105A HAS BEEN ASSIGNED BY THE CITY OF ROANOKE FOR THE BUILDING ONLY, BEING LEASED BY THE McDONALDS CORPORATION AND OWNED BY CROSSROADS CENTER, L.L.C. (PER CITY OF ROANOKE TAX RECORDS).
  6. TAX PARCEL #6660105B HAS BEEN ASSIGNED BY THE CITY OF ROANOKE FOR THE BUILDING ONLY, BEING LEASED BY CENTRAL FIDELITY BANK (PER CITY OF ROANOKE TAX RECORDS).
  7. THE LOT LINE BETWEEN TAX PARCEL #6660113 & #6660105 IS A POSSIBLE LOCATION FOR THE ROANOKE CITY TAX LINE BETWEEN BOTH PARCELS. NO LEGAL DESCRIPTION WAS FOUND BY THE SURVEYOR ON TAX PARCEL #6660113. THE LINE SHOWN HEREON IS BASED ON AN OLD LOT LINE SHOWN ON A PLAT RECORDED IN DEED BOOK 1737, PAGE 684. THE CALCULATED ACREAGE FOR TAX PARCEL NUMBERS 6660113 & 6660105 IS BASED UPON SAID LINE.
  8. SEE DEED BOOK 1624, PAGE 1257, ARTICLE II FOR SPECIFICATIONS ON ACCESS, INGRESS-EGRESS, PARKING AND OTHER MATTERS CONCERNING ALL OF THE PROPERTY SHOWN HEREON.
  9. PROPERTIES CURRENTLY ZONED: C-2
  10. UNDERGROUND UTILITY SERVICE LINES.

| CURVE TABLE |         |          |         |               |         |           |
|-------------|---------|----------|---------|---------------|---------|-----------|
| CURVE       | LENGTH  | RADIUS   | TANGENT | CHORD BEARING | CHORD   | DELTA     |
| C1          | 116.68' | 392.10'  | 58.77   | S43°53'31"E   | 116.25' | 17°03'00" |
| C2          | 421.81' | 2809.29' | 211.30  | S69°26'03"W   | 421.41' | 8°36'10"  |
| C3          | 27.09'  | 2809.29' | 13.55   | S74°00'43"W   | 27.09'  | 0°33'09"  |
| C4          | 618.08' | 4141.54' | 309.62  | N18°57'40"W   | 617.51' | 8°33'03"  |
| C5          | 27.61'  | 2809.29' | 13.80   | S65°24'51"W   | 27.61'  | 0°33'47"  |
| C6          | 274.30' | 2809.29' | 137.26  | S68°29'35"W   | 274.19' | 5°35'40"  |
| C7          | 67.10'  | 2809.29' | 33.55   | S71°58'28"W   | 67.09'  | 1°22'06"  |
| C8          | 52.81'  | 2809.29' | 26.40   | S73°11'49"W   | 52.81'  | 1°04'37"  |
| C9          | 81.42'  | 65.00'   | 47.02   | N70°05'05"W   | 76.20'  | 71°45'56" |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S30°42'20"W | 15.65  |
| L2         | S32°43'40"E | 7.27   |
| L3         | S51°14'48"W | 7.79   |
| L4         | S74°01'57"W | 57.61  |
| L5         | S54°34'49"W | 16.63  |
| L6         | S16°20'03"E | 48.17  |
| L7         | N34°11'55"W | 22.78  |
| L8         | N65°20'22"W | 46.54  |
| L9         | N27°09'34"W | 23.08  |
| L10        | N55°55'10"E | 25.37  |
| L11        | S54°38'00"W | 20.98  |
| L12        | S54°38'00"W | 5.00   |
| L13        | S54°38'00"W | 15.98  |
| L14        | N54°29'20"E | 5.00   |

| PRIVATE SIGN EASEMENT #1 |             |        |
|--------------------------|-------------|--------|
| LINE                     | BEARING     | LENGTH |
| D-E                      | S16°20'03"E | 22.78  |
| E-F                      | N34°52'38"W | 26.53  |
| F-G                      | N54°34'49"E | 10.00  |
| G-H                      | S34°52'38"E | 5.00   |
| H-D                      | S54°34'49"W | 2.76   |

