

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PETERS CREEK SQUARE DEVELOPMENT GROUP, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTIES SHOWN HEREON BOUNDED BY CORNERS LABELED 1 THRU 12 TO 1, INCLUSIVE, WHICH COMPRISE ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENTS RECORDED IN THE CITY OF ROANOKE, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NUMBERS 080011779 AND 080007419.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE PROPERTY SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE, AS AMENDED.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

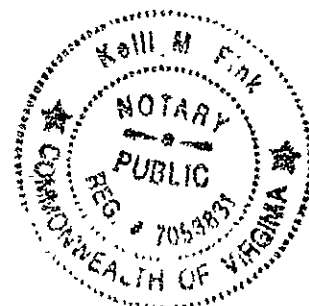
PETERS CREEK SQUARE DEVELOPMENT GROUP, LLC:

BY: [Signature] ITS: Member

PETERS CREEK SQUARE DEVELOPMENT GROUP, LLC:

BY: [Signature] ITS: Member

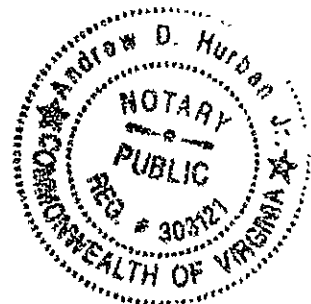
STATE OF Virginia
CITY/COUNTY OF Roanoke
THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED
BEFORE ME ON THIS 21st DAY OF April, 2009.
BY Scott Easter



Kelli Fink February 28, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES

REGISTRATION NO.: 7053831

STATE OF Virginia
CITY/COUNTY OF Roanoke
THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED
BEFORE ME ON THIS 21 DAY OF Apr, 2009.
BY [Signature]



[Signature] June 30, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES

REGISTRATION NO.: 303121

APPROVED:

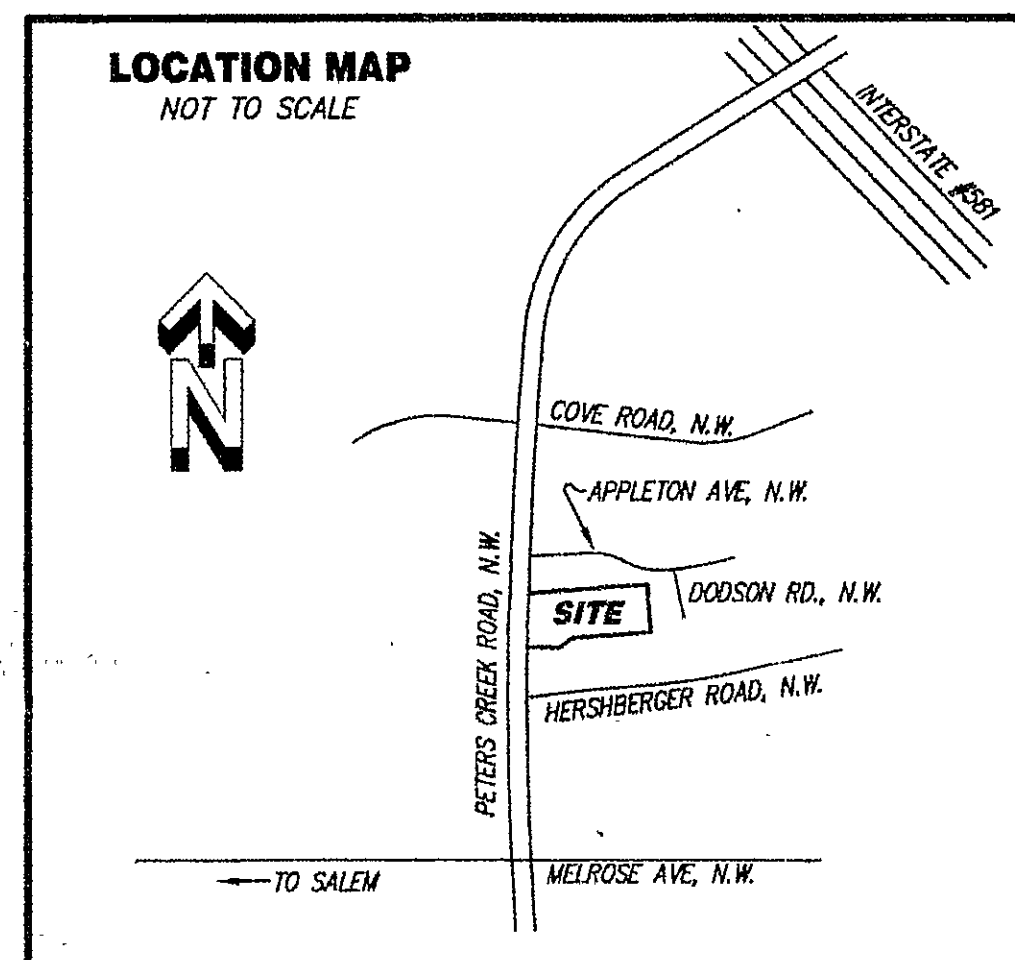
[Signature]
AGENT, ROANOKE CITY PLANNING COMMISSION

