

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BERGLUND CHEVROLET, INC., A VIRGINIA CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 16 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID BERGLUND CHEVROLET, INC., A VIRGINIA CORPORATION, FROM UNITED VIRGINIA BANK, TRUSTEE UNDER AGREEMENT WITH GAY B. SHOBER BY DEED DATED OCTOBER 11, 1983, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1494, PAGE 1668 AND ALL THE LAND CONVEYED TO SAID OWNER BY DONALD D. BERGLUND AND MARCIA R. BERGLUND BY DEED DATED NOVEMBER 1, 1983, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1496, PAGE 1534, AND ALL THE LAND CONVEYED TO SAID OWNER BY DONALD D. BERGLUND BY DEED DATED JUNE 30, 1981, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1469, PAGE 1790, AND ALL THE LAND CONVEYED TO SAID OWNER BY DONALD D. BERGLUND AND MARCIA R. BERGLUND BY DEED DATED NOVEMBER 1, 1983, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1496, PAGE 1531 AND ALL THE LAND CONVEYED TO SAID OWNER BY B. J. KING CONTRACTOR, INC. BY DEED DATED AUGUST 27, 1985, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1524, PAGE 1062 AND ALL THE LAND CONVEYED TO SAID OWNER BY FRANK M. WALTERS, JR. AND LOUISE W. WALTERS BY DEED DATED OCTOBER 12, 1992, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1668, PAGE 373, AND ALL THE LAND CONVEYED TO SAID OWNER BY ELTON L. HUGHES AND CYNTHIA T. HUGHES BY DEED DATED APRIL 29, 1993, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1681, PAGE 1541, AND ALL THE LAND CONVEYED TO SAID OWNER BY MARVIN T. FALLS BY DEED DATED FEBRUARY 2, 1993, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1675, PAGE 1720, AND ALL THE LAND CONVEYED TO SAID OWNER BY LEONARD E. RAGLAND AND BEATRICE W. RAGLAND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1489, PAGE 1584, AND ALL THE LAND CONVEYED TO SAID OWNER BY JAMES J. PERKINS ET UX BY DEED DATED JUNE 14, 1994, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1715, PAGE 573 AND ALL THE LAND CONVEYED TO SAID OWNER BY INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF ROANOKE, VIRGINIA, BY DEED DATED NOVEMBER 1, 1994, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1725, PAGE 1452 AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO DANIEL F. LAYMAN, JR. AND FRANK K. SAUNDERS, TRUSTEES, SECURING FIRST UNION NATIONAL BANK OF VIRGINIA, DATED FEBRUARY 4, 1993, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1675, PAGE 1722 AND WHICH LAND IS SUBJECT TO THE LIEN OF SECOND DEED OF TRUST TO R. GRAYSON GOLDSMITH AND CHARLES A. SALDARINI, TRUSTEES, SECURING FIRST UNION NATIONAL BANK OF VIRGINIA, DATED NOVEMBER 4, 1994, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1725, PAGE 1455.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE. THE SAID OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT DEDICATE ALL EASEMENTS TO THE CITY OF ROANOKE FOR PUBLIC USE AND DEDICATE TO THE CITY OF ROANOKE IN FEE SIMPLE ALL THE LAND SHOWN HEREON FOR ROAD WIDENING PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 14th DAY OF February, 1995.

BERGLUND CHEVROLET, INC.
BY: Bruce M. Farrell
BRUCE M. FARRELL, PRESIDENT

FIRST UNION NATIONAL BANK OF VIRGINIA
BY: Adam Williams Vice President

BY: Daniel F. Layman, Jr. Trustee BY: R. Grayson Goldsmith Trustee
DANIEL F. LAYMAN, JR., TRUSTEE R. GRAYSON GOLDSMITH, TRUSTEE

STATE OF VIRGINIA
City OF ROANOKE

I, Sara V. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT BRUCE M. FARRELL, PRESIDENT, BERGLUND CHEVROLET, INC., R. Grayson Goldsmith V. President, FIRST UNION NATIONAL BANK OF VIRGINIA, DANIEL F. LAYMAN, JR., TRUSTEE, AND R. GRAYSON GOLDSMITH, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED February 10, 1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON February 14, 1995.

