

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BAILEY AUTO SALES LLC IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON AS 1 TO 8~10 TO 7 TO 1 INCLUSIVE AND BEING THE PROPERTY CONVEYED TO THE SAID OWNERS INSTR #200916690 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2~2240 THRU 15.2~2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND WITH THE ROANOKE ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER

BOBBY BAILEY DATE 5-18-2011
MEMBER, BAILEY AUTO SALES LLC

STATE OF VIRGINIA OF Botetourt TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY May, 2011 BY BOBBY BAILEY

MY COMMISSION EXPIRES:

1-31-2015

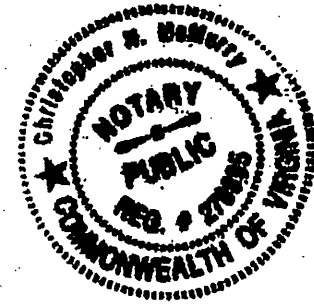
NOTARY PUBLIC

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
POINT	NORTHING	EASTING
1	488.0145	461.3982
8	531.9039	551.2521
10	262.3422	682.9203
7	218.4528	593.0664
1	488.0145	461.3982

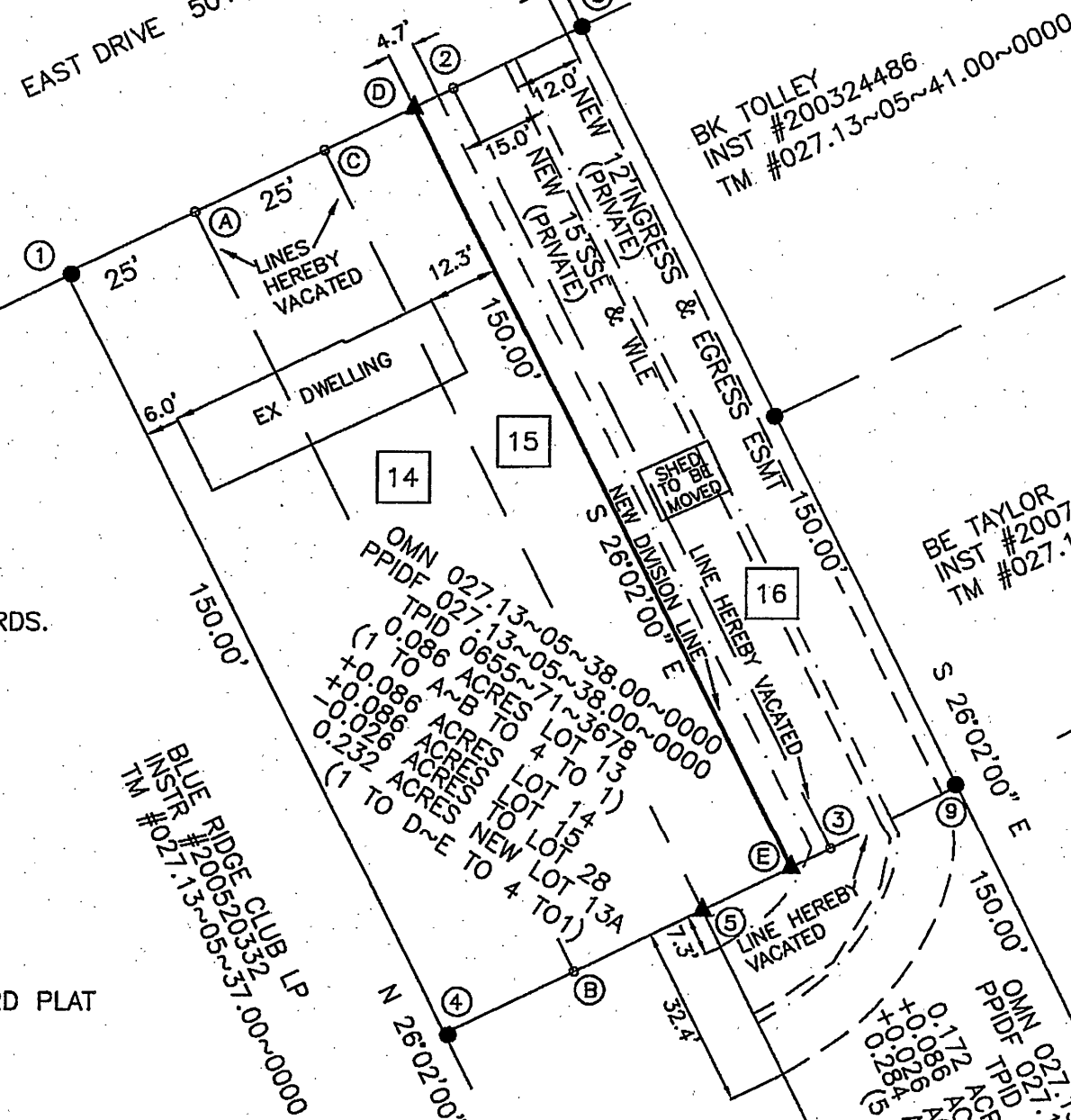
NOTES:

1. PLAT BASED ON MONUMENTS FOUND AS SHOWN HEREON AND RECORDS.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ON FEMA MAP #51161C0154G EFFECTIVE SEPTEMBER 28, 2007 WHICH ZONE IS NOT IN A 100 YEAR FLOOD PLAIN.
3. THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
4. LINES A TO B, C TO 5, 2 TO 3 AND E TO 9 HEREBY VACATED.
5. D TO E NEW DIVISION LINE.
6. LINES 1 TO 8 TO 10 TO 7 TO 1 AND 4 TO 9 BASED ON SURVEY. LINES A TO B, C TO 5 TO 6 AND 2 TO 3 PROJECTED FROM RECORD PLAT (PB 2 PG 169).
7. ALL PROPERTIES SHOWN HEREON INCLUDING ADJOINING PROPERTY ZONED R3.
8. IT IS INTENDED THAT THE CENTERLINE OF THE NEW 15'SSE & WLE AND THE CENTERLINE OF THE NEW 12'INGRESS AND EGRESS EASEMENT FOLLOW THE CENTERLINE OF THE SSE & WATERLINE STRUCTURES AND THE CENTERLINE OF THE ROAD AS CONSTRUCTED.

