

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HENDRICKS COMMERCIAL PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, IS THE OWNER OF PART OF LOT 3 AND ALL OF LOT 4, BLOCK 24 AS SHOWN ON THE ROGERS, FAIRFAX AND HOUSTON ADDITION MAP, BOUNDED BY CORNERS 1, 2, 15 THRU 18, TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY TOTAL ACTION AGAINST POVERTY IN ROANOKE VALLEY, INC. BY DEED DATED NOVEMBER 4, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 040018613.

THAT HENDRICKS COMMERCIAL PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, IS THE OWNER OF LOTS 5 THRU 8, BLOCK 24, A VACATED STREET AND LOTS 1 THRU 7, BLOCK 23 AS SHOWN ON THE ROGERS, FAIRFAX AND HOUSTON ADDITION MAP, BOUNDED BY CORNERS 2 THRU 15, TO 2 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY KENNETH A. & DIANE M. HENDRICKS BY DEED DATED JANUARY 14, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 020001673.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTIES BY IT'S OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE ROANOKE CITY SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE THE LINES SHOWN DOTTED AND DASHED HEREON.

Kenneth A. Hendricks
KENNETH A. HENDRICKS - AUTHORIZED AGENT
HENDRICKS COMMERCIAL PROPERTIES, LLC
INSTRUMENT NUMBERS 040018613 AND 020001673
DATE 7-27-05

Diane M. Hendricks
DIANE M. HENDRICKS - AUTHORIZED AGENT
HENDRICKS COMMERCIAL PROPERTIES, LLC
INSTRUMENT NUMBERS 040018613 AND 020001673
DATE 7-27-05

STATE OF Wisconsin
County of Rock TO WIT:

I, Tammy L. Hess, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KENNETH A. HENDRICKS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 27th DAY OF July, 2005.

MY COMMISSION EXPIRES:

August 27, 2006

Tammy L. Hess
NOTARY PUBLIC

STATE OF Wisconsin
County of Rock TO WIT:

I, Tammy L. Hess, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DIANE M. HENDRICKS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 27th DAY OF July, 2005.

MY COMMISSION EXPIRES:

August 27, 2006

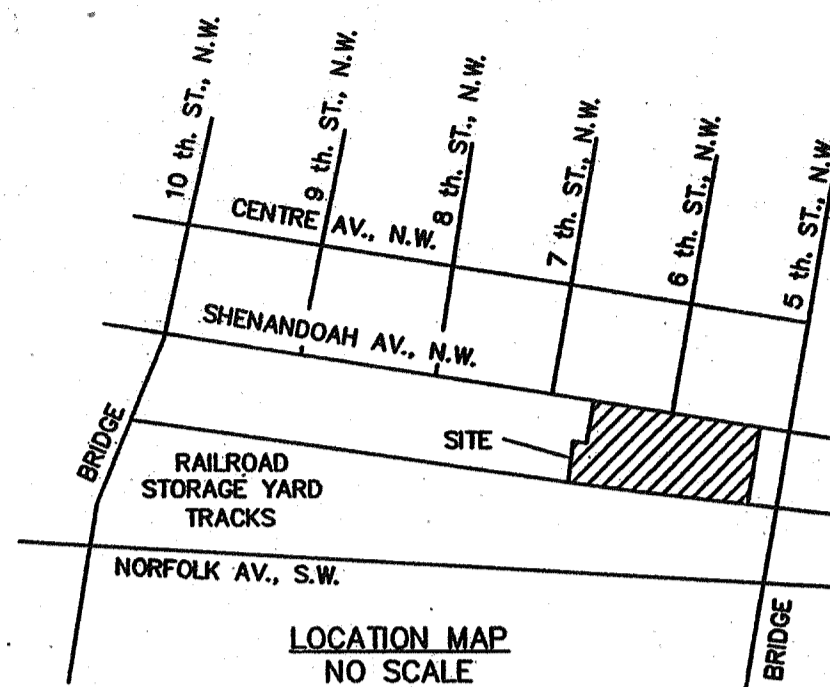
Tammy L. Hess
NOTARY PUBLIC

0.284 ACRE (PT. LOT 3 & ALL LOT 4)
0.298 ACRE (LOTS 5 & 6, BLOCK 24)
0.149 ACRE (LOT 7, BLOCK 24)
0.149 ACRE (LOT 8, BLOCK 24)
1.102 ACRE (VACATED ST., LOTS 1-6, BLOCK 23)
0.129 ACRE (LOT 7, BLOCK 23)