MY COMMISSION EXPIRES: January 31, 1999
Sara V. Prillaman
NOTARY PUBLIC

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5040.33034	4398.44442
2	5167.16643	4369.93820
3	5204.98562	4310.19115
4	5546.46741	4233.44364
5	5558.53340	4287.13024
6	5610.90877	4240.65224
7	5594.86026	4222.56742
8	5716.81805	4195.15759
9	5788.08360	4512.24783
10	5910.04139	4484.83800
11	5975.82497	4777.53668
12	5342.03476	4919.98008
13	5243.91395	4711.42000
14	5097.56461	4744.31179
15	5042.74495	4500.39622
16	5062.25820	4496.01065
1	5040.33034	4398.44442
TOTAL AREA = 9.195 AC.		

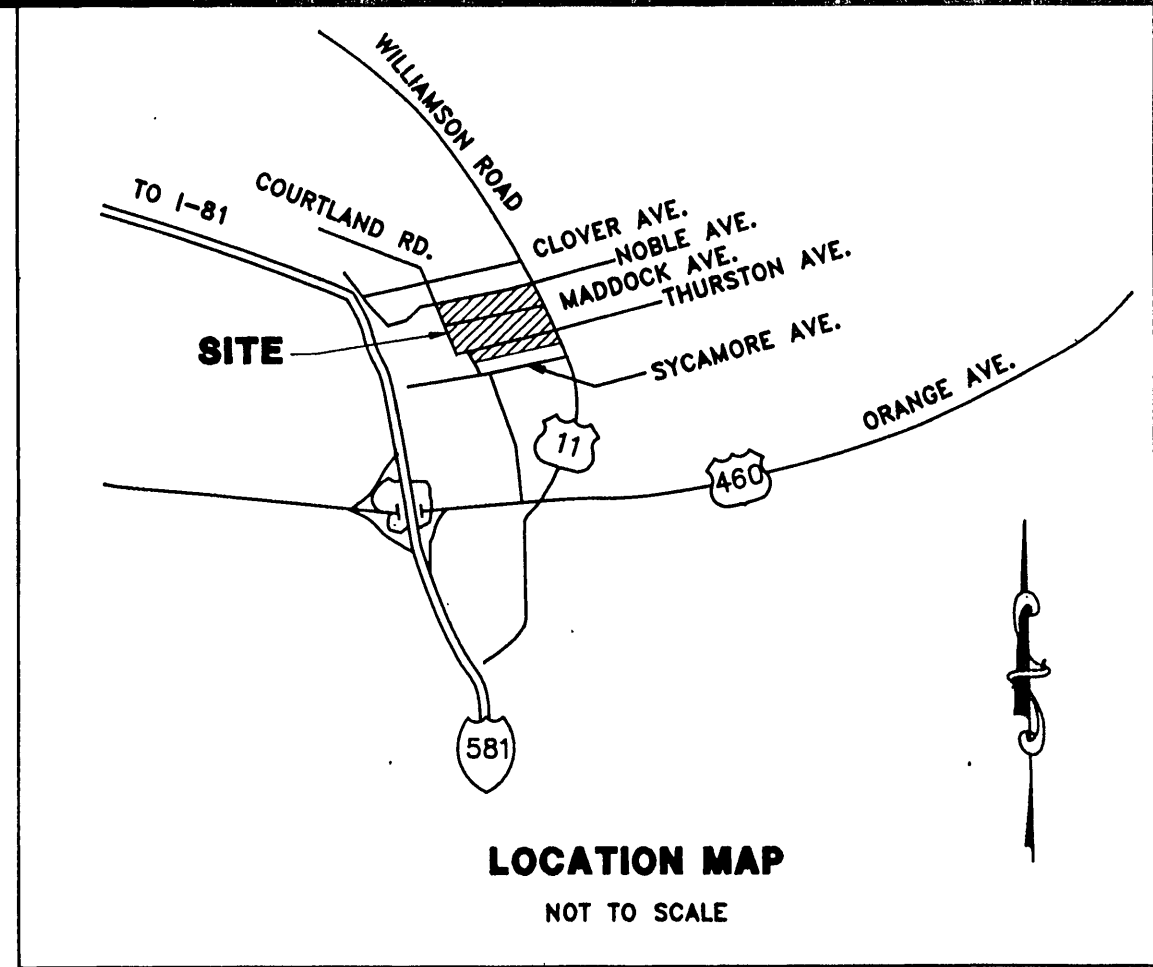
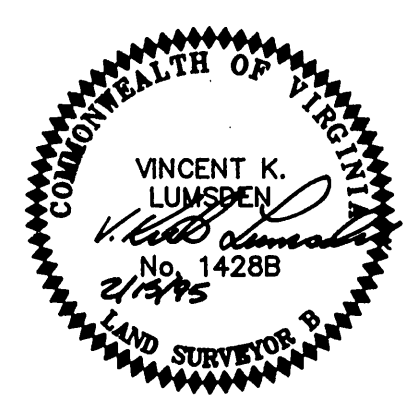
NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. SEE COMMUNITY PANEL NUMBER 510130 0010B, ZONE "X".
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
- a) THIS PLAT COMBINES LOTS 25 THRU 34 AND REMAINING PORTION OF LOTS 39 & 40, BLOCK "B", WILLIAMSON GROVES (ROANOKE COUNTY PLAT BOOK 1, PAGES 316 & 317) BEING TAX NUMBERS 3070249 THRU 3070253, 3070257, AND 3070258 RESPECTFULLY CREATING NEW TRACT 1.
- b) THIS PLAT COMBINES LOTS 1 THRU 14, LOTS 19 THRU 36, LOTS 41 THRU 45 AND LOTS 46 THRU 58, BLOCK "C", WILLIAMSON GROVES (ROANOKE COUNTY PLAT BOOK 1, PAGES 316 & 317) AND PORTION OF 50' RIGHT-OF-WAY (MADDOCK AVE) VACATED BY ROANOKE CITY ORDINANCE #31334-021693 AND #31777-122093, AND ALL OF THE RIGHT-OF-WAY VACATED BY ROANOKE CITY ORDINANCE #31404-041993, BEING TAX NUMBERS 3080927, 3080923, 3080914 THRU 3080922, 3080903 THRU 3080909, 3080816 THRU 3080818 AND PORTION OF TAX NUMBERS 3080814 AND 3080815.
