

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT FARRELL PROPERTIES-W, L.L.C. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 10 INCLUSIVE TO 1, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 31, 2001 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #010012737, AND BY DEED DATED AUGUST 31, 2001 AND RECORDED IN THE AFORESAID CLERK'S IN INSTRUMENT #010012738 AND BY DEED DATED AUGUST 27, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #030017426.

THE SAID OWNER CERTIFIES THAT IT HAS COMBINED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, 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 IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 3rd DAY OF November, 2003.

BY: Brian M. Townsend mar.
FARRELL PROPERTIES-W, L.L.C. TITLE

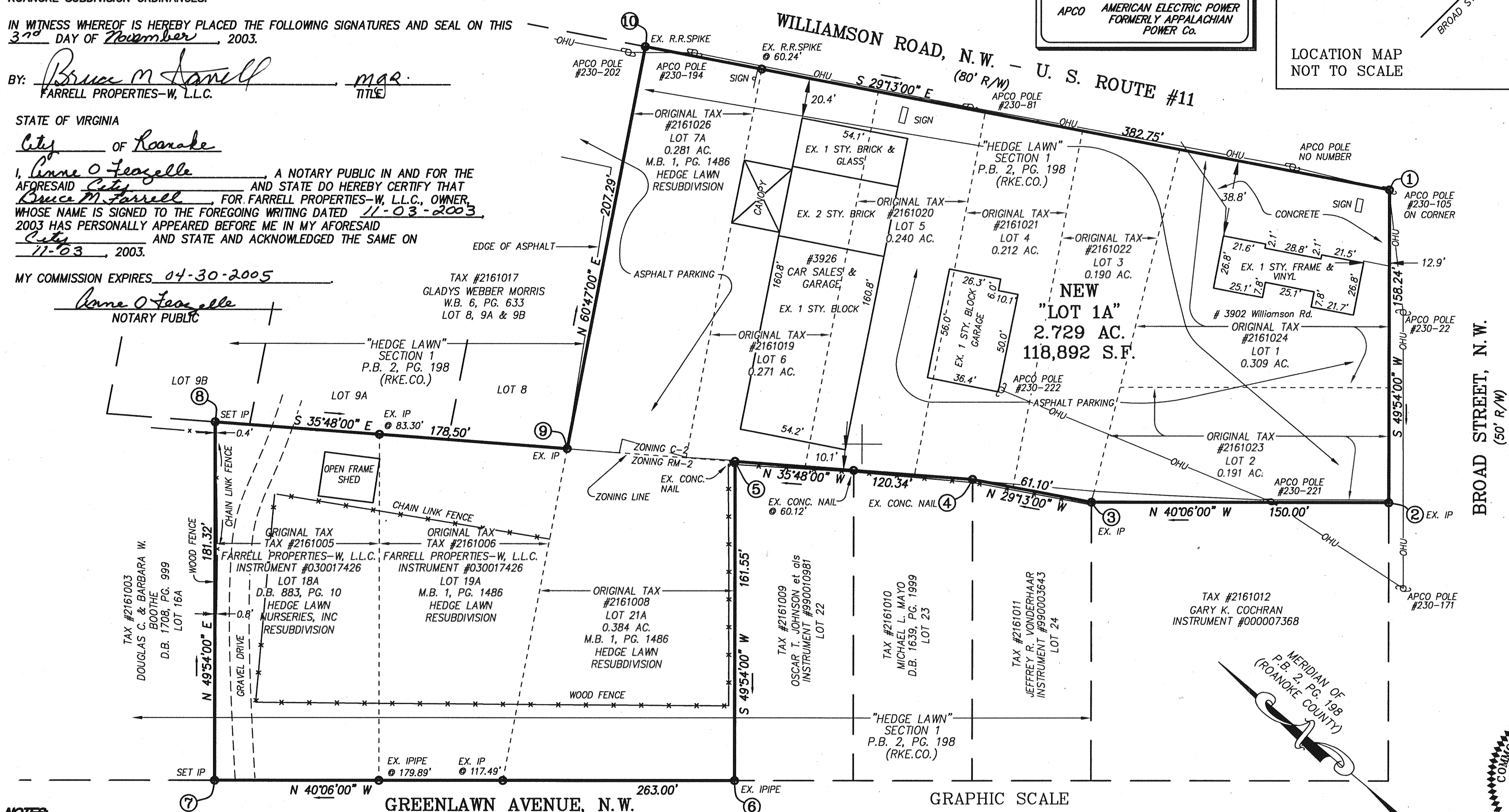
STATE OF VIRGINIA

City of Roanoke

I, Anne O. Feazelle, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Brian M. Townsend FOR FARRELL PROPERTIES-W, L.L.C., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 11-03-2003, 2003 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON 11-03, 2003.

