

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT ALAN L. POWERS AND BARBARA A. POWERS ARE THE FEE
SIMPLE OWNERS OF A TRACT OF LAND BOUNDED BY OUTSIDE CORNERS 1,
2, 3, 4, 5, 6, 7 TO 1 INCLUSIVE, KNOWN AS TRACT 4B, ALMA B. SMITH
SUBDIVISION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
THE CITY OF ROANOKE, VIRGINIA IN MAP BOOK 1, PAGE 397 AND BEING
ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY CARLTON W.
ALCORN AND JUNE M. ALCORN BY DEED DATED JANUARY 13, 1987 AND
RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1561, PAGE
1282.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED
THE LAND INTO TRACTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN
FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU
15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND
THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA, AS
AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

Alan L. Powers 1-6-99 Barbara A. Powers 01-16-99
ALAN L. POWERS DATE BARBARA A. POWERS DATE
OWNER OWNER
D.B. 1561, PG. 1282 D.B. 1561, PG. 1282

STATE OF VIRGINIA
CITY OF SALEM
TO WIT:

I, JOHN T. PARKER A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ALAN L.
POWERS AND BARBARA A. POWERS, WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
6TH DAY OF JANUARY, 1999.

MY COMMISSION EXIRES:

OCTOBER 31, 2001
John T. Parker
NOTARY PUBLIC

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 NO. 51161C0048 D, EFFECTIVE
DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND
HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

BOUNDARY NOTE:
THIS PLAT RESUBDIVIDES EXISTING TAX PARCEL #446-0124 BEING
ORIGINAL TRACT 4B (2.769 ACRES) AND CREATES HEREON TRACT 4B-1
(0.559 ACRE) AND TRACT 4B-2 (2.210 ACRES).

APPROVED:

John Thomas Traylor 01.07.99
AGENT - CITY OF ROANOKE PLANNING COMMISSION DATE

Charles M. Huffie 1-7-99
CITY ENGINEER - CITY OF ROANOKE DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 1:55
O'CLOCK P.M. ON THIS 8TH DAY OF JANUARY, 1999.

TESTE:

ARTHUR B. CURSH, III,
CLERK

BY: Paul Chel
DEPUTY CLERK

CLOSED BY LRD

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

LEGEND:
M.B.L.=MINIMUM BUILDING LINE
OHW=OVERHEAD WIRES
UP=UTILITY POLE
S=STOOP

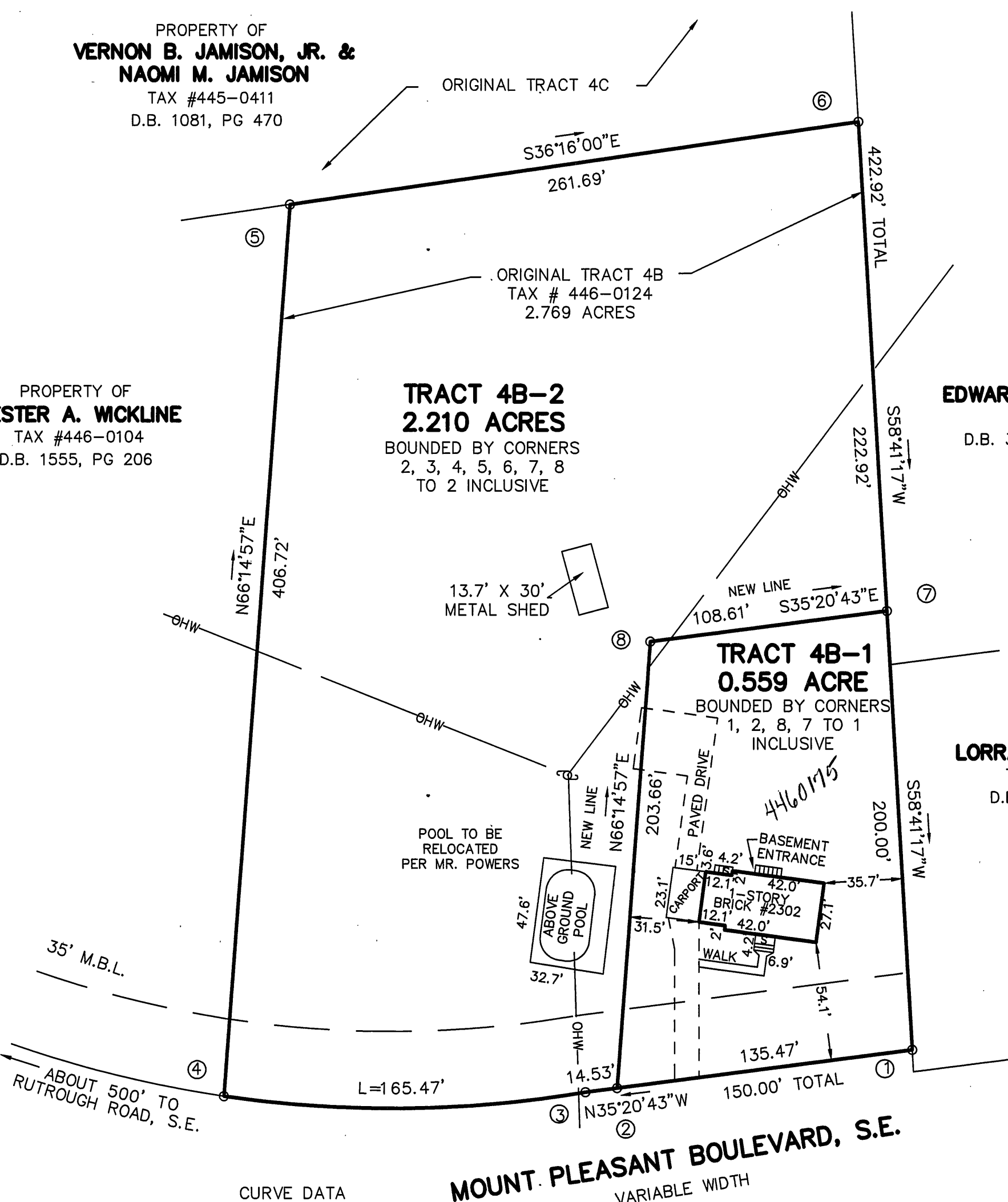
PROPERTY OF
**VERNON B. JAMISON, JR. &
NAOMI M. JAMISON**
TAX #445-0411
D.B. 1081, PG 470

