



KNOW ALL MEN BY THESE PRESENT TO WIT: THAT POFF CONSTRUCTION, INC. IS THE FEES SIMPLE OWNER OF THE LAND TO BE SUBDIVIDED SHOWN HEREON BOUNDED BY CORNERS 1 THRU 18 TO 1 INCLUSIVE AND IS THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 37 PAGE 222 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VA.

THE PLATTING AS SHOWN HEREON IS WITH THE FREE WILL AND CONSENT AND IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND IS IN COMPLIANCE WITH SECTIONS 15.1-427 AND 15.1-503 CODE OF VIRGINIA AS AMENDED TO DATE AND IN COMPLIANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF SALEM, VIRGINIA, AS AMENDED TO DATE.

WITNESS THE FOLLOWING SIGNATURES AND SEAL ON THIS 20<sup>th</sup> DAY OF August, 1987.

N. Thomas Poff  
POFF CONSTRUCTION, INC.  
N. THOMAS POFF, PRESIDENT

John D. Hatt 10-23-87  
ENGINEER, CITY OF SALEM DATE

Forest L. Jones 10-23-87  
SECRETARY, CITY OF SALEM PLANNING COMMISSION DATE

STATE OF VIRGINIA

City of SALEM  
I, John C. Ward NOTARY PUBLIC IN  
AND FOR THE AFORESAID City  
AND STATE, DO HEREBY CERTIFY THAT John C. Ward WHOSE NAME IS SIGNED  
TO THE FOREGOING WRITING DATED 8-20-87  
HAVE PERSONALLY APPEARED BEFORE  
ME AND ACKNOWLEDGED THE SAME ON THIS 20<sup>th</sup>  
DAY OF August 1987.  
MY COMMISSION EXPIRES December 2, 1990

John C. Ward  
NOTARY PUBLIC

IN THE CLERKS OFFICE OF THE CIRCUIT COURT  
OF THE CITY OF SALEM, VIRGINIA, THIS MAP  
WAS PRESENTED ON THIS 20<sup>th</sup> DAY OF  
August, 1987, AND WITH THE CERTIFICATES  
OF DEDICATION AND ACKNOWLEDGMENTS THERETO  
ATTACHED TO RECORD AT 10:30 O'CLOCK A.M.

TESTEE: Shirley Hinkley, Clerk  
CLERK

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE CITY COUNCIL OF SALEM, VIRGINIA ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

SUBDIVISION PLAT OF  
SECTION 1

**OLDE SALEM ESTATES**

SUBDIVISION  
SITUATED NEAR THE CORNER OF INTERSECTION  
KAREN DRIVE AND DEBRA LANE  
CITY OF SALEM, VIRGINIA  
DATE MAY 27, 1987  
JOB NUMBER 763

## OLDE SALEM ESTATES

SITUATED NEAR THE CORNER OF INTERSECTION  
KAREN DRIVE AND DEBRA LANE  
CITY OF SALEM, VIRGINIA  
DATE MAY 27, 1987  
JOB NUMBER 763

LEGENDS

— SURVEYED PROPERTY LINE  
— DEED LINE  
○ FOUND IRON  
● SET IRON REBAR

PHASE 1 CORNERS 1-18-1  
CONTAIN 13.481 AC.

## NOTES

1. **LEGAL REFERENCE:**  
DEED BOOK 37 PAGE 222
2. **TAX NO.:** 242-1-1
3. **PROPERTY NOT IN ANY HUD  
FLOOD HAZARD ZONE.**
4. **IRON REBARS SET AT ALL  
CORNERS.**

SCALE: 1" = 100'

0 50 100 200

CURVE	DELTA	RADIUS	ARC	TAN.	CHORD	BEARING
"A"	9°11'57"	625.00'	100.53'	50.28'	100.24'	S 21°02'27" W
"A1"	7°37'22"	625.00'	83.15'	41.64'	83.09'	N 19°39'21" E
"A2"	2°10'25"	625.00'	23.71'	11.86'	23.71'	S 24°33'14" W
"B"	0°35'49"	625.00'	6.51'	3.26'	6.51'	S 16°08'34" W
"C"	91°14'04"	25.00'	39.81'	25.54'	35.73'	S 61°27'42" W
"D"	88°45'56"	25.00'	38.73'	24.47'	34.97'	N 28°32'18" W
"E"	13°09'33"	775.00'	177.99'	89.39'	177.60'	S 22°25'26" W
"E1"	6°04'24"	775.00'	82.15'	41.11'	82.11'	N 18°52'52" E
"E2"	7°05'09"	775.00'	95.85'	47.98'	95.78'	S 25°27'38" W
"F"	88°45'56"	25.00'	38.73'	24.47'	34.97'	N 28°32'18" W
"G"	7°37'22"	575.00'	76.50'	38.31'	76.44'	N 19°39'21" E
"H"	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 60°50'40" W
"I"	0°29'46"	825.00'	7.14'	3.57'	7.14'	N 16°05'33" E
"J"	90°29'46"	25.00'	39.49'	25.22'	35.51'	N 28°54'27" W
"K"	48°11'23"	25.00'	21.03'	11.18'	20.41'	S 81°44'59" W
"L"	276°22'46"	50.00'	241.19'	44.72'	66.67'	N 15°50'40" E
"L1"	59°19'00"	50.00'	51.76'	28.47'	49.48'	N 92°41'13" W
"L2"	107°13'43"	50.00'	93.51'	67.85'	80.50'	S 9°24'52" E
"L3"	58°44'55"	50.00'	51.27'	28.14'	49.05'	S 73°34'27" W
"L4"	51°05'08"	50.00'	44.51'	23.89'	43.12'	N 51°30'31" W
"M"	48°11'23"	25.00'	21.03'	11.18'	20.41'	N 50°03'38" W
"N"	84°44'38"	25.00'	36.10'	22.02'	33.05'	S 64°28'21" W
"P"	8°40'52"	825.00'	125.00'	62.62'	124.88'	S 27°26'28" W
"P1"	5°54'11"	825.00'	85.00'	42.54'	84.96'	N 26°03'08" E
"P2"	2°46'41"	825.00'	40.00'	20.00'	40.00'	S 30°23'33" W

REMAINING PROPERTY  
POFF CONSTRUCTION C.

# FUTURE DEVELOPMENT

15' SCREEN-  
BUFFER

BLOCK 3  
MAP OF  
SHAMROCK  
P.B.I. PG.17

N 19° 28' 40" E  
87 35' —

EXIST 20°  
666

10.00' E

8

1

222 20°

—

1 4 1  
BEN HILLS 5

SHEET 20