

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TOWERS RETAIL LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 21 TO 1, INCLUSIVE, AND BEING ALL 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 INSTRUMENT #970024038.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE TITLE, 0.022 ACRE (963 SQUARE FEET) AS SHOWN HEREON, SET APART FOR RIGHT-OF-WAY PURPOSES.

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 RETAIL LLC

BY: [Signature]

ITS:

TRUSTEE: [Signature]

LENDER:

Member Wells Fargo Bank, N.A. as Trustee for NationsLink
1999-2006 through its Master Services
Midland Land Services, Inc.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Kristin A. Bidstrup, 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 30 DAY OF November, 2006.

Kristin A. Bidstrup
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/2009STATE OF KANSAS
CITY/COUNTY OF Johnson

I, SANDRA M. BROWN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Brian Haysler, WHOSE

NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6 DAY OF Dec., 2006.

Sandra M. Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-10

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	1978.0089	5057.7673
2	2030.7370	5232.4111
3	2038.0905	5759.0311
4	2000.0914	5898.8900
5	1800.5962	5860.9554
6	1780.6076	5966.0718
7	1675.6951	6037.4547
8	993.3944	5034.7351
9	999.9992	5000.0021
10	1194.2862	4867.7995
11	1223.4241	4839.5124
12	1116.4806	4682.3466
13	1232.2261	4603.5876
14	1204.0979	4562.2499
15	1195.8303	4567.8756
16	1167.7021	4526.5379
17	1386.2378	4377.8352
18	1506.1923	4500.6141
19	1632.0166	4582.2734
20	1595.2861	4675.2810
21	1796.0642	4955.8397
22	2041.4870	5270.9099
23	1982.4820	5095.4356
24	1969.1981	5052.8314
1	1978.0089	5057.7673

APPROVED: [Signature] 12-19-06
CITY ENGINEER, CITY OF ROANOKE

[Signature] 12-18-06
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 10:48 O'CLOCK A.M. ON THIS 3RD DAY OF JANUARY, 2007, IN MAP BOOK 1, PAGE 3095

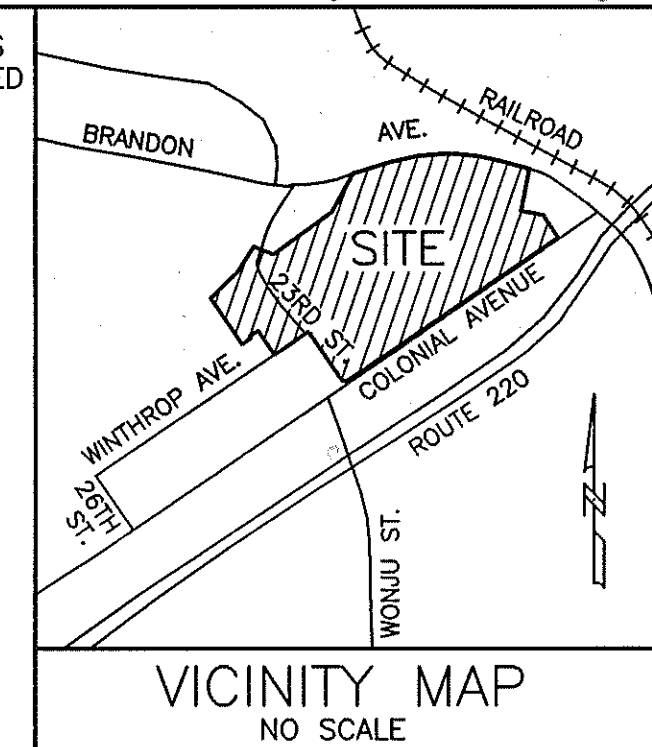
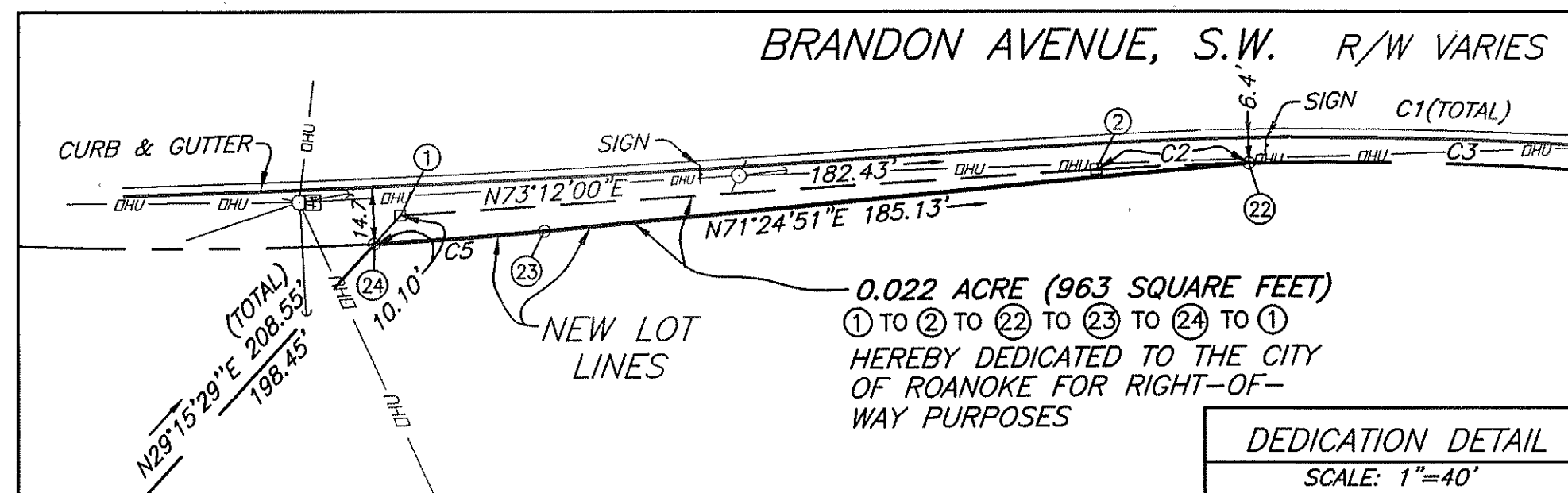
TESTE: BRENDA S. HAMILTON
CLERK