PROPERTY OF
CHESTER A. WICKLINE
TAX #446-0104
D.B. 1555, PG 206

**TRACT 4B-2
2.210 ACRES**
BOUNDED BY CORNERS
2, 3, 4, 5, 6, 7, 8
TO 2 INCLUSIVE

PROPERTY OF
EDWARD W. STATES et ux
TAX #446-0105
D.B. 340, PG 505 (RKE CO)

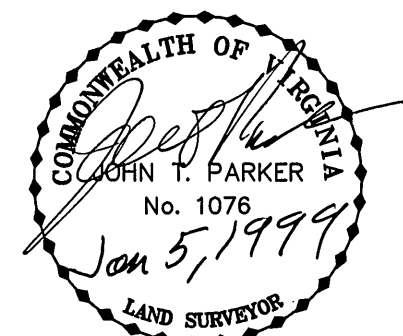
PROPERTY OF
LORRAINE S. CARTER
TAX #446-0126
D.B. 1448, PG 543



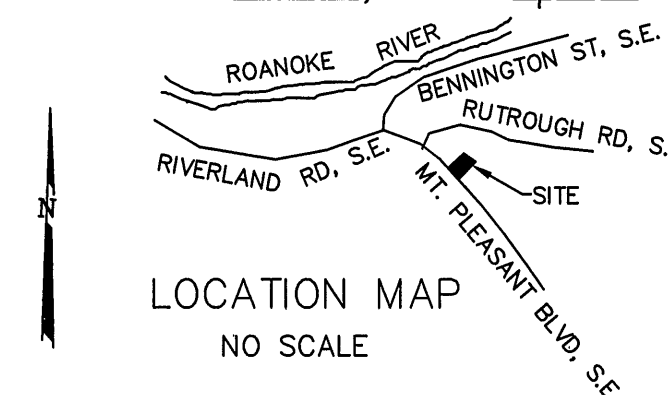
CURVE DATA
 $\Delta = 17^{\circ}59'48''$
 $R = 526.80'$
 $L = 165.47'$
 $T = 83.42'$
 $N28^{\circ}38'07''W$
 $CH. 164.79'$

50' 25' 0' 50' 100'
1" = 50'
GRAPHIC SCALE

THIS RESUBDIVISION IS PLATTED
FROM RECORDS. ALAN L. &
BARBARA A. POWERS ARE THE OWNERS
OF RECORD, SEE D.B. 1561, PG. 1282



M.B. 1, PG. 1907



COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	5110.50	4921.63
3	5122.35	4913.22
4	5266.99	4834.25
5	5430.80	5206.52
6	5219.80	5361.33
7	5103.94	5170.87
1	5000.00	5000.00

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.

RESUBDIVISION AND PLAT FROM RECORDS FOR

ALAN L. & BARBARA A. POWERS

SHOWING DIVISION OF TRACT 4B (2.769 ACRES)
ALMA B. SMITH SUBDIVISION
M.B. 1, PB. 397
CREATING HEREON TRACT 4B-1 (0.559 ACRE) &
TRACT 4B-2 (2.210 ACRES)
SITUATE ON MOUNT PLEASANT BOULEVARD, S.E.
ROANOKE, VIRGINIA

TAX # 446-0124
CALC: LRD
DRAWN: Z-LRD-1

SCALE: 1" = 50'
DATE: JANUARY 5, 1999
W.O. 98-1801



T.P. PARKER & SON
818 Boulevard
Post Office Box 39
Salem, Virginia 24153
540-387-1153

M.B. 1, PG. 1907