

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT SIMS AUTOMOTIVE, INC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 18, 2001, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT No. 200122451 AND ALL OF THE LAND CONVEYED TO SAID OWNER IN INSTRUMENT No. 200122452 AND ALL OF THE LAND CONVEYED TO SAID OWNER IN INSTRUMENT No. 200202050.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH IT'S OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE STATE CODE OF VIRGINIA, 1950 (AS AMENDED) AND WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCES AS AMENDED.

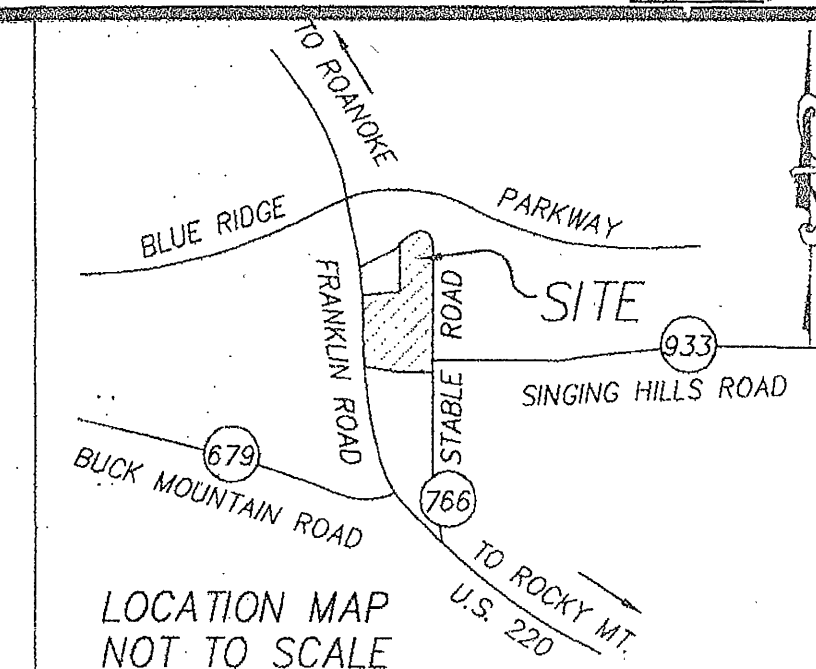
IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 21st DAY OF June 2002.

BY: [Signature]
OWNER, SIMS AUTOMOTIVE, INC.

STATE OF VIRGINIA
City of Roanoke
I, Carol J. Mercer, A NOTARY PUBLIC IN AND FOR THE AFORESAID
City AND STATE DO HEREBY CERTIFY THAT James R. Walker OF
SIMS AUTOMOTIVE, INC., OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY
AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON
June 21, 2002.
MY COMMISSION EXPIRES ON October 31, 2002
Carol J. Mercer
NOTARY PUBLIC

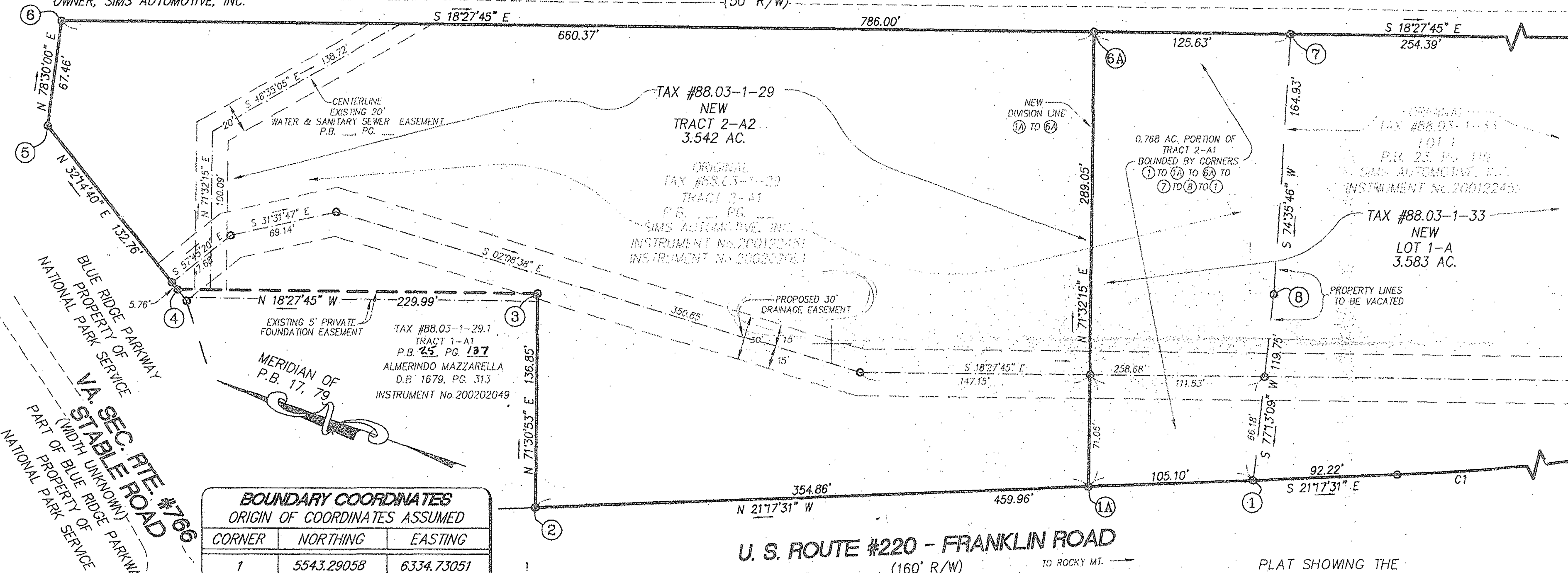
VA. SEC. RTE. #933
SINGING HILLS DR.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1352.40'	411.91'	207.56'	410.32'	S 30°02'50" E	17°27'04"



