

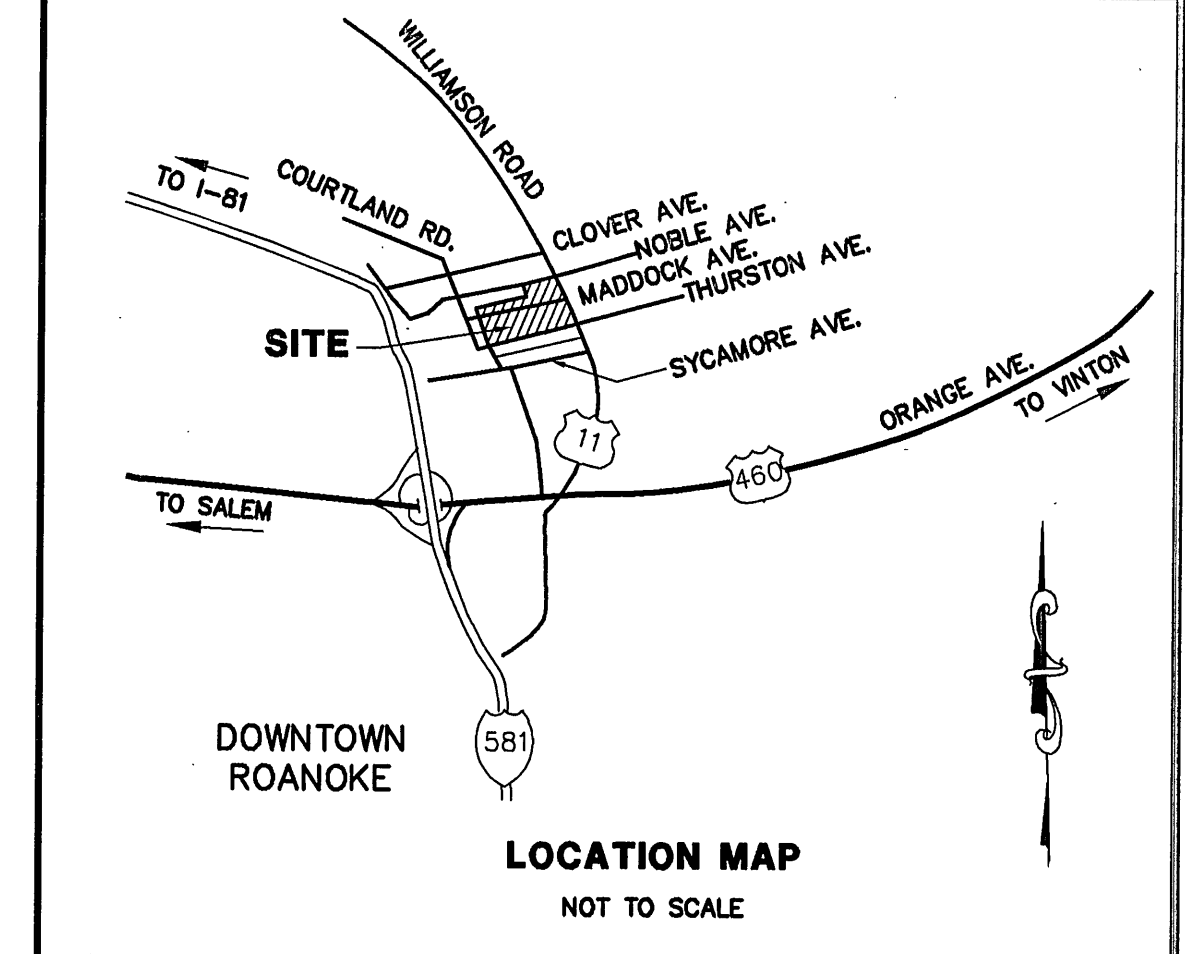
KNOW ALL MEN BY THESE PRESENTS, TO WIT:

