

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT MARTHA M. NOWLAND IS THE FEE SIMPLE OWNER OF THE PROPERTY SHOWN HEREON AS LOTS 8 - 10, BLOCK 47 CRYSTAL SPRING LAND CO. BOUNDED BY CORNERS 1 TO 4 TO 1 INCLUSIVE, CONVEYED TO SAID OWNER BY DEED OF RECORD IN CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA IN DEED BOOK 1731 AT PAGE 168; SAID PROPERTY BEING SUBJECT TO A DEED OF TRUST TO CRESTAR BANK, WHICH IS OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1731 AT PAGE 174;

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF LAND AS SHOWN HEREON HAS BEEN MADE WITH THEIR CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES AS REQUIRED BY SECTIONS 15.1-465 THROUGH 15.1-485 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE AND AS REQUIRED BY THE SUBDIVISION AND ZONING ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

MARTHA M. NOWLAND April 3, 1996
DATE

ROY V. CREASY - TRUSTEE (EITHER OF WHOM MAY ACT) DATE
William J. Carter 4/15/96
WILLIAM J. CARTER (EITHER OF WHOM MAY ACT) DATE

NOTARY'S CERTIFICATE

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Richmond

I, MARIE moore, A NOTARY PUBLIC IN AND FOR THE

AFORESAID city AND STATE, DO HEREBY CERTIFY THAT

MARTHA M. NOWLAND

PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED

THE SAME ON April 3, 1996

MY COMMISSION EXPIRES ON 9-30-96

Marie moore
NOTARY PUBLIC

APPROVED:

Robert Thomas Powell 4-17-96
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

Charles M. Huffine 4-17-96
CITY ENGINEER, ROANOKE VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 4-17, 1996, AT 3:14 O'CLOCK P.M.

TESTEE: Arthur B. Cook III, CLERK

Paula P. Crist
DEPUTY CLERK

NOTARY'S CERTIFICATE
STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Roanoke

