

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT HOLLINS ROAD WAREHOUSING, LLC AND STAR CITY LUMBER, LLC ARE
THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BY
OUTSIDE CORNERS 1 THROUGH 25 TO 1 INCLUSIVE WHICH COMPRISES ALL OF
THE PROPERTY CONVEYED TO HOLLINS ROAD WAREHOUSING, LLC BY
INSTRUMENT DATED MAY 7, 1999 AND RECORDED IN THE CLERK'S OFFICE OF
THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER
990007022, PAGE 209 AND ALL THE PROPERTY CONVEYED TO STAR CITY LUMBER,
LLC BY DEED DATED MAY 4, 1998 AND RECORDED IN THE AFORESAID
CLERK'S OFFICE IN INSTRUMENT #980005954, PAGE 312 WHICH HOLLINS ROAD
WAREHOUSING, LLC LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF
TRUST TO ELLIS L. GUTSHALL AND A. WAYNE LEWIS, TRUSTEES, SECURING
VALLEY BANK, N.A., DATED MAY 7, 1999 AND RECORDED IN THE AFORESAID
CLERK'S OFFICE IN INSTRUMENT NUMBER 990007023, PAGE 211.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS
SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND
PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS
REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2779, AS AMENDED TO DATE
AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE
SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND
SEAL ON THIS 20th DAY OF OCTOBER 1999.

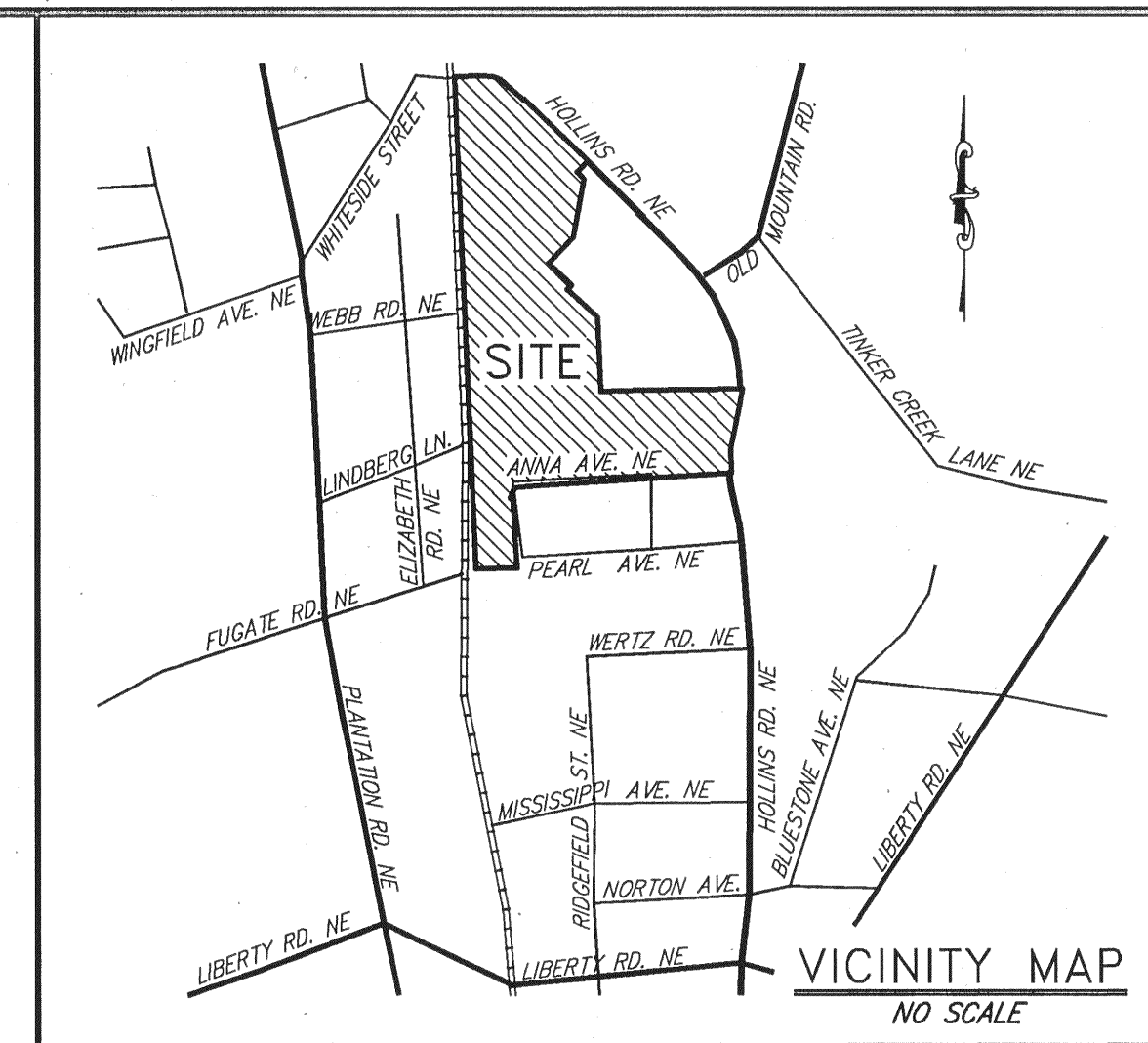
HOLLINS ROAD WAREHOUSING, LLC.
JOHN H. LIPSCOMB, MEMBER
DAVID A. McCRAY, MEMBER

STAR CITY LUMBER, LLC
Star City Lumber LLC, by Richard Morgan

VALLEY BANK, N.A.
BENEFICIARY
TRUSTEE
TRUSTEE

NOTES:

