

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CHARLES A. CRABTREE AND RUTH T. CRABTREE, HIS WIFE, HEREIN SOMETIMES DESIGNATED "OWNERS", ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREBY, SUBDIVIDED INTO LOTS AS SHOWN HEREBY, WHICH COMPRISES ALL OF THE LAND WHICH WAS CONVEYED TO CHARLES A. CRABTREE AND RUTH T. CRABTREE, HIS WIFE, BY FRANCES M. SIMMONS, BY DEED DATED MARCH 25, 1937, AND RECORDED IN DEED BOOK 571, PAGE 39, IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED MAR. 25, 1937, CHARLES A. CRABTREE AND RUTH T. CRABTREE TO EDWARD H. RICHARDSON TRUSTEE, OF RECORD IN DEED BOOK 571, PAGE 31 IN THE AFORESAID CLERK'S OFFICE WHICH SECURES THE PAYMENT OF A CERTAIN DEBT TO THE FARMERS NATIONAL BANK OF SALEM, SOMETIMES DESIGNATED "BENEFICIARY".

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE AFORESAID PARCEL OF LAND AS SHOWN HEREBY ENTIRELY OF THEIR OWN FREE WILL AND RECORD, PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.779 THROUGH 15.796.3 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER 21 "LAND SUBDIVISION REGULATIONS", AS AMENDED TO DATE, OF THE GENERAL ORDINANCES OF THE TOWN OF SALEM. THE SAID OWNERS, WITH THE CONSENT OF THE UNDERSIGNED TRUSTEE AND BENEFICIARY DO BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE INFER SIMPLY TO THE TOWN OF SALEM, ALL OF THE LAND ENCOMPASSED WITHIN THE AREA BOUNDED BY OUTSIDE CORNERS 1, A, B, C, TO 1. SAID OWNERS STILL FURTHER CERTIFY THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT THEY DO RELEASE THE TOWN OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, SUCCESSORS OR ASSIGNS MAY HAVE OR ACQUIRE AGAINST THE TOWN OF SALEM BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS IN AND ABUTTING SAID SUBDIVISION AND BY REASON OF DOING THE NECESSARY GRADING AND FILLING FOR THE PURPOSE OF PLACING SAID STREET UPON PROPER GRADE, AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID TOWN, AND THE SAID TOWN SHALL NOT BE REQUIRED TO BUILD ANY RETAINING WALL OR WALLS ALONG SAID STREET OR PROPERTY LINES.

WITNESS THE FOLLOWING SIGNATURES AND THE SIGNATURE AND SEAL OF THE FARMERS NATIONAL BANK OF SALEM DULY AFFIXED AND ATTESTED BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED THIS THE 18 DAY OF July, 1957.

Charles A. Crabtree (REAL)
OWNER

Ruth T. Crabtree (REAL)
OWNER

Edward H. Richardson (REAL)
TRUSTEE

ATTEST:

W. H. Brown
CATHIER

THE FARMERS NATIONAL BANK
OF SALEM

W. H. Brown
PRESIDENT

STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE

I, Hortense E. Hunton, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT CHARLES A. CRABTREE AND RUTH T. CRABTREE, HIS WIFE, AND EDWARD H. RICHARDSON, TRUSTEE, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED THE 18 DAY OF July, 1957, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF July, 1957.

MY COMMISSION EXPIRES:
April 6, 1958

Hortense E. Hunton
NOTARY PUBLIC

STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE

I, Hortense E. Hunton, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT C. E. WEBBER AND W. L. BROWN, PRESIDENT AND CATHIER, RESPECTIVELY, OF THE FARMERS NATIONAL BANK OF SALEM, WHOSE NAMES AS SUCH ARE JOINED TO THE FOREGOING WRITING DATED THE 18th DAY OF July, 1957, HAVE PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF July, 1957.

