KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TOWERS ASSOCIATES LIMITED PARTNERSHIP IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 10 TO 1, INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY DEED BOOK 1547, PAGE 1389.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, 0.353 ACRE (15,401 SQUARE FEET) AS SHOWN HEREON, SET APART FOR PUBLIC STREETS.

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:

TOWERS ASSOCIATES LIMITED PARTNERSHIP

BY: Gary D. Rappaport ITS: General Partner

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Kristin A Bildstrup, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Gary D. Rappaport, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF July, 2006.

Kristin A. Bildstrup
NOTARY PUBLIC

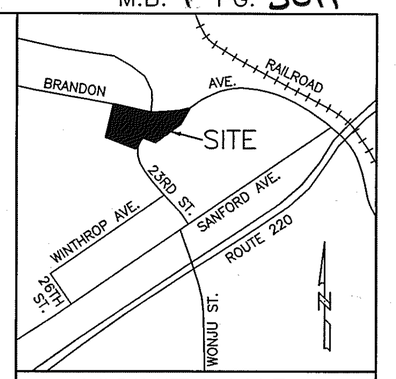
MY COMMISSION EXPIRES 8/31/2009

NOTES:

1. OWNER OF RECORD: TOWERS ASSOCIATES LIMITED PARTNERSHIP
2. LEGAL REFERENCES: DEED BOOK 1547, PAGE 1389 & PLAT BOOK 1, PAGES 840-842
3. ORIGINAL TAX MAP NUMBER: 1250928
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. PROPERTY IS CURRENTLY ZONED: COMMERCIAL LARGE SITE (CLS)
6. PHYSICAL IMPROVEMENTS SHOWN HEREON BASED ON A FIELD SURVEY PERFORMED BY BALZER & ASSOCIATES, INC. ON OCTOBER 6, 1999.
7. UNDERGROUND UTILITY SERVICE LINES.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER METER
- STORM DRAINAGE MANHOLE
- DRAINAGE GRATE
- CONC. CONCRETE
- PED. PEDESTAL
- ESM'T EASEMENT
- D.I.G. DRAINAGE INLET GRATE
- DHU OVERHEAD WIRES
- X FENCE LINE
- GUARD RAIL
- LOT LINE HEREBY VACATED
- PLATTED LINE FROM RECORDS



