

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT DUDLEY AUTOMOTIVE CORP., A VIRGINIA CORPORATION TRADING AS ROANOKE AUTO SERVICENTER, IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 1,2,9,10 TO 1, INCLUSIVE, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY EDWIN R. GREEN AND JANET R. GREEN BY DEED DATED OCTOBER 4, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 000013263.

THAT DUDLEY AUTOMOTIVE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY CORNERS 3,4,5,6,7 TO 3, INCLUSIVE, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY BOBBY E. BENNETT AND LELA M. BENNETT BY DEED DATED DECEMBER 20, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1728, PAGE 1872 AND A 12' ALLEY CLOSED AND VACATED BY ORDINANCE NUMBER 36174-121602.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE PROPERTY AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 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.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

OWNER  
INST. NO. 000013263  
D.B. 1728, PG. 1872  
ORDINANCE NO. 36174-121602

*Michael Z Dudley*  
AGENT FOR DUDLEY AUTOMOTIVE CORP.

8-6-03  
DATE

PROPERTY OF  
**JOHN L. GIBSON**  
TAX NO. 1220414  
INST. NO. 990018799

#### COORDINATES

CORNER	NORTHING	EASTING
1	5073.79	5019.38
2	5076.76	5077.25
3	5077.41	5089.82
4	50184.41	5226.40
5	4905.51	5199.93
6	4856.08	5153.83
7	4947.61	5055.73
8	4943.62	5054.68
9	4952.91	5044.72
10	4996.67	4997.82
1	5073.79	5019.38

THESE COORDINATES ARE BASED ON  
AN ASSUMED DATUM.

APPROVED:

*John James Smith* 03/07/03  
AGENT - CITY OF ROANOKE  
PLANNING COMMISSION

*David S. Smith* 3.07.03  
CITY ENGINEER - CITY OF  
ROANOKE

#### GENERAL NOTES:

- 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.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51161C0042D; EFFECTIVE DATE: OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T P PARKER PROP COR" EMBOSSED.

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 3:19 O'CLOCK P.M. ON THIS 11th DAY OF March, 2003.

TESTE: ARTHUR B. CRUSH, III  
CLERK

BY: *Saruni Bower*  
DEPUTY CLERK

STATE OF VIRGINIA  
COUNTY OF Roanoke  
TO WIT:

I, FORREST R. DTEY A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
MICHAEL L. DUDLEY AGENT FOR DUDLEY AUTOMOTIVE CORP., WHOSE  
NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED  
BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION  
ON THIS 6TH DAY OF MARCH, 2003.

