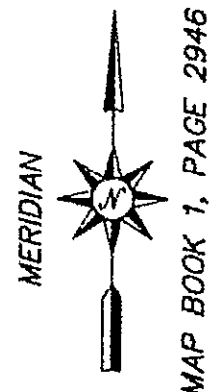


LEGEND
D.B.....DEED BOOK
PG.....PAGE
PUE.....PUBLIC UTILITY EASEMENT
R/W.....RIGHT-OF-WAY
C.....CENTER LINE
-x.....FENCE LINE

CURVE "C-1"
ARC=217.89'
RADIUS=1882.06'
DELTA=06°38'00"
TANGENT=109.07'
CHORD=N 04°47'15" E, 217.77'

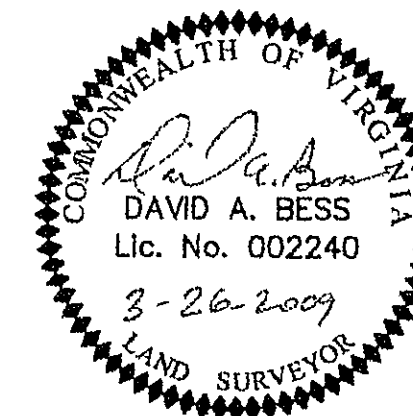


- PARCEL INFORMATION**
- ① MICHAEL A. VINES
TAX MAP NUMBER 6380211
INSTRUMENT NUMBER 060001362
 - ② YVONNE PAGE HOPKINS
TAX MAP NUMBER 6380212
WILL BOOK 47 PAGE 405
 - ③ EVERETTE M. & TANYIA JONES
TAX MAP NUMBER 6380213
INSTRUMENT NUMBER 040010701

- ④ ELLA EDWARDS
TAX MAP NUMBER 6380214
DEED BOOK 1524 PAGE 990
- ⑤ CEDRIC M. & LINDA J. GREEN
TAX MAP NUMBER 6380215
DEED BOOK 1800 PAGE 720
- ⑥ LEE E. SR & JUANITA P. SUGGS
TAX MAP NUMBER 6380216
DEED BOOK 1730 PAGE 1586

EX. 50' RIGHT-OF-WAY
DEED BOOK 1435 PAGE 755
INSTRUMENT 050003489

PROPERTY OF
PETERS CREEK STATION, LLC.
INSTRUMENT NUMBER 070015755
TAX MAP NUMBER 6380206



SHEET 2 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'

PROPERTY OF
PETERS CREEK STATION, LLC.
INSTRUMENT NUMBER 070015755
TAX MAP NUMBER 6380206

PORTION OF EXISTING 50'
RIGHT-OF-WAY EASEMENT
LOCATED ON SUBJECT PARCEL
IS HEREBY VACATED

PARCEL B-1A
1.468 ACRES (TRACT A)
+2.863 ACRES (PARCEL B-1)
4.331 ACRES TOTAL

PROPERTY OF
RAYMOND W. JR. & MELVA L. JENNINGS
TAX MAP NUMBER 6380210
INSTRUMENT NUMBER 070000588

found
1/2" iron pin
found chiseled
"x" concrete
monument

N 88°11'49" E 242.00' (ACTUAL)
242.30' (DEED)

N 87°48'54" E
16.81' (ACTUAL)
16.78' (DEED)

TRACT A
1.468 ACRES
PROPERTY OF
PETERS CREEK SQUARE DEV. GROUP, LLC
TAX MAP NUMBER 6380204
VACANT

EXISTING OFFICE BUILDING
1717 PETERS CREEK ROAD

PARCEL B-1
2.863 ACRES
PROPERTY OF
PETERS CREEK SQUARE DEV. GROUP, LLC
TAX MAP NUMBER 6380205

found 5/8" iron pin
bears N 17°52'46" E, 0.73'
from property corner

253.59' (DEED)
252.70' (ACTUAL)
N 87°24'27" W

PROPERTY OF
W. STUART & JEAN D. MCGUIRE
D.B. 1788, PG. 763
TAX MAP NUMBER 6380203



**ACS
DESIGN**

ENGINEERING • SURVEYING
CONSTRUCTION MANAGEMENT

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D-07230

MAP BOOK 1 PAGE 3467