Melinda M. Thomas
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: TOWERS RETAIL LLC
2. LEGAL REFERENCES: INSTRUMENT #970024038 & PLAT BOOK 1, PAGES 840-841
3. ORIGINAL TAX MAP NUMBER: 1270719
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. ALL EASEMENTS (ON TAX MAP #1270719) SHOWN HEREON ARE SCALED FROM SURVEY ENTITLED "PLAT OF SURVEY TOWERS SHOPPING CENTER" PREPARED BY MICHAEL BAKER JR., INC. REVISED FEBRUARY 24, 1993, AND HAVE NOT BEEN VERIFIED BY INSTRUMENTS OF RECORD.
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

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. THIS OPINION IS BASED UPON AN INSPECTION OF F.E.M.A. MAP #51161C0044 D (EFFECTIVE DATE: OCT. 15, 1993) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PLATTED CORNER FROM RECORDS
- UTILITY POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- ESM'T
- OVERHEAD WIRES
- LOT LINE HEREBY VACATED
- PLATTED LINE FROM RECORDS
- SURVEYED LINE

N/F
TOWERS ASSOCIATES LIMITED PARTNERSHIP
D.B. 1547, PG. 1389 & M.B. 1, PG. 3011
T.M. #1250928

PARCEL B-1A

PARCEL A-1 (TAX MAP #1270719)
22.26 ACRES FROM RECORDS
-0.022 ACRES FOR ROW DEDICATION
22.238 ACRES REMAINING FROM RECORDS
PARCEL A-1A (TAX MAP #1270719)

ESM'T FOR TOWER
& GROUND RADIALS
(SEE NOTE #6)

ESM'T FOR TOWER AND
GROUND RADIALS
(SEE NOTE #6)

20' WATERMAIN EASEMENT (SEE NOTE #6)
GROUND RADIAL EASEMENT
(SEE NOTE #6)

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

John R. Mcaden
JOHN R. MCADEN 002002

RIGHT-OF-WAY DEDICATION PLAT
OF PARTIAL SURVEY & FROM RECORDS FOR
TOWERS RETAIL LLC
SHOWING 0.022 ACRE OF PARCEL A-1
"PLAT OF SURVEY OF THE PROPERTY OF
TOWERS ASSOCIATES LIMITED PARTNERSHIP"
MAP BOOK 1, PAGES 840-841

BEING DEDICATED FOR
RIGHT-OF-WAY PURPOSES
CREATING HEREON
PARCEL A1-A (22.238 ACRES
REMAINING FROM RECORDS)

SITUATED ON BRANDON AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA
JULY 12, 2006
JOB #R0500210.00
SCALE: 1" = 100'
SHEET 1 OF 1

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



PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°09'04"W	40.61
L2	S55°46'00"W	50.00
L3	S34°14'00"E	10.00
L4	S55°46'00"W	50.00

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	533.58'	955.37'	273.95	N89°12'00"E	526.67'	32°00'00"
C2	39.97'	955.37'	19.99	N74°23'55"E	39.97'	2°23'50"
C3	493.61'	955.37'	252.44	S89°36'05"E	488.13'	29°36'10"
C4	39.27'	25.00'	25.00	N79°14'00"W	35.36'	90°00'00"
C5	44.63'	1008.00'	22.32	N72°40'58"E	44.63'	2°32'13"