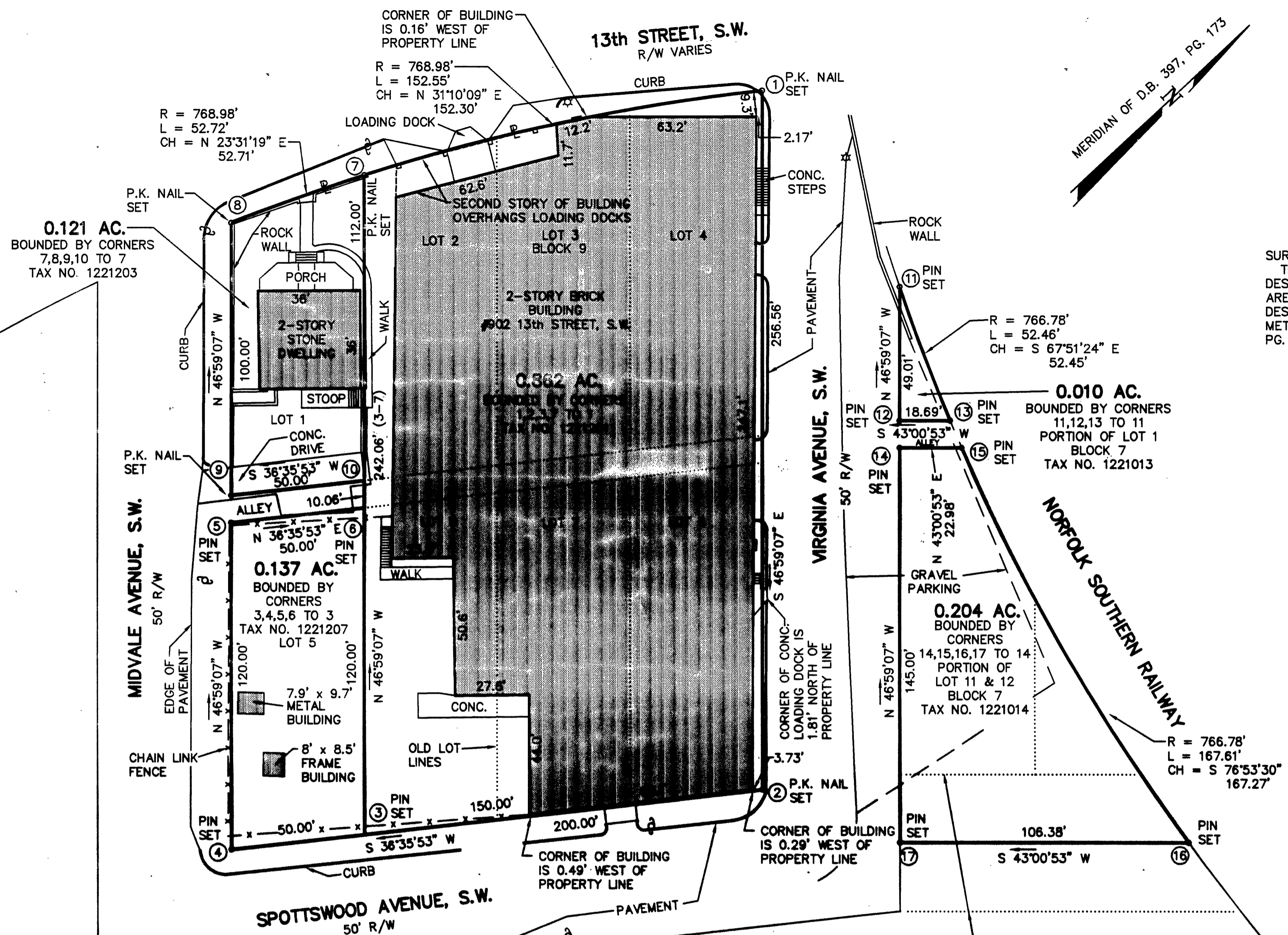


VICINITY MAP



SURVEYORS NOTE:

THE MAP OF MOUNTAIN VIEW DID NOT CONTAIN ANY METES AND BOUNDS DESCRIPTIONS OF THE SUBJECT LOTS. METES AND BOUNDS SHOWN HEREON ARE BASED ON D.B. 397, PG. 173 WHICH CONTAINED A METES AND BOUNDS DESCRIPTION OF LOTS 3 & 4, BLOCK 9 OF MOUNTAIN VIEW LAND COMPANY. METES & BOUNDS ON OTHER LOTS WERE PROJECTED BASED ON D.B. 397, PG. 173.

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. SEE PLAT FOR NORFOLK & WESTERN RAILWAY COMPANY BY T. P. PARKER & SON DATED NOVEMBER 17, 1986 AND RECORDED IN M.B. 1, PG. 595.

TAX NO.	OWNER	DEED	PAGE
1221201	NIBROC INVESTMENTS	1513	1033
1221207	NIBROC INVESTMENTS	1513	1033
1221013	NIBROC INVESTMENTS	1513	1033
1221203	AUTOMOTIVE ONE PARTS SERVICE, INC.	1561	1847
1221014	AUTOMOTIVE PARTS SERVICE OF FLORIDA, INC.	1581	1045

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CURRENT CITY OF ROANOKE SUBDIVISION ORDINANCE

BOUNDARY SURVEY FOR
**NIBROC INVESTMENTS, A FLORIDA
GENERAL PARTNERSHIP,**

**AUTOMOTIVE ONE PARTS SERVICE, INC. AND
AUTOMOTIVE PARTS SERVICE OF FLORIDA, INC.**

OF A 0.137 AC. PARCEL, A 0.862 AC. PARCEL, A 0.010 AC. PARCEL, A 0.121 AC. PARCEL AND A 0.204 AC. PARCEL BEING LOTS 1 THRU 8, BLOCK 9 AND A PORTION OF LOT 1, 11 & 12, BLOCK 7, MAP OF MOUNTAIN VIEW, SITUATE ON 13th STREET, S.W., VIRGINIA AVENUE, S.W. AND SPOTTSWOOD AVENUE, S.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON

ENGINEER - SURVEYORS - PLANNERS

TAX NO.: 122-1207, 122-1203
122-1201, 122-1014
122-1013

SCALE: 1" = 30'
OCTOBER 27, 1997
W.O.: 97-1274

DRAWN: DAP
CALC.: DAP
N.B.:F-3

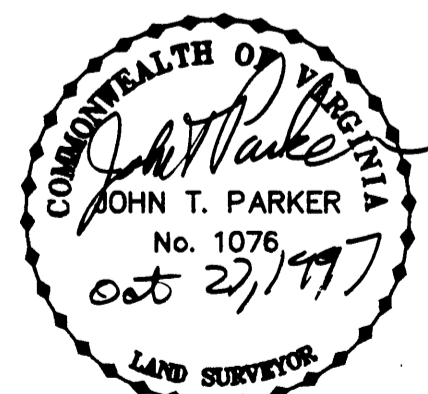
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 1:49 O'CLOCK P.M. ON THIS 1 DAY OF December, 1997.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: *Kathryn S. Mollada*
DEPUTY CLERK

LEGEND

- POWER POLE
- LIGHT POLE
- PROPERTY LINE



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND LEGAL DESCRIPTION CONTAINED IN D.B. 1513, PG. 1033, D.B. 1561, PG. 1847 AND D.B. 1581, PG. 1045

