

N/F
GUS & PAULINE TOMARAS
4884 OLD MOUNTAIN RD
ROANOKE, VA 24019
PIN 2170303
INSTRUMENT NO. 090007698

N/F
SPIRIT MASTER FUNDING III, LLC
14631 N SCOTTSDALE RD, #200
SCOTTSDALE, AZ 85254
PIN 2170301
INSTRUMENT NO. 070001697

N/F
NININGER INVESTMENTS, LLC
1918 ORANGE AVE NE
ROANOKE, VA 24012
PIN 2170317
INSTRUMENT NO. 030008621

N/F
O'REILLY AUTOMOTIVE, INC.
PO BOX 1156
SPRINGFIELD, MO 65801
PIN 2170319
INSTRUMENT NO. 090009608

AREA: 42,034 S.F.
OR 0.9649 ACRE

4611

4627

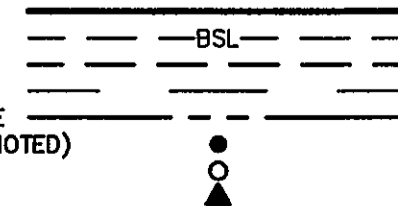
WILLIAMSON RD NW (US HWY 11, 80' R/W)

FLOOD INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X"; DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 51161C01540, EFFECTIVE DATE SEPTEMBER 28, 2007.

LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
EASEMENT LINE
ORIGINAL LOT LINE
ADJOINER PROPERTY-R/W LINE
IRON PIN FOUND (SIZE/TYPED NOTED)
1/2" REBAR SET
NAIL FOUND (TYPE NOTED)



STATEMENT OF OWNERSHIP

Know all men by these presents to wit: That O'Reilly Automotive, Inc. is the fee simple owner of the land shown hereon bounded by corners 1, 2, 3, 4, 5, 6, 1 inclusive, and is all of the land conveyed to said owner by deed recorded in the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, in Instrument No. 090009608.

The above described owner by virtue of the recordation of this plat dedicates to the City of Roanoke in fee simple title, the lands shown hereon as set apart for public streets.

The above described owner by virtue of the recordation of this plat does hereby grant to the City of Roanoke those certain areas shown on the plat as set apart for use as public easements.

The above described owner by virtue of the recordation of this plat does hereby grant to the Western Virginia Water Authority those certain areas shown on the plat as set apart for water and/or sewer easements.

The platting or dedication of the following described land:

All that tract or parcel of land lying and being the the City of Roanoke, Roanoke County, Virginia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the intersection of the northern right of way of Maplelawn Avenue (40' R/W) and the eastern right of way of Williamson Road (US Hwy 11, 80' R/W), said point being the POINT OF COMMENCEMENT; thence along said right of way of Williamson Road N37°07'11"W a distance of 193.13 feet to a dock spike found on the eastern right of way of Williamson Road, said point being the POINT OF BEGINNING; thence leaving said right of way N61°26'49"E a distance of 186.50' to a 1/2" rebar set; thence S28°33'11"E a distance of 10.85' to a 1/2" rebar set; thence N61°22'42"E a distance of 50.72' to a concrete nail found; thence S28°40'41"E a distance of 180.10' to a 1" rebar found on the northern right of way of Maplelawn Avenue S61°25'23"W a distance of 208.84' to a 1/2" rebar found at the intersection of the northern right of way of Maplelawn Avenue and the eastern right of way of Williamson Road, said 1/2" rebar found, said point being the POINT OF COMMENCEMENT; thence along said right of way of Williamson Road (US HWY 11, 80' R/W) N37°07'11"W a distance of 193.13 feet to a dock spike found on the eastern right of way of said road, said point being the POINT OF BEGINNING.

Said tract of land contains 42,034 square feet or 0.965 acre of land, more or less.

is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any.

Owner Greg Henske Date February 18, 2010

NOTARY

State of MISSOURI County of GREENE

I, Cheryl Taylor a Notary Public in and for the aforesaid state do hereby certify that Greg Henske, CEO of O'Reilly Automotive, Inc., whose name is signed to the foregoing writing has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this 18th day of February, 2010.

My Commission Expires: 03/23/13

Cheryl Taylor
NOTARY PUBLIC

Registration No. 02/04/2010

John M. Story
John M. Story, Professional Land Surveyor
Cheryl Schurm
City Engineer