- c) THIS PLAT COMBINES LOTS 1 THRU 10, LOTS 25 THRU 32 AND LOTS 50 THRU 54, BLOCK "D", WILLIAMSON GROVES (ROANOKE COUNTY PLAT BOOK 1, PAGES 316 & 317) AND PORTION OF A 50' RIGHT-OF-WAY VACATED BY ROANOKE CITY ORDINANCE #31334-021693, BEING TAX NUMBERS 3080809 THRU 3080811 AND 3080819 THRU 3080827, CREATING NEW TRACT 3.
- AREA BOUNDED BY CORNERS 4A, 5, 6 7 TO 7A TO 4A IS HEREBY DEDICATED TO THE CITY OF ROANOKE FOR ROAD WIDENING PURPOSES CONSISTING OF 3,678 SQ. FT.
- THERE SHALL BE NO VEHICULAR ACCESS TO ROANOKE CITY TAX PARCELS 3080903, 3080904, 3080814 AND 3080815 FROM MADDOCK AVENUE AND THE CLOSED PORTION OF MADDOCK AVENUE BE PROHIBITED FROM THE CUL-DE-SAC.

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

V. Kirk Lumsden
V. KIRK LUMSDEN, LS #1428B

2/14/95
DATE



APPROVED:

Charles M. Huffine
CITY ENGINEER, ROANOKE VIRGINIA

2/16/95
DATE

Edward R. Tucker
AGENT FOR THE CITY OF ROANOKE
PLANNING COMMISSION

2/16/95
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 16 DAY OF Feb, 1995, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:45 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, CLERK
Patty Thompson
DEPUTY CLERK

PLAT SHOWING
PROPERTY OF
BERGLUND CHEVROLET INC.

(SEE NOTE #5, SHEET 1 OF 3)
CREATING NEW

TRACT 1 (1.159 Ac.)
TRACT 2 (6.094 Ac.)
TRACT 3 (2.152 Ac.)

BEING A PORTION OF
WILLIAMSON GROVES SUBDIVISION
(ROANOKE COUNTY P.B. 1, PG. 316-317)

SCALE: 1" = 60' DATE: 10 FEBRUARY 1995

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