

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAMES W. WALLACE, III AND CAROLINE A. WALLACE ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.207 ACRE BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 7 TO 1 INCLUSIVE AND BEING THE EASTERLY 50 FEET OF LOTS 1, 2, 3, 4 AND THE SOUTHEASTERLY PART OF LOT 5, BLOCK 73, CRYSTAL SPRING LAND COMPANY MAP RECORDED IN MAP BOOK 1, PAGE 102 AND 103 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY JACK R. MAIN, CAROL SUE SWINDELL AND NANCY M. BUCK, DEVISEES UNDER THE WILL OF EVELYN R. MAIN BY DEED DATED SEPTEMBER 22, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1724, PAGE 1007 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED OCTOBER 18, 1994 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1724, PAGE 1012 TO SANDRA LIBERTO AND MARGARET B. NORRIS, TRUSTEES, (ANY ONE OF WHOM MAY ACT) SECURING A NOTE TO FIRST UNION NATIONAL BANK OF VIRGINIA, BENEFICIARY. THAT CERTAIN TWELVE FOOT ALLEY EXTENDING FROM 23rd. STREET GENERALLY IN A NORTHERLY DIRECTION FOR 120 FEET TO A POINT AT THE NORTHERLY LINE OF OFFICIAL TAX # 407-0213; THE BEGINNING POINT OF SAID ALLEY BEING 150 FEET EAST OF THE POINT OF INTERSECTION OF 23rd. STREET AND STANLEY AVENUE, S.E. PERMANENTLY VACATED, DISCONTINUED AND CLOSED BY ORDINANCE NO. 32516-062695.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED THE LAND INTO A LOT AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND VACATE THE OLD LOT LINES AS SHOWN DOTTED HEREON AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE CITY OF ROANOKE THE 20 FOOT BY 25 FOOT TURNAROUND AREA AS SHOWN FOR PUBLIC USE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

James W. Wallace III 11-10-95 Caroline A. Wallace 11-10-95
OWNER DATE OWNER DATE
D.B. 1724, PG. 1007 D.B. 1724, PG. 1007
D.B. 1741, PG. 191 D.B. 1741, PG. 191

DEED OF TRUST
D.B. 1724, PG. 1012

FIRST UNION NATIONAL BANK OF VIRGINIA
BENEFICIARY, D.B. 1724, PG. 1012

Margaret B. Norris
TRUSTEE DATE

Beverly R. Moak
AUTHORIZED AGENT DATE
Vice President

STATE OF VIRGINIA
City of Salem TO WIT:

I, James S. May, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JAMES W. WALLACE, III AND CAROLINE A. WALLACE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 10th DAY OF November, 1995.

MY COMMISSION EXPIRES: 1/31/1998
James S. May
NOTARY PUBLIC

STATE OF VIRGINIA
OF County of Roanoke
TO WIT:

I, Weeta C. Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Margaret B. Norris TRUSTEE FOR FIRST UNION NATIONAL BANK OF VIRGINIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF November, 1995.

MY COMMISSION EXPIRES: Nov. 30, 1995
Weeta C. Wilson
NOTARY PUBLIC

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 2:57 O'CLOCK P.M. ON THIS 17th DAY OF November, 1995.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY Deanne Phillips
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

GENERAL NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

PROPERTY OF
**DANIEL P. &
ELIZABETH FULGHUM FRANKL**
TAX # 407-0204
D.B. 1682, PG. 254

LOT 6

PROPERTY OF
MARK M. & KAREN B. PATTERSON
TAX # 407-0206
D.B. 1703, PG. 1075

PROPERTY OF
**JOHN COLE, JR. &
JOBIL L. COLE**
TAX # 407-0207
D.B. 1562, PG. 1260

PROPERTY OF
J. MASON POWELL, JR.
TAX # 407-0211
D.B. 1648, PG. 1838

LEGEND

O.H.W.= OVER HEAD WIRE
S/W= SIDEWALK

LOCATION MAP
NO SCALE

BOUNDARY NOTES:

THIS PLAT COMBINES EXISTING TAX PARCEL NO. 407-0209 (0.207 AC.) WITH A CLOSED AND VACATED 12' ALLEY (0.033 AC.) CREATING HEREON NEW LOT "A" (0.240 AC.)

STATE OF VIRGINIA
OF County of Roanoke
TO WIT:

I, Weeta C. Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Beverly R. Moak AUTHORIZED AGENT FOR FIRST UNION NATIONAL BANK OF VIRGINIA, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8th DAY OF November, 1995.

MY COMMISSION EXPIRES: Nov. 30, 1995
Weeta C. Wilson
NOTARY PUBLIC

COORDINATES

CORNER	NORTHING	EASTING
1	3000.00	3000.00
2	3165.65	3070.43
3	3146.09	3116.44
4	3090.87	3092.97
5	3086.17	3104.01
6	2975.74	3057.06
7	2980.44	3046.01
1	3000.00	3000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

VACATION AND COMBINATION PLAT FOR
**JAMES W. WALLACE III, &
CAROLINE A. WALLACE**

SHOWING THE EAST 50' OF LOTS 1 THRU 4 & S.E. PART OF LOT 5 BLOCK 73, CRYSTAL SPRING LAND COMPANY M.B. 1, PG. 102-103 AND A PORTION OF A 12' ALLEY, CLOSED AND VACATED BEING COMBINED AND CREATING HEREON NEW LOT "A" (0.240 AC.) AND 20 FT. BY 25 FT. TURNAROUND DEDICATED FOR PUBLIC USE ROANOKE, VIRGINIA

TAX # 407-0209
DRAWN: LRD/118
CALC: LRD
N.B. G-151

SCALE: 1" = 20'
DATE: NOVEMBER 4, 1995
W.O. 95-0950

TPP&S T. P. PARKER & SON
ENGINEERS 818 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153

23 RD STREET, S.E.

(FORMERLY 2 ND ST.)
60' WIDE

APPROVED: John Thomas Russell 11/17/95
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Charles M. Huffine 11-17-95
CITY ENGINEER - CITY OF ROANOKE DATE

20' 10' 0' 20' 40' 1" = 20'
GRAPHIC SCALE

THIS VACATION AND COMBINATION PLAT IS BASED ON A CURRENT FIELD SURVEY. JAMES W. WALLACE, III AND CAROLINE A. WALLACE ARE THE OWNERS OF RECORD. SEE D.B. 1724, PG. 1007 & D.B. 1741, PG. 191.

John T. Parker 11/4/95
JOHN T. PARKER, L.S. DATE

