

KNOW ALL MEN BY THESE PRESENTS TO WIT.

THAT HERSHBERGER ASSOCIATES, A GENERAL PARTNERSHIP, AND ARTHUR F. HOBACK AND HESTER C. HOBACK ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 8, INCLUSIVE, SUBDIVIDED INTO LOTS AS SHOWN HEREON AND KNOWN AS HERSHBERGER PARK CONTAINING 12.791 ACRES AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED JULY 18, 1980 FROM CHARLES D. KOONTZ, EXECUTOR OF THE ESTATE OF MARY C. CONNER, RECORDED IN D.B. 1456, PG. 224 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND ALSO BEING A PORTION OF THE BOUNDARY CONVEYED TO SAID OWNERS AND ALSO BEING A PORTION OF THE BOUNDARY CONVEYED TO SAID OWNERS FROM J.W. SOWER ET AL BY DEED DATED MAY 7, 1934, AND RECORDED IN D.B. 223, PG. 243 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, A PORTION OF WHICH IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JULY 31, 1981 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN D.B. 1456, PG. 228, FROM HERSHBERGER ASSOCIATES TO CARR L. KINDER, JR. AND JENNINGS T. BIRD, TRUSTEES IN TRUST TO CHARLES D. KOONTZ, EXECUTOR OF THE ESTATE OF MARY C. CONNER, BENEFICIARY, THE PAYMENT OF A CERTAIN DEBT DESCRIBED THEREIN.

THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, DOES HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1 THRU 485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE. THE SAID OWNER DEDICATES TO AND VEST IN THE CITY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC PUBLIC USE.

THE SAID OWNER, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEES, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY OF ROANOKE, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS SPECIFICALLY RELEASE THE CITY OF ROANOKE FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF ROANOKE BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY DOING NECESSARY GRADING CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY THE CITY OF ROANOKE AND THE CITY OF ROANOKE SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG SUCH STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

WITNESS THE SIGNATURES ON THIS 19<sup>th</sup> DAY OF Aug., 1981.

HERSHBERGER ASSOCIATES, A GENERAL PARTNERSHIP

NICK B. BODDIE, GENERAL PARTNER  
BEN MAYO BODDIE, GENERAL PARTNER

BRYAN BODDIE HANCOCK, GENERAL PARTNER  
ANNE BODDIE MOSLEY, GENERAL PARTNER  
BY [Signature] ATTORNEY IN FACT BY [Signature] ATTORNEY IN FACT

STATE OF NORTH CAROLINA  
County of [Blank] OF [Blank]

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT NICK B. BODDIE, BEN MAYO BODDIE, BRYAN BODDIE HANCOCK, AND ANNE BODDIE MOSLEY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED Aug. 19<sup>th</sup>, 1981, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 19<sup>th</sup> DAY OF August, 1981.

MY COMMISSION EXPIRES: 2-6-85

[Signature]  
NOTARY PUBLIC

POWER OF ATTORNEY BY DEED BOOK, [Blank], PAGE [Blank], RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA ON THIS [Blank] DAY OF [Blank], 1981.

WITNESS THE SIGNATURES ON THIS 20<sup>th</sup> DAY OF August, 1981

[Signature]  
HENRY F. HARMAN, GENERAL PARTNER

[Signature]  
RALPH W. WILLIAMS, GENERAL PARTNER

[Signature]  
WILLIAM S. EMORY, GENERAL PARTNER

STATE OF VIRGINIA

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT HENRY F. HARMAN, RALPH W. WILLIAMS, WILLIAM S. EMORY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 8/20/81, 1981, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 20<sup>th</sup> DAY OF August, 1981.

MY COMMISSION EXPIRES: 11/23/1985

[Signature]  
NOTARY PUBLIC

WITNESS THE SIGNATURE ON THIS 12<sup>th</sup> DAY OF August, 1981.

[Signature]  
CHARLES D. KOONTZ, EXECUTOR.

STATE OF VIRGINIA

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT CHARLES D. KOONTZ, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED August 12, 1981, HAS PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 12<sup>th</sup> DAY OF August, 1981.

MY COMMISSION EXPIRES: September 14, 1984

[Signature]  
NOTARY PUBLIC

WITNESS THE SIGNATURES ON THIS 14<sup>th</sup> DAY OF August, 1981.

[Signature]  
CARR L. KINDER, JR. TRUSTEE

[Signature]  
JENNINGS T. BIRD, TRUSTEE

[Signature]  
ARTHUR F. HOBACK, OWNER

[Signature]  
HESTER C. HOBACK, OWNER

STATE OF VIRGINIA

I, [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT CARR L. KINDER, JENNINGS T. BIRD, ARTHUR F. HOBACK, AND HESTER C. HOBACK, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 14, 1981, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 14<sup>th</sup> DAY OF August, 1981.

MY COMMISSION EXPIRES: September 14, 1984

[Signature]  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED ON THIS 27<sup>th</sup> DAY OF August, 1981, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 4:30 O'CLOCK P.M.

TESTE: [Signature]  
CLERK

# MAP OF HERSHBERGER PARK

PROPERTY OF  
HERSHBERGER ASSOCIATES, A GENERAL PARTNERSHIP  
ROANOKE, VIRGINIA

SCALE: 1"=100'

FEBRUARY 3, 1981

BY: T.P. PARKER & SON

ENGINEERS & SURVEYORS, LTD.  
SALEM, VIRGINIA

APPROVED:

[Signature]  
CITY OF ROANOKE, VIRGINIA ENGINEER DATE: 26 Aug '81

[Signature]  
AGENT FOR THE CITY OF ROANOKE PLANNING COMMISSION DATE: 26 August 1981

SHEET 1 OF 2