

**LEGEND:**  
 --- Property line  
 - - - Fence  
 - - - Existing Sewer Line  
 ● Manhole  
 ○ Power Pole

**ABBREVIATIONS:**  
 RW = Right of Way  
 D.B. = Deed Book  
 Pg. = Page  
 P.B. = Plat Book  
 IPF = Iron Pipe Found  
 PP = Power Pole  
 UGE = Under Ground Electric  
 Xtrn = Transformer  
 DI = Drop Inlet  
 P.U.E. = Public Utilities Easement  
 SSM = Sanitary Sewer Manhole  
 STMH = Storm Manhole  
 FH = Fire Hydrant  
 C.O. = Clean Out  
 WV = Water Valve

**AREA TABLE**

LOT 4A	236107 Sq. Ft.	5.420 Acres
LOT 9B	80313 Sq. Ft.	1.844 Acres
Total Area	316420 Sq. Ft.	7.264 Acres

Lot No.	LOT COVERAGE	Percentage
LOT 4A	198027 Sq. Ft.	83.9 %
LOT 4B	7607 Sq. Ft.	9.5 %

**APPROVED:**

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TOWN PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS CONSENT**

This is To Certify That This Plat Entitled "Plat Of Resubdivision Of Lot 4 Shenandoah Plaza" Dated June 28, 2006 Has Been Prepared In Strict Accordance With The Wishes And Desires Of The Undersigned Owners, Proprietors Or Trustees, If Any.

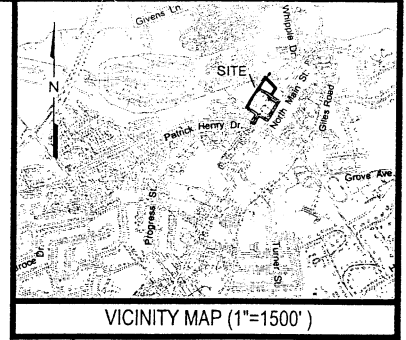
Patrick Henry Shopping Centre, LLC

By: George W. Lester, II \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY STATEMENT**  
 Commonwealth Of Virginia  
 City/County Of: \_\_\_\_\_

I, \_\_\_\_\_ A Notary Public In And For The City County Aforesaid, Do Hereby Testify That George W. Lester II, Whose Name Is Signed To The Foregoing Writing Bearing The Date Of \_\_\_\_\_ Has Personally Appeared Before Me in My Jurisdiction And Acknowledged The Same. Given Under My Hand On This \_\_\_\_\_ Day Of \_\_\_\_\_ 2006

