

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BLACK DOG PROPERTIES, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 18 TO I INCLUSIVE, BEING LOTS 1 THROUGH 8, BLOCK 9, PART OF LOT 1, 12 AND 13, BLOCK 7, MAP OF MOUNTAIN VIEW AND A PORTION OF VIRGINIA AVENUE, S.W. AND TWO 10 FOOT ALLEYS CLOSED AND VACATED BY ORDINANCE NO. 36042-0081902 DATED AUGUST 19, 2002 BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY VALLEY PINE MORTGAGE, INC. BY DEED DATED JANUARY 13, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NO. 030000764.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE PROPERTY SHOWN HEREON OF ITS OWN FREE WILL AND ACCORD AND COMBINED THE PROPERTY AS SPECIFIED IN SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES LINES SHOWN DOTTED HEREON.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

JOHN F. STANLEY, MEMBER
BLACK DOG PROPERTIES, LLC OWNER

DATE
INSTRUMENT NO. 030000764

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN F. STANLEY, MEMBER OF BLACK DOG PROPERTIES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 3rd DAY OF February 2003.

MY COMMISSION EXPIRES:

September 30, 2006

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:15 O'CLOCK A.M. ON THIS 4 DAY OF February, 2003.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: JARVIS B. SMITH
DEPUTY CLERK

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION

CITY ENGINEER - CITY OF
ROANOKE

DATE

DATE

THIS IS AN ORIGINAL SIZE MAP AND HAS NOT BEEN REDUCED.

GENERAL 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 NO. 51161C0042 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY FIELD ELEVATIONS.

BOUNDARY NOTE:

THIS MAP COMBINES TAX # 1221203 AND HALF OF A 10' ALLEY TO CREATE LOT 1-A (0.127 ACRE); COMBINES TAX # 1221201, VIRGINIA AVENUE, S.W. (CLOSED AND VACATED), A PORTION OF A 10' ALLEY, TAX #1221013 AND TAX # 1221014 TO CREATE LOT 2-A (1.375 ACRE) AND COMBINES TAX # 1221207 AND HALF OF A 10' ALLEY TO CREATE LOT 5-A (0.127 ACRE).

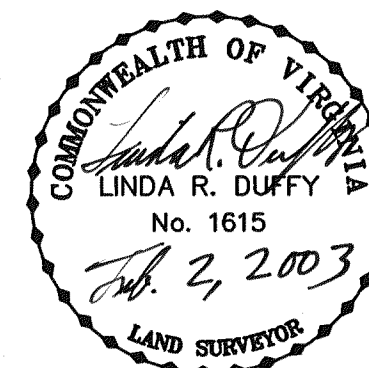
REFERENCE MAPS:

1. BOUNDARY SURVEY FOR NIBROC INVESTMENTS, A FLORIDA GENERAL PARTNERSHIP, AUTOMOTIVE ONE PARTS SERVICE, INC. AND AUTOMOTIVE PARTS SERVICE OF FLORIDA, INC. BY T. P. PARKER & SON DATED OCTOBER 27, 1997 AND RECORDED IN M.B. 1, PG. 1758.
2. RIGHT OF WAY AND TRACK MAP FOR THE VIRGINIAN RAILWAY COMPANY, STATION 1785+00 TO STATION 1843+00, DATED JULY 1, 1948, V-2/S-64-d.

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 AND THE RIGHT OR WAY AND TRACK MAP OF THE VIRGINIAN RAILWAY COMPANY DATED JULY 1, 1948 SHOWING STATION 1785+00 TO STATION 1843+00, V-2/S-64-d.

THIS VACATION AND COMBINATION PLAT IS BASED ON RECORDS, SEE M.B. 1, PG. 1758. BLACK DOG PROPERTIES, LLC IS THE OWNER OF RECORD, SEE INST. NO. 030000764.



VACATION AND COMBINATION PLAT FROM RECORDS FOR

BLACK DOG PROPERTIES, LLC

SHOWING THE VACATION OF 2 ALLEYS AND
A PORTION OF VIRGINIA AVENUE, S.W.
AND THE COMBINATION OF THESE WITH LOTS 1-8, BLOCK 9,
AND A PORTION OF LOT 1, 11 & 12, BLOCK 7
MAP OF MOUNTAIN VIEW

CREATING HEREON LOT 1-A (0.127 AC.),
LOT 2-A (1.375 AC.) AND LOT 5-A (0.127 AC.)

SITUATE ON 13 TH. STREET, S.W.,
MIDVALE AVENUE, S.W. AND SPOTTSWOOD AVENUE, S.W.
ROANOKE, VIRGINIA

TAX # 1221013, 1221014
1221201, 1221203 & 1221207
CALC: LRD
DRAWN: Z/LRD/14

SCALE: 1" = 30'
DATE: JAN. 10, 2003
W.O. 02-0833
REV: JAN. 28, 2003



T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153
540-387-1153

SHEET 1 OF 2
M.B. 1, PG. 2553

