

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 JAMES W. WALLACE, III AND CAROLINE A. WALLACE ARE THE FEE SIMPLE OWNERS OF 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. 32516-032695, RECORDED IN DEED BOOK 1741, PAGE 191 IN THE AFORESAID CLERK'S OFFICE, SUSAN S. WILSON HAVING QUITCLAIMED HER INTEREST IN THE SAID ALLEY BY DEED DATED DECEMBER 5, 1995 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1754, PAGE 449.

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 AS REQUIRED BY SECTION 15.1-485 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.

THE ABOVE DESCRIBED OWNERS BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROANOKE THE 20 FOOT BY 25 FOOT TURNAROUND AREA AND A 12 FOOT PUBLIC UTILITY EASEMENT AS SHOWN FOR PUBLIC USE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS.

James W. Wallace III 3-28-96 Caroline A. Wallace 3-28-96  
JAMES W. WALLACE, III DATE CAROLINE A. WALLACE DATE  
OWNER OWNER  
D.B. 1724, PG. 1007 D.B. 1724, PG. 1007  
D.B. 1741, PG. 191 D.B. 1741, PG. 191  
D.B. 1754, PG. 449 D.B. 1754, PG. 449

DEED OF TRUST FIRST UNION NATIONAL BANK OF VIRGINIA  
D.B. 1724, PG. 1012 BENEFICIARY, D.B. 1724, PG. 1012  
Margaret B. Norris 3-26-96 Shella Harper 3/26/96  
MARGARET B. NORRIS DATE SHELLE HARPER DATE  
TRUSTEE ASST. VICE PRESIDENT

STATE OF VIRGINIA  
County OF Roanoke TO WIT:

I, Wanda W. Amos, 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 28th DAY OF MARCH, 1996.

MY COMMISSION EXPIRES: 4-30-98  
Wanda W. Amos  
NOTARY PUBLIC

STATE OF VIRGINIA  
County OF Roanoke TO WIT:

I, Wanda 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 26 DAY OF MARCH, 1996.

MY COMMISSION EXPIRES: Nov. 30, 1999  
Wanda 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 3:30 O'CLOCK P.M. ON THIS 24 DAY OF April, 1996.

TESTE: ARTHUR B. CRUSH, III  
CLERK  
BY: Ruth S. Holladay  
CLOSED BY LRD DEPUTY CLERK

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

# GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
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.

## LEGEND

O.H.W.= OVER HEAD WIRE  
S/W= SIDEWALK  
P.U.E.=PUBLIC UTILITY EASEMENT

## 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.) AND DEDICATES A 20' X 25' TURNAROUND TO CITY OF ROANOKE CREATING HEREON NEW LOT "A" (0.228 AC.)

STATE OF VIRGINIA OF Roanoke TO WIT:

I, Wanda C. Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Shella Harper 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 26 DAY OF MARCH, 1996.

MY COMMISSION EXPIRES: November 30, 1999

Wanda 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.

THIS PLAT SUPERSEDES PLAT RECORDED IN M.B. 1, PG. 1460

## 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" (0.228 AC.) AND 20 FT. BY 25 FT. TURNAROUND DEDICATED FOR PUBLIC USE ROANOKE, VIRGINIA

TAX # 407-0209 SCALE: 1" = 20'  
DRAWN: LRD/123 DATE: NOVEMBER 4, 1995  
CALC: LRD W.O. 95-0950  
N.B. G-151 REV. DATE: MARCH 13, 1996

TPP&S T. P. PARKER & SON  
816 Boulevard  
ENGINEERS SURVEYORS PLANNERS  
Post Office Box 30  
Salem, Virginia 24153

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

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

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

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

PROPERTY OF  
**SUSAN S. WILSON**  
TAX # 407-0213  
D.B. 1574, PG. 1535

## 23 rd. STREET, S.E.

(FORMERLY 2 nd. ST.)  
60' WIDE

APPROVED: John Thomas Jasselli 4-19-96  
AGENT - CITY OF ROANOKE DATE  
PLANNING COMMISSION  
Thom C. Schirmer 4-23-96  
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, D.B. 1754, PG. 449.

John T. Parker 4/2/96  
JOHN T. PARKER, L.S. DATE