NOTARY PUBLIC \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_



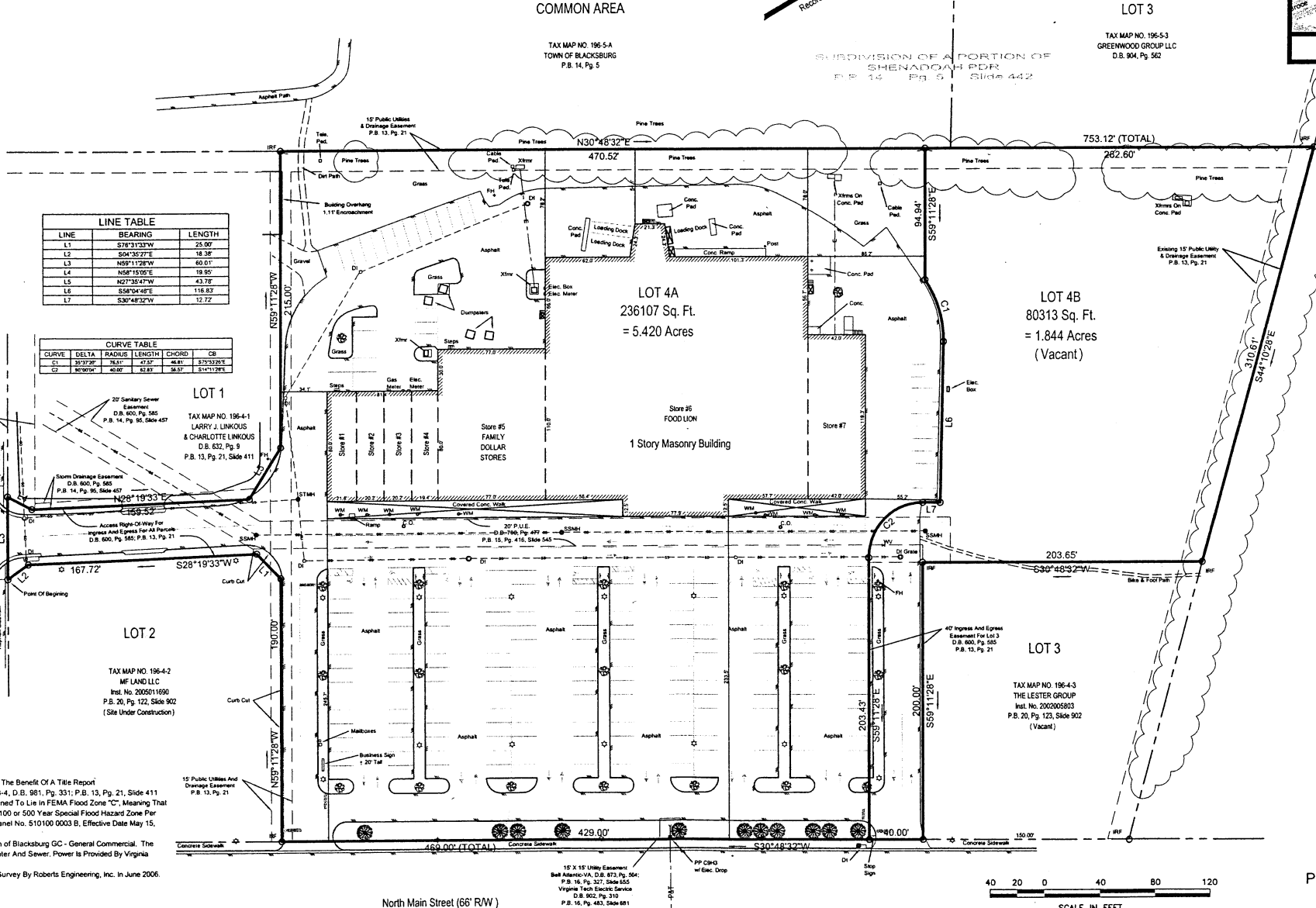
TAX MAP NO. 196-5-38  
 KBI ELECTRO TECH CORPORATION  
 D.B. 483, Pg. 654

**SOURCE OF TITLE:**  
 This is To Certify That The Property Embraced Within This Resubdivision is All Of The Property Owned By Patrick Henry Shopping Centre, LLC By Deed Dated October 21, 1997 And Recorded As D.B. 981, Pg. 531 In The Clerk's Office Of The Circuit Court Of Montgomery County, VA. The Above Referenced Deed Is The Last Instrument In The Chain Of Title To The Said Land.

John R. Christman L.S. # 1414



Plat Of Resubdivision  
 Of  
**Lot 4**  
**Shenandoah Plaza**  
 Located In  
 Town Of Blacksburg  
 Prices Fork Magisterial District  
 Montgomery County, VA



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S76°31'33\"W	25.00'
L2	S04°35'27\"E	18.38'
L3	N50°11'26\"W	60.01'
L4	N58°15'00\"E	19.95'
L5	N27°35'47\"W	43.78'
L6	S58°04'46\"E	116.83'
L7	S30°46'32\"W	32.72'

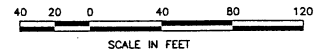
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CB
C1	219°57'58\"	75.54'	43.82'	48.81'	51°23'29.25\"
C2	209°05'04\"	45.00'	43.42'	28.57'	51°41'12.28\"

**Notes:**

- This Plat Was Prepared Without The Benefit Of A Title Report
- Title References: Tax Map 196-4-4, D.B. 981, Pg. 331; P.B. 13, Pg. 21, Slide 411
- This Property Has Been Determined To Lie In FEMA Flood Zone "C", Meaning That The Property Is Outside Of Any 100 or 500 Year Special Flood Hazard Zone Per FEMA Flood Map Community-Panel No. 510100 0003 B, Effective Date May 15, 1980.
- Subject Property Is Zoned: Town Of Blacksburg GC - General Commercial. The Property Is Served By Public Water And Sewer. Power Is Provided By Virginia Tech Electric Service.
- This Plat Is A Result Of A Field Survey By Roberts Engineering, Inc. In June 2006.

**IREI ROBERTS ENGINEERING INC.**  
 P.O. BOX 332  
 BLACKSBURG, VA 24063  
 (540) 1953-9024



DRAWN AIF	CHECKED JRC	SCALE As Shown	DATE June 28, 2006	JOB NO. 2006039.1
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