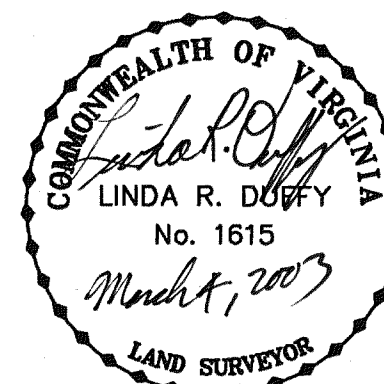
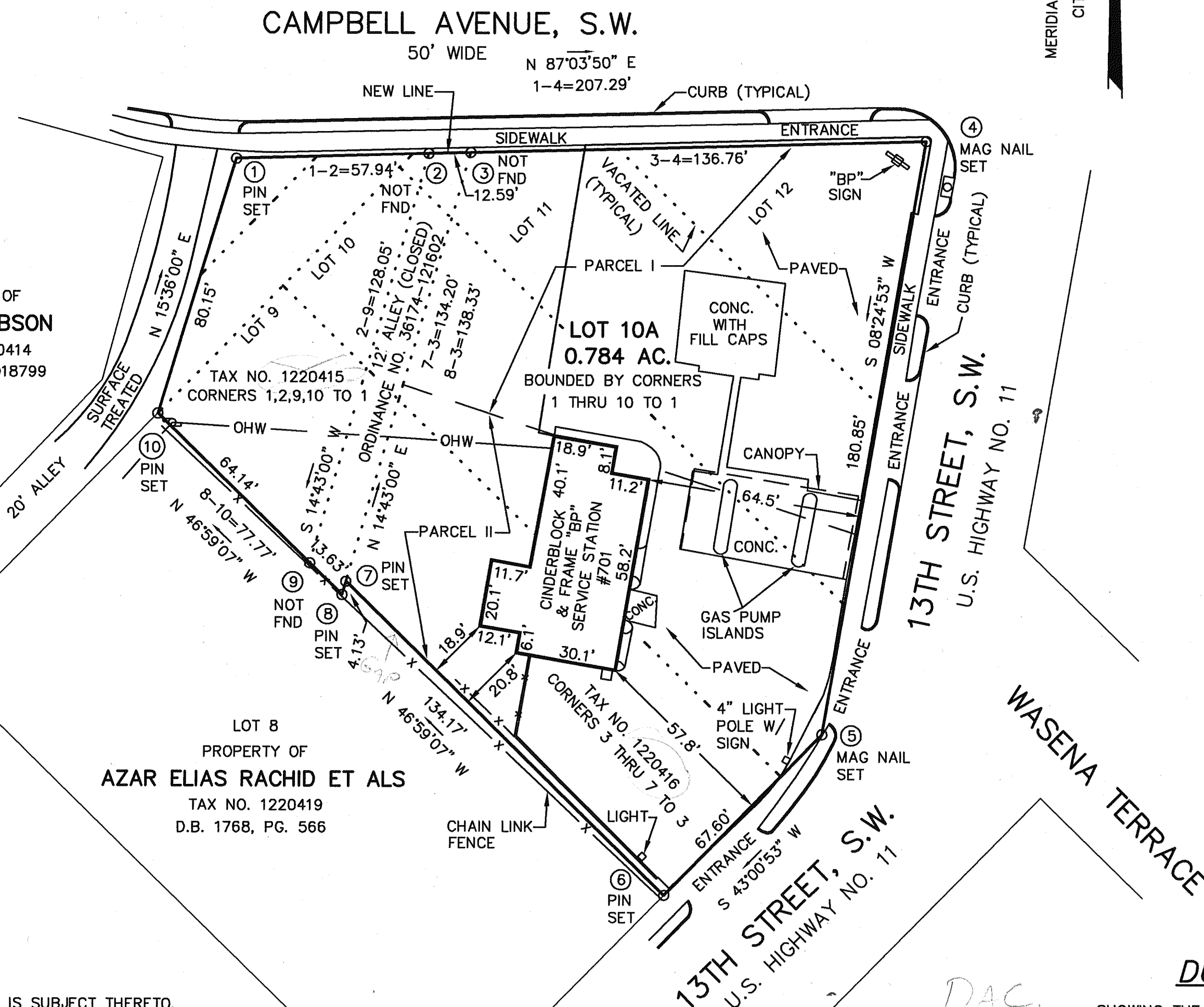
MY COMMISSION EXPIRES:

11/30/2006

*Forrest R. Dtey*  
NOTARY PUBLIC

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

M.B. 1 PG. 2564



THIS PLAT IS BASED ON A CURRENT  
FIELD SURVEY DATED FEB. 3, 2003.  
DUDLEY AUTOMOTIVE CORPORATION IS  
THE OWNER OF RECORD.  
SEE D.B. 1728, PG. 1872, INST. NO. 000013263  
AND ORDINANCE NO. 36174-121602.

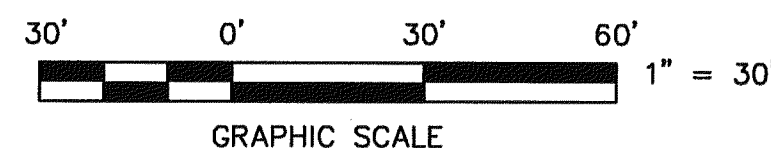
#### BOUNDARY SURVEY, VACATION AND COMBINATION PLAT FOR **DUDLEY AUTOMOTIVE CORP.**

SHOWING THE COMBINATION OF TWO PARCELS BEING LOTS 9,10,11 AND 12  
AND A 12' ALLEY (CLOSED), ORDINANCE NO. 36174-121602  
MAP OF MOUNTAIN VIEW LAND CO., BLOCK 4  
CREATING HEREON LOT 10A (0.784 AC.)  
SITUATE ON CAMPBELL AVENUE AND 13TH STREET, S.W.

ROANOKE, VIRGINIA

TAX NO.: 1220415, 1220416  
DRAWN: JTP, JR.  
CALC: JTP, JR.  
SCALE: 1" = 30'  
DATE: MARCH 4, 2003  
N.B. JR-222  
W.O.: 03-062

**TPP&S** T. P. PARKER & SON  
ENGINEERS 816 Boulevard  
SURVEYORS Post Office Box 39  
PLANNERS Salem, Virginia 24153



M.B. 1 PG. 2564