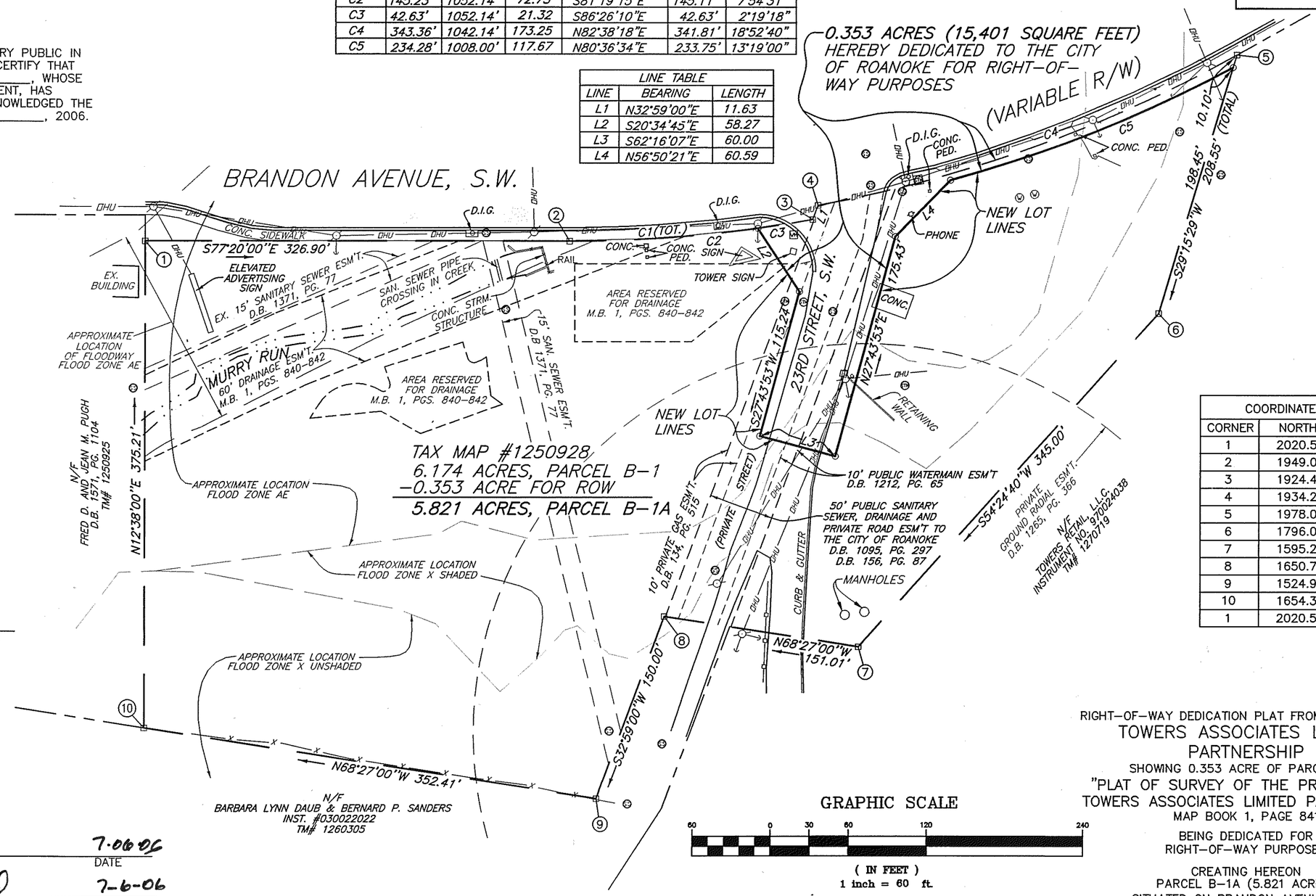
VICINITY MAP
NO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	187.86'	1052.14'	94.18	S82°28'55"E	187.61'	10°13'49"
C2	145.23'	1052.14'	72.73	S81°19'15"E	145.11'	7°54'31"
C3	42.63'	1052.14'	21.32	S86°26'10"E	42.63'	2°19'18"
C4	343.36'	1042.14'	173.25	N82°38'18"E	341.81'	18°52'40"
C5	234.28'	1008.00'	117.67	N80°36'34"E	233.75'	13°19'00"

LINE TABLE

LINE	BEARING	LENGTH
L1	N32°59'00"E	11.63
L2	S20°34'45"E	58.27
L3	S62°16'07"E	60.00
L4	N56°50'21"E	60.59



COORDINATE LIST(ASSUMED)

CORNER	NORTHING	EASTING
1	2020.5006	4207.4547
2	1949.0040	4526.4403
3	1924.4566	4712.4397
4	1934.2122	4718.7711
5	1978.0094	5057.7662
6	1796.0646	4955.8386
7	1595.2866	4675.2799
8	1650.7545	4534.8259
9	1524.9301	4453.1666
10	1654.3749	4125.3910
1	2020.5006	4207.4547

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

John R. McAden
JOHN R. McADEN 002002

COMMONWEALTH OF VIRGINIA
JOHN R. McADEN
No. 002002
6-5-06
LAND SURVEYOR

APPROVED:

CITY ENGINEER, CITY OF ROANOKE — DATE 7-06-06

AGENT, CITY OF ROANOKE PLANNING COMMISSION — DATE 7-6-06

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 10:39 O'CLOCK A.M. ON THIS 7 DAY OF JULY, 2006, IN MAP BOOK 1, PAGE 3011.

TESTE: BRENDA S. HAMILTON CLERK — DEPUTY CLERK

THIS PROPERTY LIES DOES 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)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

THE RECORDATION OF THIS PLAT OF SUBDIVISION 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.

RIGHT-OF-WAY DEDICATION PLAT FROM RECORDS FOR
TOWERS ASSOCIATES LIMITED PARTNERSHIP
SHOWING 0.353 ACRE OF PARCEL B-1
"PLAT OF SURVEY OF THE PROPERTY OF TOWERS ASSOCIATES LIMITED PARTNERSHIP"
MAP BOOK 1, PAGE 841

BEING DEDICATED FOR RIGHT-OF-WAY PURPOSES

CREATING HEREON PARCEL B-1A (5.821 ACRES)
SITUATED ON BRANDON AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
JUNE 5, 2006
JOB #R0500210.00
SCALE: 1"= 60'
SHEET 1 OF 1

BALZER AND ASSOCIATES INC. REFLECTING TOMORROW

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