2.021 ACRES LOT 1A
BOUNDED BY CORNERS 1-18
TO 1 INCLUSIVE

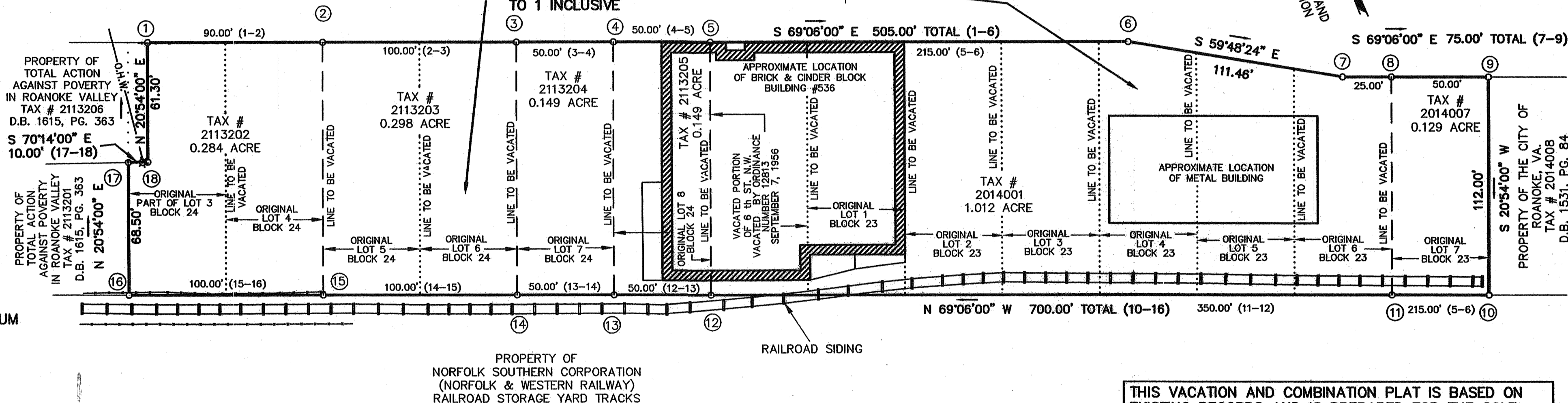
SHENANDOAH AVENUE, N.W.
WIDTH VARIES

ROGERS, FAIRFAX AND HOUSTON ADDITION MAP



CORNER	NORTHING	EASTING
1	3114.16	6097.52
2	3082.05	6181.60
3	3046.38	6275.02
4	3028.54	6321.73
5	3010.70	6368.44
6	2934.01	6569.30
7	2877.95	6665.64
8	2869.03	6688.99
9	2851.19	6735.70
10	2746.56	6695.75
11	2764.40	6649.04
12	2889.26	6322.07
13	2907.09	6275.36
14	2924.93	6228.65
15	2960.61	6135.22
16	2996.28	6041.81
17	3060.27	6066.24
18	3056.89	6075.66
1	3114.16	6097.52

THESE COORDINATES ARE
BASED UPON ASSUMED DATUM



APPROVED:
H. Brian Townsend 8-01-05
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

Cheryl C. Schirmer 8-01-05
CITY ENGINEER - CITY OF
ROANOKE

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 2:15 O'CLOCK P.M. ON THIS 27 DAY OF August, 2005.

TESTE: BRENDA S. HAMILTON
CLERK

BY: *Jaune Borne*
DEPUTY CLERK

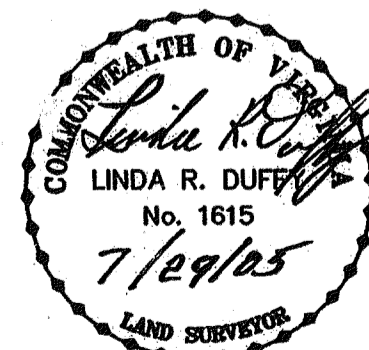
GENERAL NOTES:

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 F, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

LEGEND
OHW=OVERHEAD WIRE
-X-EXISTING FENCE
⊙=UTILITY POLE
⊙=LIGHT POLE

20' 0' 50' 100'
1" = 40'
GRAPHIC SCALE

THIS PLAT IS BASED ON RECORDS. NO ACTUAL FIELD WORK PERFORMED. HENDRICKS COMMERCIAL PROPERTIES, LLC IS THE OWNER OF RECORD. SEE INST. NO. 040018613 AND INST. NO. 020001673. SEE PLAT BY JACK G. BESS FOR HODGES LUMBER CORPORATION DATED DECEMBER 17, 1991 & AND THE PLAT FOR HENDERICKS COMMERCIAL PROPERTIES, LLC BY T.P. PARKER & SON DATED OCTOBER 28, 2004.



THIS VACATION AND COMBINATION PLAT IS BASED ON EXISTING RECORDS AND IS PREPARED FOR THE SOLE PURPOSE OF CREATING LOT 1A.

PLAT FROM RECORDS FOR
HENDRICKS DEVELOPMENT GROUP
PROPERTY OF HENDRICKS COMMERCIAL PROPERTIES, LLC

SHOWING THE VACATION & COMBINATION OF PART OF LOT 3 AND ALL OF LOTS 4 THRU 8, BLOCK 24, LOTS 1 THRU 7, BLOCK 23 AND A VACATED STREET BEING SHOWN ON THE ROGERS, FAIRFAX AND HOUSTON ADDITION MAP D.B. 48, PG. 452 CREATING HEREON LOT 1A (2.021 ACRES) SITUATED ON SHENANDOAH AVENUE, N.W. ROANOKE, VIRGINIA

TAX NO.: 2113202
2113203
2113204
2113205
2014001
2014007
SCALE: 1" = 40'
DATE: JULY 19, 2005
W.O.: 05-0376
DRAWN: RC-4Z
CALC: REC



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

M.B. 1 PG. 2912

CLOSED BY REC JUNE 27, 2005

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