I, Gene S. Hartman, A NOTARY PUBLIC IN AND FOR THE

AFORESAID City AND STATE, DO HEREBY CERTIFY THAT

William J. Carter

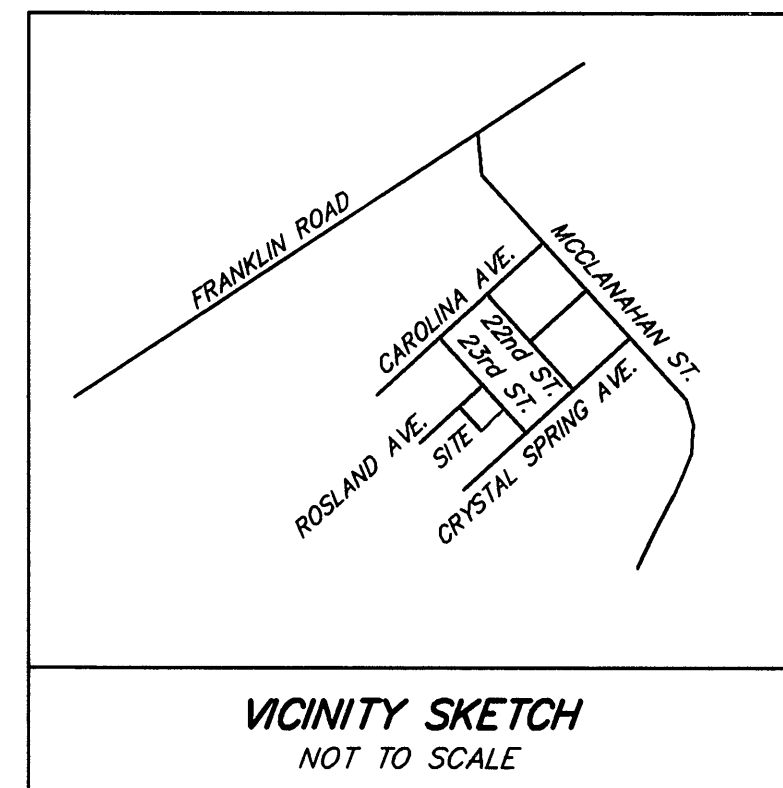
PERSONALLY APPEARED BEFORE ME IN MY JURISDICTION AND ACKNOWLEDGED

THE SAME ON 4-15, 1996

MY COMMISSION EXPIRES ON 2-28-98

Gene S. Hartman
NOTARY PUBLIC

THIS ORIGINAL SCALE MAP HAS NOT BEEN REDUCED

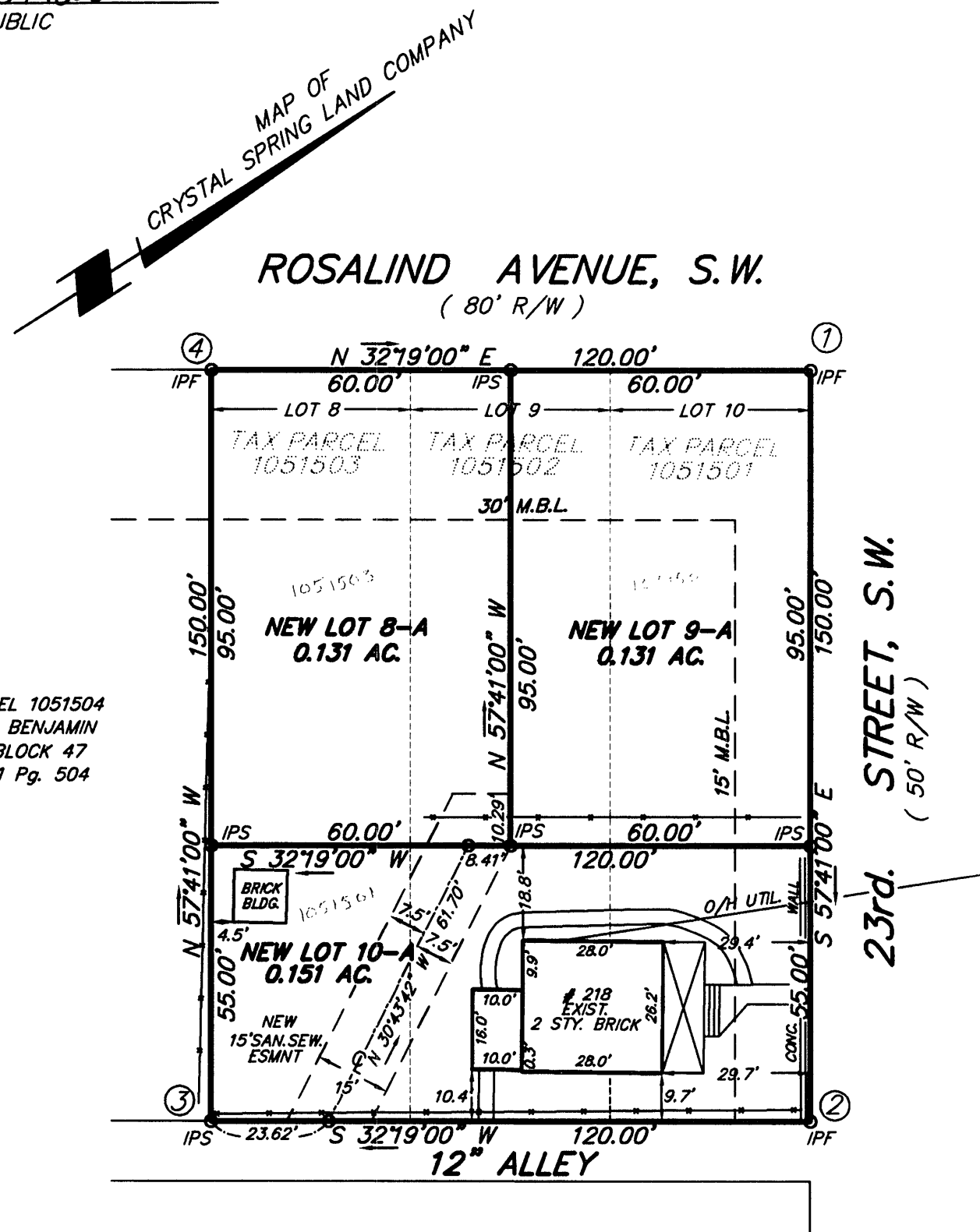


BOUNDARY COORDINATES ASSUMED DATUM

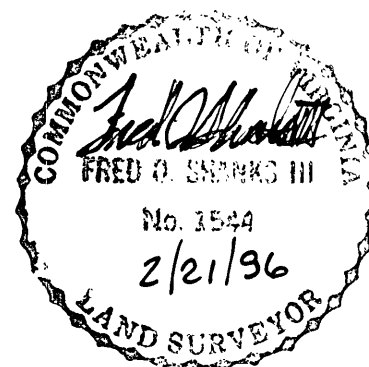
1	N 5000.0000	E 5000.0000
2	N 4919.8103	E 5126.7660
3	N 4818.3975	E 5062.6142
4	N 4898.5872	E 4935.8482
1	N 5000.0000	E 5000.0000

AREA SUMMARY

NEW LOT 8-A = 0.131 AC.
NEW LOT 9-A = 0.131 AC.
NEW LOT 10-A = 0.151 AC.
TOTAL = 0.413 AC.



TAX PARCEL 1051504
LAURA E. BENJAMIN
LOT 7, BLOCK 47
D.B. 1641 Pg. 504



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SUBDIVIDERS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY HAVE BEEN PLACED AND THAT THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF OCTOBER 15, 1993 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51161C0048 D.
- THE SUBJECT PROPERTY IS ZONED RS-3.

PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF
THE PROPERTY OF

MARTHA M. NOWLAND
OF LOTS 8 - 10, BLOCK 47
CRYSTAL SPRING LAND COMPANY
(M.B. 1 Pg. 102)

HEREBY CREATING
NEW LOTS 8-A(0.131 AC.), 9-A(0.131 AC.)
AND 10-A(0.151 AC.)
CRYSTAL SPRING LAND COMPANY
LOCATED AT THE INTERSECTION OF
ROSALIND AVE, S.W. AND 23rd ST, S.W.
CITY OF ROANOKE, VIRGINIA

SHANKS ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
313 LUCK AVENUE
ROANOKE, VIRGINIA 24016
(703) 343-6685

DATE: 2/21/96	SCALE: 1"=30'
CALC: JRA	DRAWN BY: JRA
CREW: JWC	F.B.: 95.03
CHECKED BY: ROC	JOB NO.: 696010