

KNOW ALL MEN BY THESE PRESENTS TO WIT:

That Southern Classic Soft Cloth Auto Wash, Inc. is the fee simple owner of the land shown hereon, being Lots 33, 34, 35 and an un-numbered lot, Block 1, Fairmount, and being all of the land conveyed to said owner by deed as recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia in Deed Book 1621, at Page 549; and that Southern Classic Soft Cloth Auto Wash, Inc. is also the fee simple owner of that portion of the closed alley as shown hereon, said alley having been closed by Ordinance No. 31672-092793.

The said owner certifies that the subdivision of land as shown hereon is entirely with his free will and consent as required under Section 15.1-465 through Section 15.1-485 of the 1950 Code of Virginia as amended to date and the subdivision ordinance of the City of Roanoke, Virginia.

Witness these signatures and seals on this 25 day of July 1994.

By: Walter E. Lacy
FOR - Southern Classic Soft Cloth Auto Wash, Inc. - PRESIDENT

APPROVED: John Thomas Russell 8/10/94
AGENT TO THE PLANNING COMMISSION, CITY OF ROANOKE DATE

Charles M. Hurling 8/10/94
CITY ENGINEER, CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON August 10, 1994, AT 10:12 O'CLOCK A.M.

TESTEE: Arthur B. Oush III, CLERK

Patty Thompson
DEPUTY CLERK

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE
COUNTY/CITY OF Montgomery
I, Kari S. Taylor, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE, DO HEREBY CERTIFY THAT Walter E. Lacy PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED THE SAME ON July 25, 1994.
MY COMMISSION EXPIRES ON July 31, 1997.
Kari S. Taylor
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

Fred O. Shanks III 7/19/94

FRED O. SHANKS, III
Land Surveyor # 1544

PROPERTY OF
ALAN L. AMOS
M.B. 1, Pg. 1261
(3.066 AC.)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C - 1	217.50'	497.06'	476.59'	395.74'	N 56°52'29" E	130°56'20"

Un-Numbered Parcel
Block 1, Fairmount

TOTAL ACREAGE:
1.550 Acres
(WITHIN HEAVY LINES)

ORANGE AVENUE, N.E.
(VARIABLE WIDTH R/W)
(V.D.O.T. PLAN # 0460-128-102)

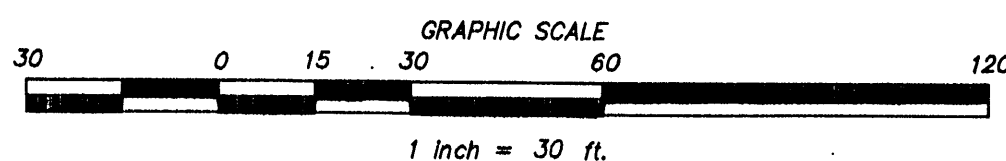
PLAT OF SUBDIVISION FOR
**SOUTHERN CLASSIC SOFT CLOTH
AUTO WASH, Inc.**
combining Lots 33, 34, 35,
an Un-Numbered Parcel, Block 1, Fairmount,
AND A PORTION OF AN ALLEY CLOSED BY ORD. 31673-092793
and also hereby correcting an illegal subdivision
situate @ Intersection of
ORANGE AVENUE, N.E. & HOLLINS ROAD, N.E.
City of ROANOKE, VIRGINIA

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- THE SUBJECT PROPERTY IS WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCTOBER 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONES AE AND X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51161C0046 D.
- LOCATION OF FLOOD PLAIN AS SHOWN IS APPROXIMATE, BASED ON AVAILABLE MAPPING (F.E.M.A. COMMUNITY PANEL No. 51161C0046 D).
- IT IS THE INTENTION OF THIS PLAT TO COMBINE TAX PARCEL Nos. 3042143 AND 3042120 INTO ONE TRACT OR PARCEL OF LAND, SAID TRACT HAVING AN AREA OF 1.550 ACRES AS SHOWN ABOVE.

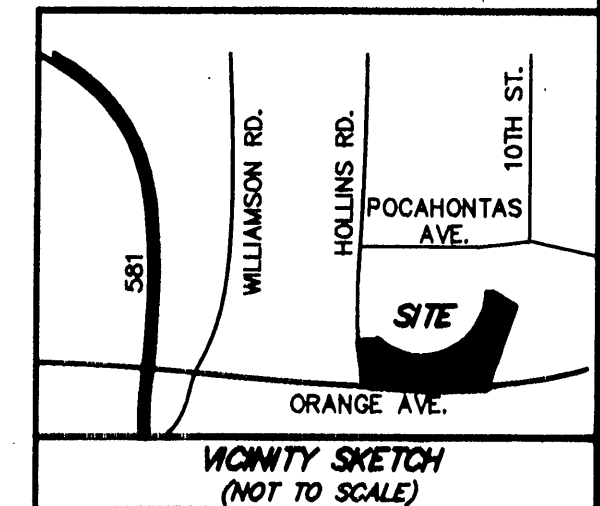
LEGEND

IP(S) - DENOTES IRON PIN SET
IP(F) - DENOTES IRON PIN FOUND



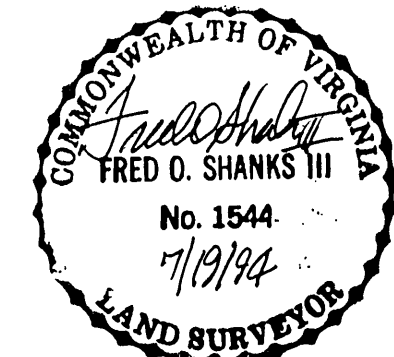
Tax Parcel No. 30421111
MARY CATHERINE CAUDLE
GARDNER
D.B. 31, Pg. 1731

THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED



MAP OF FAIRMOUNT CORPORATION

Tax Parcel No. 3042133
JOHN E. & GENEVA M. THORNHILL
D.B. 1624, Pg. 1637



Tax Parcel No. 3042142
JOHN E. & GENEVA M. THORNHILL
D.B. 1624, Pg. 1637

**BOUNDARY COORDINATES
(ASSUMED DATUM)**

1	N 10419.3576	E 10483.1974
2	N 10177.4826	E 10440.2974
3	N 10177.6026	E 10434.3586
4	N 10147.9389	E 10436.2028
5	N 10133.8471	E 10368.5426
6	N 10125.0025	E 10268.2728
7	N 10084.7831	E 10072.3586
8	N 10113.2986	E 10022.9970
9	N 10216.7554	E 9988.6795
10	N 10228.7184	E 10049.9560
11	N 10232.9426	E 10052.6310
12	N 10449.2023	E 10384.0513
13	N 10453.2163	E 10404.2651
1	N 10419.3576	E 10483.1974

SHANKS ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
313 LUCK AVENUE
ROANOKE, VIRGINIA 24016
(703) 343-6685

DATE:	01/07/94	SCALE:	1" = 30'
CALC:	JRA	DRAWN BY:	CEG
CREW:	HUBBARD	F.B.:	93.05
CHECKED BY:	<u>YOA</u>	JOB NO.:	694019