

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT G. L. MATTERN AND RUBY M. MATTERN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 13 TO 1 INCLUSIVE AND "A" THROUGH "K" TO "A" INCLUSIVE, WHICH LAND COMPRISSES A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 7, PAGE 260.

THE SAID OWNERS HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE, ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION, AND FURTHER DEDICATES TO THE CITY OF SALEM CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND SAID OWNERS FURTHER CERTIFY THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA, AND SECTION 8A OF THE CITY OF SALEM SOIL EROSION & SEDIMENT ORDINANCE.

THE SAID OWNERS FURTHER CERTIFY THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA, ON THEIR OWN BEHALF AND FOR AND ON ACCOUNT OF THEIR SUCCESSORS AND ASSIGNS SPECIFICALLY RELEASES THE CITY OF SALEM, VIRGINIA, FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST SAID CITY BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID CITY AND SAID CITY OF SALEM, VIRGINIA, SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 30<sup>th</sup> DAY OF August, 1995.

BY: G. L. Mattern  
G. L. MATTERN, OWNER

BY: Ruby M. Mattern  
RUBY M. MATTERN, OWNER

STATE OF VIRGINIA  
County of Roanoke

I, Sara V. Pilkman, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT G. L. MATTERN AND RUBY M. MATTERN, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED August 16, 1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 30, 1995.

MY COMMISSION EXPIRES January 31, 1999

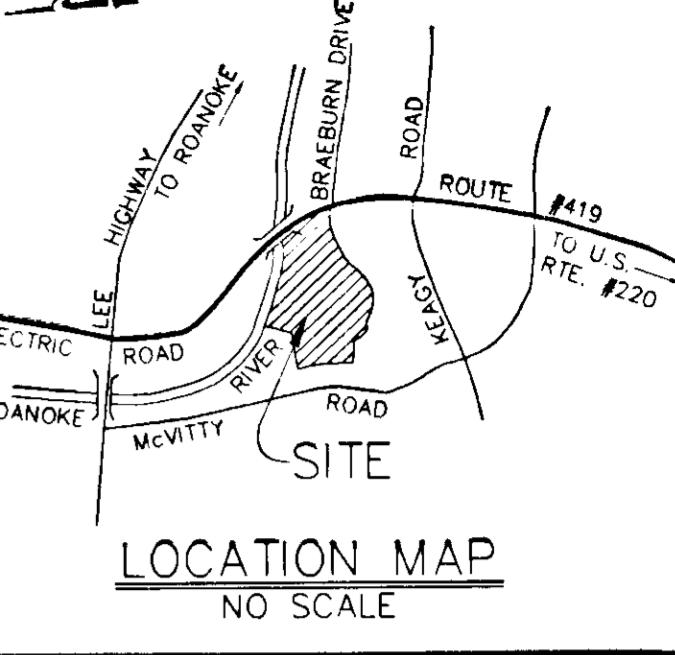
Sara V. Pilkman  
NOTARY PUBLIC

## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #51151C0043 D FOR ROANOKE COUNTY, VIRGINIA, DATED OCTOBER 15, 1993.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5885.833	4961.891
2	6998.397	5017.375
3	6901.258	5456.753
4	6711.659	5648.570
5	6226.637	5906.105
6	6187.615	5871.874
7	6193.747	5759.267
8	6194.694	5669.004
9	6171.552	5498.584
10	6015.047	5265.302
11	5922.225	5176.088
12	5917.153	5179.293
13	5876.163	5003.347
1	5885.833	4961.891
A	5843.113	4959.760
B	5883.344	5200.669
C	5879.966	5202.803
D	5882.399	5206.994
E	5871.292	5237.123
F	5861.592	5239.972
G	5602.410	5110.890
H	5489.036	4976.723
J	5491.558	4972.405
K	5489.911	4942.160
A	5843.113	4959.760

TOTAL AREA = 16.78 AC.