4/22/09
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA
THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT
THERE TO ANNEXED IS ADMITTED TO RECORD AT 3:10 O'CLOCK P.M. ON
THIS 23rd DAY OF April, 2009.

TESTE: BRENDA HAMILTON, CLERK

BY: [Signature]
DEPUTY CLERK



SHEET 1 OF 2
PLAT OF COMBINATION FOR
**PETERS CREEK SQUARE
DEVELOPMENT GROUP, LLC.**

1717 PETERS CREEK ROAD, NW

SHOWING THE VACATION OF A PORTION OF THE
50' RIGHT-OF-WAY EASEMENT ON PARCEL B-1
(DEED BOOK 1435 PAGE 755)

SHOWING THE VACATION OF THE PROPERTY LINE BETWEEN
TRACT A (1.468 ACRES)
(INSTRUMENT NO. 080011779)

AND

TRACT B-1 (2.863 ACRES)
(INSTRUMENT NO. 080007419)

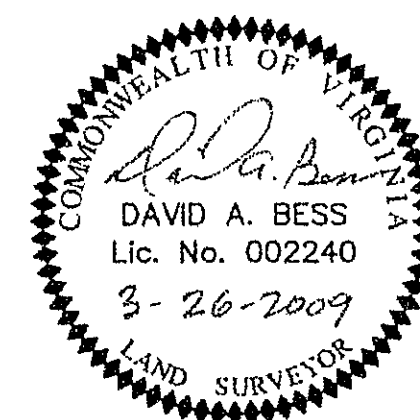
CREATING HEREON PARCEL B-1A (4.331 ACRES)

CITY OF ROANOKE, VIRGINIA

SURVEYED: DECEMBER 1, 2008

REVISED: MARCH 26, 2009

SCALE: 1" = 40'



1. LEGAL REFERENCE:

CURRENT OWNER: PETERS CREEK SQUARE DEVELOPMENT GROUP, LLC

PARCEL B-1
INSTRUMENT NUMBER 080007419
MAP BOOK 1 PAGE 2946
TAX MAP NUMBER 6380205

TRACT A
INSTRUMENT NUMBER 080011779
TAX MAP NUMBER 6380204

2. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
3. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X", SHADED ZONE "X", AND SPECIAL FLOOD HAZARD AREA ZONE "AE" AS DESIGNATED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 51161C0142G, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
4. THIS MAP IS BASED ON A CURRENT FIELD SURVEY.

BOUNDARY COORDINATES
COORDINATES BASED ON ASSUMED DATUM

NO.	NORTHING	EASTING
1	5017.2092	4102.2137
2	5014.4042	4216.3993
3	5162.3990	4219.6242
4	5166.6735	4505.8623
5	5086.7065	4503.2955
6	5067.3475	4520.0967
7	5074.9623	4761.9730
8	4814.9956	4749.5656
A	4826.4254	4497.1259
9	4835.0030	4307.6793
10	4781.5881	4194.4916
11	4783.2461	4083.6046
12	5000.2448	4101.7781
1	5017.2092	4102.2137

**ACS
DESIGN**

ENGINEERING • SURVEYING
CONSTRUCTION MANAGEMENT

2203 PETERS CREEK ROAD
ROANOKE, VIRGINIA 24017
P 540.562.2345 F 562.2344
SURVEY@ACSDSIGNLLC.COM
WWW.ACSDSIGNLLC.COM

D-07230

MAP BOOK 1 PAGE 3466