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 8 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID BERGLUND CHEVROLET, INC., A VIRGINIA CORPORATION FROM BARBARA A. HARRIS BY DEED DATED MARCH 30, 1995, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1734, PAGE 1449 AND ALL OF 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 OF 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 OF 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 OF 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 OF 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 OF 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 OF 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 OF 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 OF 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 OF THE LAND CONVEYED TO SAID OWNER BY PAGE M. PENCE MARSHALL BY DEED DATED MARCH 23, 1995, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1734, PAGE 378 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY JODI A. ZABO AND MARRIANNE G. VANBUREN BY DEED DATED JANUARY 14, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1703, PAGE 569 AND ALL OF 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, 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 A 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.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ARE ASSUMED		
CORNER	NORTHING	EASTING
1	5342.03476	4919.98008
2	5204.98562	4310.19115
3	5351.33496	4277.29936
4	5329.40710	4179.73313
5	5694.89019	4097.59136
6	5771.63770	4439.07316
7	5625.28836	4471.96495
8	5707.51785	4837.83831
1	5342.03476	4919.98008
AREA = 7.096 acres		

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 37 THROUGH 40 BLOCK "C", WILLIAMSON GROVES (RKE. CO. P.B. 1, PG. 316-317), LOTS 11 THROUGH 14 BLOCK "D", WILLIAMSON GROVES (RKE. CO. P.B. 1, PG. 316-317), BEING TAX NUMBERS 3080901, 3080902, 3080812, AND 3080813, AND ALL OF THE WESTERLY PORTION OF THE 50' RIGHT-OF-WAY OF MADDOCK AVE. VACATED BY ROANOKE CITY ORDINANCE #32493-061295, CREATING NEW TRACT 4.
B) THIS PLAT COMBINES ALL OF THE EASTERLY PORTION OF MADDOCK AVENUE'S 50' RIGHT-OF-WAY AND CUL-DE-SAC WITH TRACT 2 (M.B. 1, PG. 1385-1387), CREATING NEW TRACT 2A.

**APPROVED:**

Edward R. Tucker 6/6/96
CITY ENGINEER, ROANOKE-VIRGINIA Agent, Rke City
Planning Commission DATE

Charles M. Huffine 6/6/96
AGENT FOR THE CITY OF ROANOKE City Engineer,
PLANNING COMMISSION Roanoke, Virginia DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 10th DAY OF June, 1996, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:35 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, CLERK

Dan L. Phillips
DEPUTY CLERK

STATE OF VIRGINIACity OF ROANOKE

I, Sara V. Pfallman, 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 April 3, 1996, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 16, 1996.

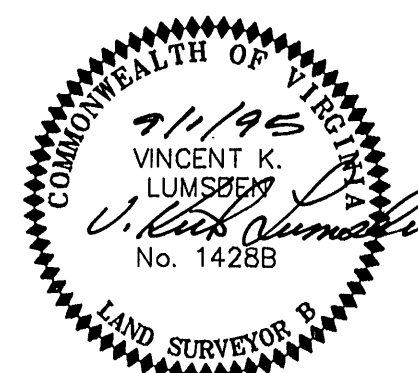
MY COMMISSION EXPIRES: January 31, 1996

Sara V. Pfallman
NOTARY PUBLIC

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

9/1/95
DATE



PLAT SHOWING
PROPERTY OF
BERGLUND CHEVROLET, INC.
CREATING NEW

TRACT 2A (6.236 Ac.)

AND NEW

TRACT 4 (0.860 Ac.)

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

DATE: 3 APRIL 1996

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

COMM. #77-382

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 PUBLIC EASEMENTS TO THE CITY OF ROANOKE AS SHOWN.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 16th DAY OF April, 1996.

BERGLUND CHEVROLET, INC.

BY: Bruce M. Farrell
BRUCE M. FARRELL, PRESIDENT

FIRST UNION NATIONAL BANK OF VIRGINIA

BY: R. Grayson GoldsmithIT'S: Vice President

BY: Daniel F. Layman, Jr.
DANIEL F. LAYMAN, JR., TRUSTEE

BY: R. Grayson Goldsmith
R. GRAYSON GOLDSMITH, TRUSTEE