## APPROVED:

Forest S. Jones  
EXECUTIVE SECRETARY, CITY OF SALEM  
PLANNING COMMISSION

9/25/95

John D. Abbott  
CITY ENGINEER, CITY OF SALEM

9/25/95

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON SEPTEMBER 27, 1995, AT 10:55 O'CLOCK A.M.

TESTEE: CHANCE CRAWFORD

Debra A. Taylor  
DEPUTY CLERK

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CH. BEARING
A	103°43'01"	33.00'	59.74'	42.03'	51.91'	S 41°15'29" W
B	16°39'47"	311.48'	90.59'	45.62'	90.27'	N 89°23'54" W
C	52°14'50"	319.00'	290.89'	156.44'	280.92'	N 56°08'35" W
D	27°41'26"	269.00'	130.01'	66.30'	128.74'	S 43°51'53" W
E	7°18'08"	269.00'	34.28'	17.16'	34.26'	S 33°40'14" W
F	19°57'18"	269.00'	93.69'	47.32'	93.21'	S 47°17'56" W
G	38°21'06"	275.00'	184.08'	95.64'	180.66'	S 76°53'09" W
H	14°08'03"	173.00'	42.68'	21.45'	42.57'	N 76°52'16" W
J	90°40'42"	25.00'	39.57'	25.30'	35.56'	N 82°39'39" E
K	19°06'23"	275.00'	91.70'	46.28'	91.28'	N 61°33'11" W
L	136°06'23"	125.00'	296.94'	310.21'	231.88'	N 03°03'12" W
M	51°19'04"	25.00'	22.39'	12.01'	21.65'	N 89°20'28" W
N	282°38'08"	55.00'	271.31'	--	68.75'	S 25°00'00" E
P	258°47'55"	55.00'	248.43'	66.96'	85.00'	N 13°04'54" W
Q	23°50'13"	55.00'	22.88'	11.61'	22.72'	S 25°36'02" W
R	51°19'04"	25.00'	22.39'	12.01'	21.65'	N 39°20'28" E
S	136°06'23"	175.00'	415.71'	434.30'	324.64'	S 03°03'11" E
T	18°00'14"	225.00'	70.70'	35.64'	70.41'	S 62°06'16" E
U	71°36'20"	25.00'	31.24'	18.03'	29.25'	S 17°17'59" E
V	45°37'18"	315.00'	250.82'	132.48'	244.24'	N 80°31'09" E
W	106°47'35"	20.00'	37.28'	26.93'	32.11'	S 69°45'48" E
X	85°41'00"	212.91'	318.40'	197.44'	289.55'	S 26°28'30" W
Y	39°01'50"	262.91'	179.10'	93.18'	175.65'	S 49°48'05" W
Z	34°43'56"	919.93'	557.65'	287.69'	549.15'	S 27°58'02" E
AA	00°26'01"	269.00'	2.04'	1.02'	2.04'	S 57°29'36" E



PLAT SHOWING  
TRACT 2 (1.72 AC.)  
AND RESUBDIVISION OF  
TRACT 4 PARCEL F (P.B. 3, PG. 86 & 87)

CREATING  
NEW TRACT 4 PARCEL F-1 (1.775 AC.)  
NEW TRACT 4 PARCEL F-2 (2.222 AC.)  
NEW TRACT 4 PARCEL F-3 (10.139 AC.)  
AND  
DEDICATION OF RIDGEWOOD DRIVE (0.924 AC.)

PROPERTY OF  
G.L. MATTERN AND RUBY M. MATTERN

SITUATED AT INTERSECTION OF  
ELECTRIC ROAD AND BRAEBURN DRIVE  
SALEM, VIRGINIA

SCALE: 1" = 100' DATE: 16 AUGUST 1995  
LUMSDEN ASSOCIATES, P.C.  
ENGINEERS - SURVEYORS - PLANNERS  
ROANOKE, VIRGINIA

COMM. #93-481  
SHEET 1 of 2