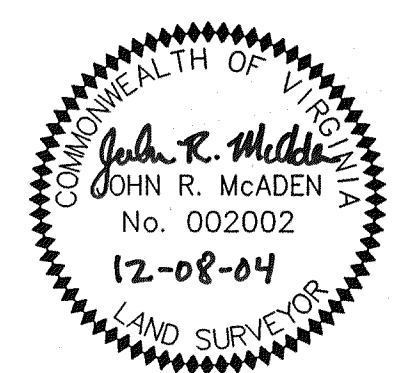
| PRIVATE SIGN EASEMENT #2 |             |        |
|--------------------------|-------------|--------|
| LINE                     | BEARING     | LENGTH |
| I-J                      | S72°43'11"W | 6.72   |
| J-K                      | N17°15'55"W | 18.00  |
| K-L                      | N72°44'05"E | 10.00  |
| L-M                      | S17°15'55"E | 13.01  |
| M-I                      | S16°05'03"W | 5.97   |



| ACREAGE TABLE                  |  |
|--------------------------------|--|
| EXISTING LOTS                  | NEW LOTS   |
| 23.622 ACRES, TAX MAP #6660103 | 20.157 ACRES, PARCEL A1                            |
| 0.555 ACRE, TAX MAP #6660120   | 1.047 ACRES, PARCEL B1                             |
| 12.090 ACRES, TAX MAP #6660105 | 1.178 ACRES, PARCEL 2                              |
| 0.463 ACRE, TAX MAP #6660113   | 1.231 ACRES, PARCEL 3                              |
| +4.235 ACRES, TAX MAP #6660104 | 0.905 ACRES, PARCEL 4                              |
|                                | 1.008 ACRES, PARCEL 5                              |
|                                | +15.414 ACRES, PARCEL 6                            |
| 40.965 ACRES TOTAL             | 40.940 ACRES TOTAL AFTER 0.025 ACRE R/W DEDICATION |

| COORDINATE LIST(ASSUMED) |           |            |
|--------------------------|-----------|------------|
| CORNER                   | NORTHING  | EASTING    |
| 1                        | 5558.8185 | 16079.5914 |
| 2                        | 5545.3626 | 16071.6001 |
| 3                        | 5539.2467 | 16075.5306 |
| 4                        | 5534.3704 | 16069.4556 |
| 5                        | 5431.5919 | 15847.7061 |
| 6                        | 5283.5577 | 15453.1532 |
| 7                        | 5035.9693 | 14604.5124 |
| 8                        | 5028.5040 | 14578.4574 |
| 9                        | 5101.2410 | 14529.2468 |
| 10                       | 5060.5192 | 14383.7790 |
| 11                       | 5644.5046 | 14183.1400 |
| 12                       | 5780.1448 | 14383.6264 |
| 13                       | 5747.0148 | 14406.0407 |
| 14                       | 6066.4188 | 14878.1435 |
| 15                       | 6415.9237 | 14641.6937 |
| 16                       | 6815.0779 | 15231.6732 |
| 17                       | 6398.1700 | 15529.1726 |
| 18                       | 6386.0266 | 15512.0642 |
| 19                       | 6250.1376 | 15608.5166 |
| 20                       | 6166.3618 | 15689.1131 |
| 1                        | 5558.8185 | 16079.5914 |

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
John R. McAden  
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 #51161C0024 D (EFFECTIVE DATE: OCT. 15, 1993)

SUBDIVISION PLAT FOR  
CROSSROADS CENTER, L.L.C.  
BEING THE RESUBDIVISION OF PARCEL A(23.622 ACRE), PARCEL B (0.555 AC.), PART OF TRACT 3(12.090 ACRES), A 0.463 ACRE PARCEL AND 4.235 ACRE PARCEL GREENDALE FARMS CREATING HEREON PARCELS A1, B1 & 2 THRU 6, DEDICATING 0.025 ACRE FOR STREET WIDENING PURPOSES AND CREATING TWO PRIVATE SIGN EASEMENTS SITUATED ON HERSHBERGER ROAD, N.W., CROSS ROAD, N.W. & AIRPORT ROAD, N.W. CITY OF ROANOKE, VIRGINIA  
DECEMBER 8, 2004  
JOB #R0400143.00  
SHEET 1 OF 4 SCALE: 1"=50'  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