- 1) AREA 2,234 S.F. BOUNDED BY CORNERS 14E, 14F, 14G, 14H TO 14E INCLUSIVE TO BE CONVEYED TO HOLLINS ROAD WAREHOUSING, LLC BY STAR CITY LUMBER, LLC AND BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-2 CREATING NEW TRACT C-2A.
- 2) AREA 3,060 S.F. BOUNDED BY CORNERS 14A, 14B, 14C, 14D TO 14A INCLUSIVE TO BE CONVEYED TO STAR CITY LUMBER, LLC BY HOLLINS ROAD WAREHOUSING, LLC AND BE ADDED TO AND COMBINED WITH ORIGINAL TRACT "B" CREATING NEW TRACT B-1.
- 3) THIS PLAT IS BASED ON CURRENT FIELD SURVEY DATED APRIL 26, 1999.
- 4) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
- 6) PROPERTY SHOWN HEREON ZONED HM.
- 7) THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY (FLOOD ZONE X) AS DESIGNATED BY FEMA. SEE FEMA MAP NO. 51161C0028 D DATED OCTOBER 15, 1993. THIS OPINION IS BASED ON AN INSPECTION OF THE ABOVE REFERENCED FEMA MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. THERE SHALL EXIST A 766 S.F. JOINT USE EASEMENT ACROSS NEW TRACT B-1 FOR USE BY OWNERS OF NEW TRACT C-2A AND NEW TRACT B-1.
- 8) THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCELS ORIGINAL 3140301 AND 3140302.
- 9) THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.



APPROVED:
AGENT, ROANOKE CITY PLANNING COMMISSION
DATE 10/25/99
Charles M. Huffer
CITY ENGINEER, ROANOKE, VIRGINIA
DATE October 25, 1999

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ANNEXED IS ADMITTED TO RECORD ON October 29 1999
AT 3:05 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

Deputy Clerk

PLAT SHOWING
RESUBDIVISION OF

TRACT C-2 (M.B. 1 PG. 1944, 1945)

PROPERTY OF

HOLLINS ROAD WAREHOUSING, LLC

CREATING

NEW TRACT C-2A (15.286 AC.)

AND

TRACT "B" (M.B. 1 PG. 1823-24)

PROPERTY OF

STAR CITY LUMBER, LLC

CREATING

NEW TRACT B-1 (5.814 AC.)

SITUATED ALONG HOLLINS ROAD

ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: 10 OCTOBER 1999

LUMSDEN ASSOCIATES, P.C.

ENGINEERS - SURVEYORS - PLANNERS

ROANOKE, VIRGINIA

SHEET 1 OF 2
COMM. # 99-51

STATE OF Virginia
City of Roanoke

I, Paulette J. Boothe, A NOTARY PUBLIC IN AND FOR THE AFORESAID
City AND STATE DO HEREBY CERTIFY THAT John H. Lipscomb
AND Richard Morgan MEMBERS WITH HOLLINS ROAD WAREHOUSING, LLC AND
DAVID A. McCRAY WITH STAR CITY LUMBER, LLC HAVE PERSONALLY
APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND
ACKNOWLEDGED THE SAME ON October 19 1999.

MY COMMISSION EXPIRES December 31, 2001

Paulette J. Boothe
NOTARY PUBLIC

STATE OF Virginia
City of Roanoke

I, Mary P. Hurdley, A NOTARY PUBLIC IN AND FOR THE AFORESAID
City AND STATE DO HEREBY CERTIFY THAT ELLIS L. GUTSHALL,
PRESIDENT AND TRUSTEE AND A. WAYNE LEWIS, TRUSTEE, HAVE PERSONALLY
APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND
ACKNOWLEDGED THE SAME ON October 20 1999.

MY COMMISSION EXPIRES 10/31/02

Mary P. Hurdley
NOTARY PUBLIC

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	6002.5245	3253.5329
2	6007.0221	3363.7412
3	5964.3738	3460.9672
4	5913.3997	3519.2646
5	5916.9803	3522.7112
6	5680.3078	3768.5072
7	5637.0869	3726.8905
8	5609.3424	3755.7045
9	5387.5024	3713.3430
10	5285.9701	3618.4104
11	5203.3309	3706.7946
12	5184.9689	3689.8289
13	5077.1542	3806.5173
14	4794.7613	3819.4697
15	4797.8387	3982.3353
16	4802.4653	4366.1867
17	4725.9429	4350.7803
18	4576.3791	4319.3531
19	4481.0402	4321.6831
20	4434.3636	3599.8855
21	4426.7430	3482.0413
22	4385.8289	3469.2065
23	4386.3645	3477.4892
24	4118.0050	3494.8433
25	4115.0926	3335.9400
1	6002.5245	3253.5329

AREA = 21.100 AC.

GRAPHIC SCALE