VA. SEC. RTE. #766 - STABLE ROAD

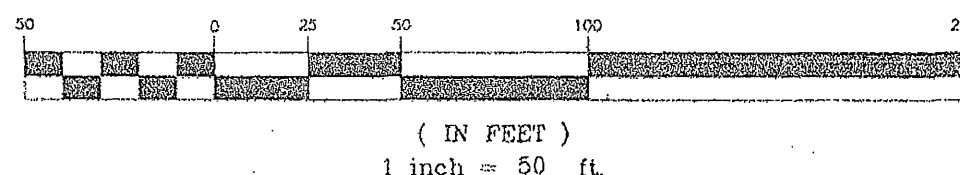
(50' R/W)



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5543.29058	6334.73051
2	5971.85564	6167.70932
3	6015.24663	6297.50233
4	6233.40160	6224.66776
5	6345.68832	6295.50017
6	6359.13768	6361.60590
1	5543.29058	6334.73051
AREA = 4.310 AC.		

U. S. ROUTE #220 - FRANKLIN ROAD
(160' R/W)

GRAPHIC SCALE



PLAT SHOWING THE
SUBDIVISION AND COMBINATION OF
TRACT 2-A1 - (P.B. 25, PG. 137)

PROPERTY OF
SIMS AUTOMOTIVE, INC.
(INSTRUMENT No. 200122451 & 200202051)
AND A PORTION OF

LOT 1 - (P.B. 23, PG. 119)

PROPERTY OF
SIMS AUTOMOTIVE, INC.
(INSTRUMENT No. 200122452)

CREATING HEREON
NEW
TRACT 2-A2 (3.542 AC.)

AND
NEW
LOT 1-A (3.583 AC.)

SITUATED ALONG U. S. ROUTE #220 & STABLE ROAD
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY F.E.M.A. AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL No. 510190 0066 D. DATED OCTOBER 15, 1993.
- 3) IRON PINS SET AT ALL CORNERS UNLESS NOTED HEREON.
- 4) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CASE No. 53112057 DATED DECEMBER 12, 2001.
- 5) 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.
- 6) 0.768 ACRES OF ORIGINAL TRACT 2-A1 BOUNDED BY CORNERS 1 TO 1A TO 6A TO 7 TO 8 TO 1 TO BE ADDED TO AND COMBINED WITH TAX #88.03-1-33 TO CREATE NEW LOT 1-A.
- 7) PROPERTY LINES FROM CORNERS 7 TO 8 TO 1 TO BE VACATED.

APPROVED:

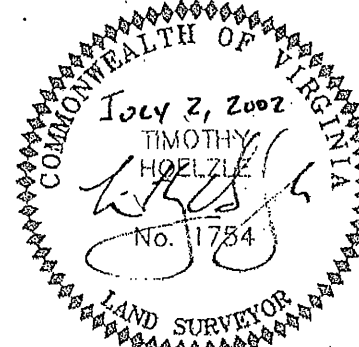
[Signature]
AGENT, ROANOKE COUNTY PLANNING COMMISSION

7-2-2002
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 9:24 O'CLOCK ON THIS 12 DAY OF July, 2002.

TESTEE: STEVEN A. McGRAW, CLERK

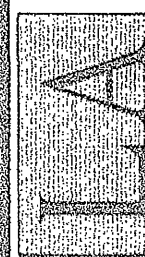
DEPUTY CLERK



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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: JUNE 4, 2002
SCALE: 1" = 50'
COMM. NO.: 01-331
CADD FILE: F:\2001\01331\SUR\01331TOP.DWG
SHEET 1 OF 1

TOY MAP 88.03-1-29 P.B. 25 PG 138