MY COMMISSION EXPIRES 04-30-2005

Anne O. Feazelle
NOTARY PUBLIC



NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY NOT SHOWN HEREON.
3. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0024 D, MAP NUMBER 51161C0024 D, DATED OCTOBER 15, 1993, ZONE X.
4. THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED.
5. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON.
6. NEW LOT 1A IS COMPRISED OF LOTS 1-6, SECTION 1 "HEDGE LAWN" P.B. 2, PG. 198 (RKE.CO.) AND LOTS 7A, 19A & 21A, RESUBDIVISION OF HEDGE LAWN PLAT FOR WOODSON PONTIAC, M.B. 1, PG. 1486 AND LOT 18A, RESUBDIVISION OF LOTS 17 & 18, SECTION 1 HEDGE LAWN NURSERIES, INC. D.B. 833, PG. 10: TAX # 2161005, 2161006, #2161008, #2161019 THRU #2161024 AND #2161026.
7. CURRENT OWNER: FARRELL PROPERTIES-W, L.L.C.
8. LEGAL REF: LOT 1: INSTRUMENT #0010012738; LOTS 2-6, 7A & 21A: INSTRUMENT #0010012737; LOTS 18A & 19A: INSTRUMENT #030017426.
9. TAX #2161005, #2161006 & #2161008 ZONED RM-2, TAX #2161019 THRU #2161024 & #2161026 ZONED C-2.
10. ON MAY 8, 1979, UNDER THE CAPTION OF APPEAL CASE #33-79-A, THE CITY OF ROANOKE BOARD OF ZONING APPEALS GRANTED WOODSON PONTIAC A SPECIAL EXCEPTION PERMITTING THE "STORAGE OF NEW CARS IN CONNECTION WITH COMMERCIAL USE" ON THE LOTS BEARING OFFICIAL TAX #2161005 THRU #2161008. THESE NUMBERS APPEAR AT THE TIME TO HAVE IDENTIFIED LOTS 18, 19, 20 AND 21, MAP OF HEDGE LAWN, NOW DESIGNATED 18A, 19A AND 21A.

APPROVED: R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
DATE: 11-14-03
Phyllis C. Saurman
CITY ENGINEER, ROANOKE, VIRGINIA
DATE: 11-14-03

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 12th DAY OF NOV, 2003, AT 11:37 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III
Patty Taylor
DEPUTY CLERK

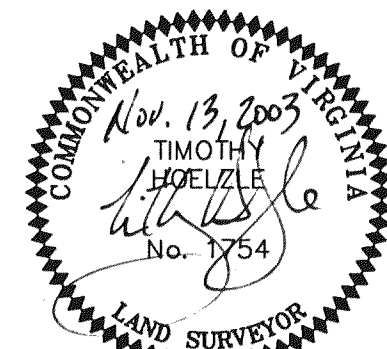
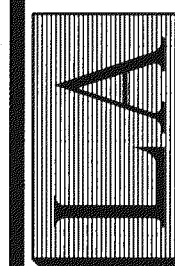
PLAT SHOWING THE COMBINATION OF LOTS 1 THRU 6, 7A, 18A, 19A AND 21A SECTION 1 "HEDGE LAWN" (P.B. 2, PG. 198 - RKE. CO.) F.P.W. (M.B. 1, PG. 1486) (D.B. 883, PG. 10) THE PROPERTY OF

FARRELL PROPERTIES-W, L.L.C.
CREATING HEREON NEW "LOT 1A" (2.729 AC.)
SITUATED AT THE INTERSECTION OF BROAD ST., N.W. AND WILLIAMSON RD., N.W.
ROANOKE, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: OCTOBER 9, 2003
SCALE: 1" = 40'
COMM. NO.: 03-171
CADD FILE: F:\2003\03171\SUR\03171RP.DWG
SHEET 1 OF 1