PLAT OF SURVEY
SHOWING THE RESUBDIVISION FOR
BAILEY AUTO SALES LLC
LOT 13, SEC 2 DILLARD COURT
OMN 027.13~05~38.00~0000: 0.086 ACRES
LOT 14, SEC 2 DILLARD COURT
OMN 027.13~05~38.01~0000: 0.086 ACRES
LOT 15, SEC 2 DILLARD COURT
OMN 027.13~05~39.00~0000: 0.086 ACRES
LOT 16, SEC 2 DILLARD COURT
OMN 027.13~05~40.00~0000: 0.086 ACRES
LOT 28, SEC 2 DILLARD COURT
OMN 027.13~05~46.00~0000: 0.172 ACRES
SHOWING LOT 14 (0.086 ACRES) AND LOT 15 (0.086 ACRES)
TO BE COMBINED WITH LOT 13
CREATING NEW LOT 13A (0.232 ACRES)
OMN 027.13~05~38.00~0000: 0.086 ACRES
SHOWING LOT 16 (0.086 ACRES)
AND A PORTION OF LOT 15 (0.026 ACRES)
TO BE COMBINED WITH LOT 28
CREATING NEW LOT 28A (0.284 ACRES)
HOLLINS DISTRICT~ROANOKE COUNTY~VIRGINIA
McMURRY SURVEYORS, INC.
DALEVILLE, VIRGINIA 24083~0250
SCALE 1" = 30'
APRIL 26, 2010
REV: MAY 17, 2011
BAILEY DILLARD COURT LOTS



EAST DRIVE 50'R/W RT 1865



LOT 14 (HEREBY VACATED)
OMN 027.13~05~38.01~0000
PPIDF 027.13~05~38.01~0000
TPID 0655~71~3699:0.086 ACRES

LOT 15 (HEREBY VACATED)
OMN 027.13~05~39.00~0000
PPIDF 027.13~05~39.00~0000
TPID 0655~71~4710: 0.086 ACRES

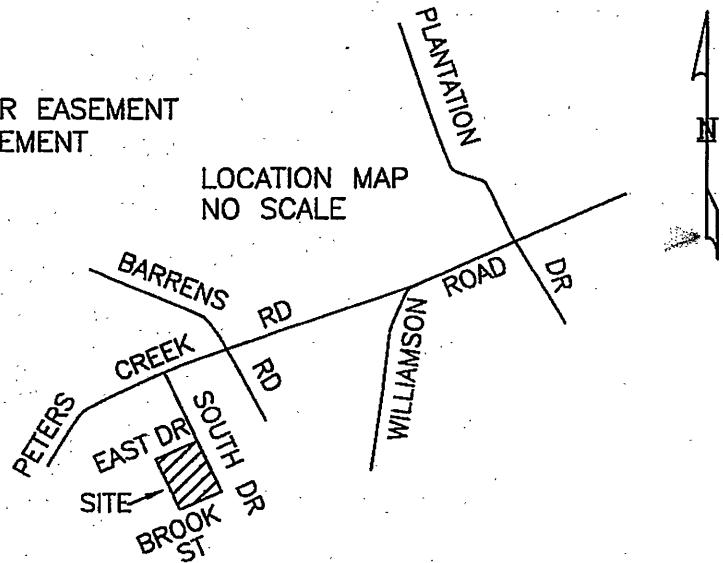
LOT 16 (HEREBY VACATED)
OMN 027.13~05~40.00~0000
PPIDF 027.13~05~40.00~0000
TPID 0655~71~4731:0.086 ACRES

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

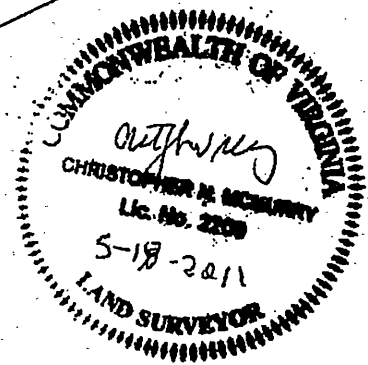
Christopher N. McMurry 5-18-2011
CHRISTOPHER N. McMURRY 002209 DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:07 O' CLOCK . M. ON THIS 19th DAY OF May 2011
TESTE: STEVEN A. MCGRAW, Clerk Rebecca Fay Mahone, DC IV
CLERK

LEGEND:
▲ REBAR SET
● IRON FOUND
○ DEED POINTS
SSE SANITARY SEWER EASEMENT
WLE WATERLINE EASEMENT



LINE	BEARING	DISTANCE
1~2	N 63°58'00" E	75.00'
3~4	S 63°58'00" W	75.00'
4~5	N 63°58'00" E	50.00'
5~3	N 63°58'00" E	25.00'
3~9	N 63°58'00" E	25.00'
5~E	N 63°58'00" E	17.32'
E~9	N 63°58'00" E	32.68'
C~2	N 63°58'00" E	25.00'
2~8	N 63°58'00" E	25.00'
C~D	N 63°58'00" E	17.32'
D~8	N 63°58'00" E	32.68'



"APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS. SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION."
Denise Jordan 5/18/11
ROANOKE COUNTY SUBDIVISION AGENT DATE