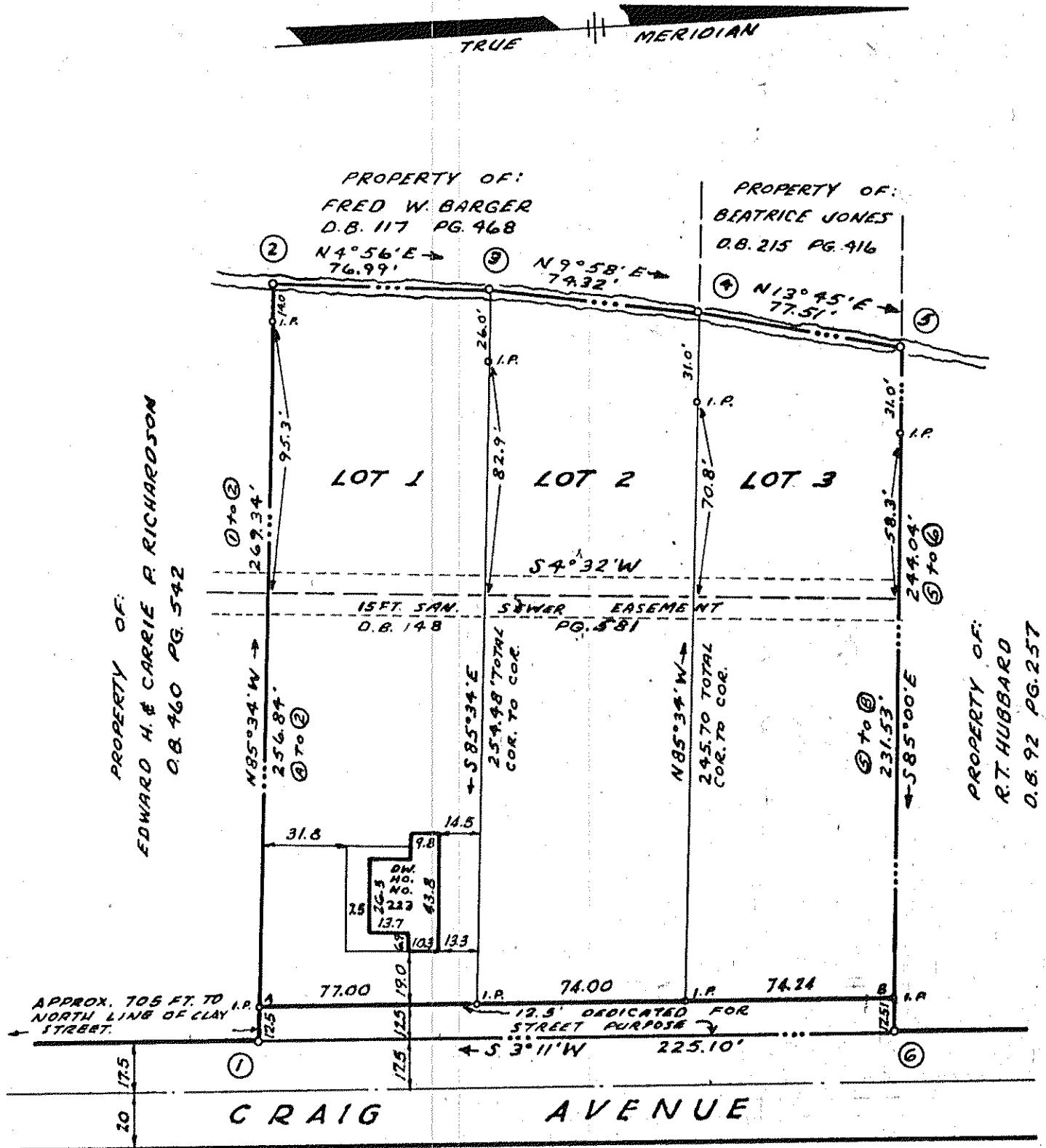
MY COMMISSION EXPIRES:
April 6, 1958

Hortense E. Hunton
NOTARY PUBLIC

BOUNDARY		DATA				
COR.	BEARING	DIST.	N	E	S	W
1-2	N 85° 34' W	269.33	20.82			268.53
2-3	N 4° 56' E	76.99	76.70	6.62		
3-4	N 19° 58' E	74.32	73.20	12.86		
4-5	N 13° 45' E	77.51	75.29	18.42		
5-6	S 85° 30' E	244.04		21.27	243.11	
6-1	S 3° 11' W	225.10		224.75		12.50
TOTALS		967.30	246.01	246.02	281.01	18.23

ACREAGE IN BOUNDARY = 1.354 AC.

NOTE: IRON PINS PLACED AT ALL LOT CORNERS.



APPROVED:
W. H. Brown
CLERK, SECRETARY TOWN OF SALEM PLANN. COMM.

F. A. Spiggle
TOWN ENGINEER

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED, ADMITTED TO RECORD AT 4:10 O'CLOCK P. M., ON THIS 14 DAY OF July, 1957.

TESTE:
Roy A. Brown
CLERK



PLAT
of
SUBDIVISION
OF PROPERTY OF
CHARLES A. & RUTH T. CRABTREE
ON WEST SIDE OF CRAIG AVE. NORTH OF CLAY ST.
TOWN OF SALEM

ROANOKE CO.

VIRGINIA

DATE - JULY 12, 1957.

SCALE - 1"=50'