

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT CALVIN W. POWERS AND MARY C. POWERS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 8 TO 1 INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED NOVEMBER 23, 1981, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN DEED BOOK 1472, PAGE 1271, AND PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED APRIL 4, 1972, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1313, PAGE 416, AND ALL THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 29, 1971, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1300, PAGE 17, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO WILLIAM R. RAKES AND W. H. FRALIN, TRUSTEES (EITHER ONE OF WHOM MAY ACT) SECURING CRESTAR BANK (FORMERLY COLONIAL AMERICAN NATIONAL BANK), LIENHOLDER, DATED JANUARY 4, 1982, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1473, PAGE 566, AND MODIFIED BY AGREEMENT IN DEED BOOK 1556, PAGE 578.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNERS, CALVIN W. POWERS AND MARY C. POWERS, HEREBY DEDICATE TO THE CITY OF ROANOKE, VIRGINIA, SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREET PURPOSES AND THE WATER VAULT EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 13th DAY OF FEBRUARY, 1995.

BY: Calvin W. Powers BY: Mary C. Powers  
CALVIN W. POWERS, OWNER MARY C. POWERS, OWNER

CRESTAR BANK  
(FORMERLY COLONIAL AMERICAN NATIONAL BANK)

BY: Barry L. Henderson  
BARRY L. HENDERSON, SENIOR VICE PRESIDENT

BY: W. H. Fralin  
W. H. FRALIN, TRUSTEE

STATE OF VIRGINIA  
City OF Roanoke

I, Sylvia Bunkley-Hedge, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke, AND STATE DO HEREBY CERTIFY THAT CALVIN W. POWERS, AND MARY C. POWERS, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 13 February 1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City of Roanoke, AND STATE AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF FEBRUARY, 1995.

MY COMMISSION EXPIRES May 31, 1998

Sylvia Bunkley-Hedge  
NOTARY PUBLIC

STATE OF VIRGINIA  
City OF Roanoke

I, Sara V. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT BARRY L. HENDERSON, SENIOR VICE PRESIDENT, CRESTAR BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED February 14, 1995, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF February, 1995.

MY COMMISSION EXPIRES January 31, 1999

Sara V. Prillaman  
NOTARY PUBLIC

STATE OF VIRGINIA  
County OF Roanoke

I, Linda A. Wilkeberg, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT W. H. FRALIN, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED February 13, 1995, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON THIS 13th DAY OF February, 1995.

MY COMMISSION EXPIRES November 30, 1996

Linda A. Wilkeberg  
NOTARY PUBLIC

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	5,000.000	5,000.000
2	4,946.516	5,084.495
3	4,819.773	5,004.268
4	4,749.874	5,114.696
5	4,695.601	4,873.211
6	4,857.133	4,926.581
7	4,864.684	4,933.318
8	4,873.257	4,919.773
1	5,000.000	5,000.000
TOTAL AREA = .783 ACRE		

**APPROVED:**

John Thomas  
AGENT, ROANOKE CITY PLANNING COMMISSION DATE 2-21-95

Charles M. Hufshier  
ENGINEER, CITY OF ROANOKE, VIRGINIA DATE 2-21-95

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 14, 1995, AT 11:08 O'CLOCK A.M.

TESTEE: ARTHUR B. CRUSH, III

Patty Humphrey  
DEPUTY CLERK

**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS SET AS INDICATED HEREON.
3. THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
4. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. REFERENCE: FLOOD ZONE "X", COMMUNITY PANEL #5101300046D.
6. THIS PLAT COMBINES TAX MAP NUMBERS 3080133, 3080134, 3080135, 3080137, AND 3080138 TO CREATE NEW PARCEL 1, 0.780 ACRE.

PLAT SHOWING  
A 0.003 AC. PORTION OF ORIGINAL LOT 60  
HEREBY DEDICATED TO THE CITY OF ROANOKE FOR STREET PURPOSES  
AND

**"NEW PARCEL 1" (0.780 AC.)**

BEING A COMBINATION OF  
ORIGINAL LOTS 54, 59 & 60 AND  
PART OF LOTS 51, 52 & 53,  
BLOCK M  
WILLIAMSON GROVES (P.B. 1, PG. 316 & 317)

PROPERTY OF  
**CALVIN W. POWERS &  
MARY C. POWERS**  
ROANOKE, VIRGINIA

SCALE: 1" = 40' DATE: 16 AUGUST 1994

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