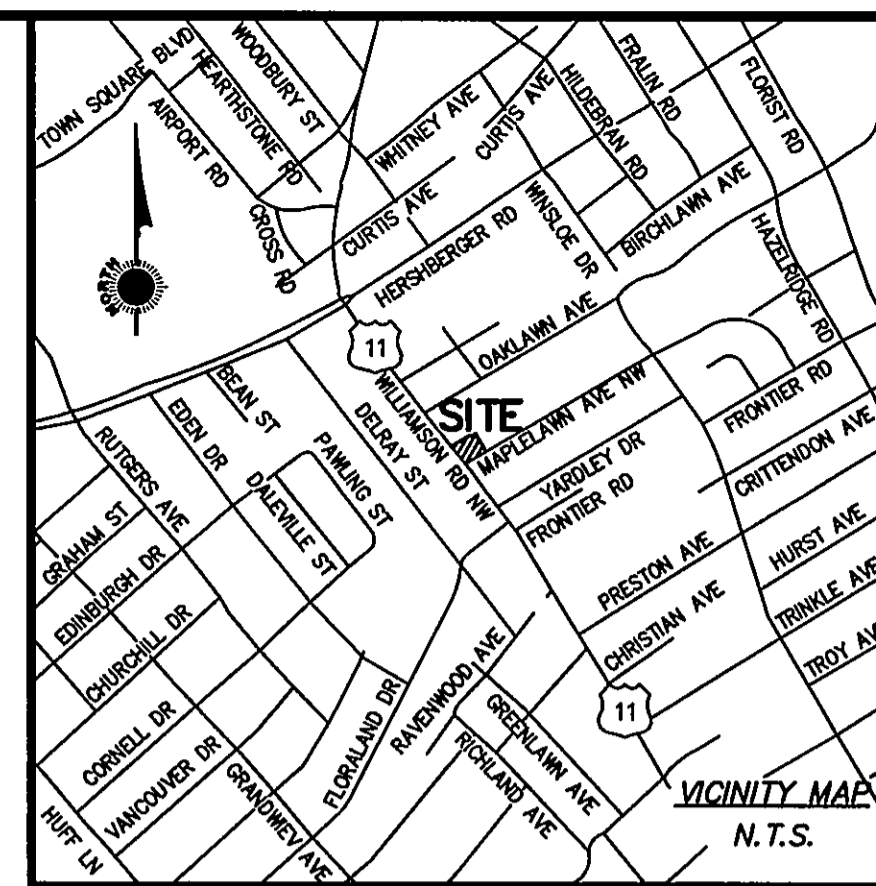
Date 02/04/2010
Date 2.23.10

CLERK OF COURT

In the Clerk's Office of the Circuit Court of the City of Roanoke, VA, this 25 day of February, 2010, this instrument was presented with the certificate of acknowledgement annexed & admitted to record at 12:28 am/pm, the tax imposed under sec.58.1-802 has been paid.

Teste: Brenda S. Hamilton,
Clerk

Janet K. Collier
Deputy Clerk



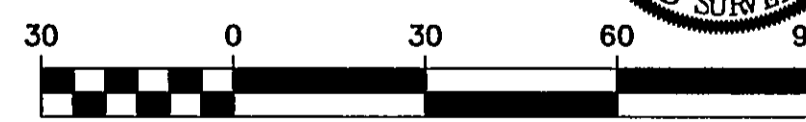
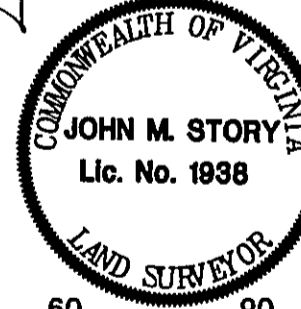
NOTES

1. THE TAX PARCEL IDENTIFICATION NUMBERS FOR THE SUBJECT TRACT IS 2170319.
2. THE CURRENT STREET ADDRESS OF THE SUBJECT PROPERTY IS 4611 WILLIAMSON ROAD NW, ROANOKE, VIRGINIA.
3. THE AREA OF THIS PROPERTY WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
4. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
5. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED IN REFERENCE TO A ONE CALL TICKET NUMBER A907100283, FROM THE VIRGINIA UTILITY PROTECTION SERVICE, INC., 1-800-552-7001.
6. THIS PLAT IS BASED UPON A CURRENT SURVEY PERFORMED MARCH 2009.
7. THIS SURVEY IS IN REFERENCE TO INSTRUMENT NO. 090009608, CLERK OF CIRCUIT COURT, CITY OF ROANOKE RECORDS.
8. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM.
9. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF THE CITY OF ROANOKE, VIRGINIA.
10. THE EXISTING SANITARY SEWER EASEMENT IS PER PLAT FOR GEORGE E AND EFFIE GEORGE, BY JACK G. BESS, LAND SURVEYOR NO. 1070, DATED AUGUST 21, 1979, CITY OF ROANOKE ENGINEERING, MAPS & PLANS, PLAN NO. 087, GRID 0664.
11. THE RECORDATION OF THIS PLAT DOES NOT CONVEY THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Virginia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John M. Story Date 02/04/2010
John M. Story Lic. No. 1938



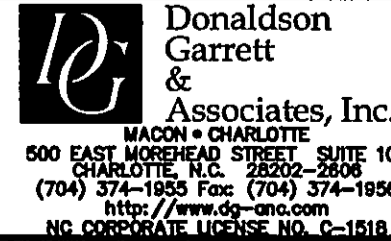
GRAPHIC SCALE IN FEET

RECORD MAP

OF
4611 WILLIAMSON ROAD NW (US HWY 11)
FOR
O'REILLY AUTOMOTIVE, INC.
INSTRUMENT NO. 090009608

CITY OF ROANOKE

VIRGINIA



DATE: NOVEMBER 24, 2009
SCALE: 1" = 30'
PROJECT NO. 4539-152-N1
DRAWING NO. NC-018-09-C

DWN. BY:	CBW, JWS
CKD. BY:	JMS
FIELD BOOK:	Allegro CX
R.L.S. NO.:	1938

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D. G. & A. AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.