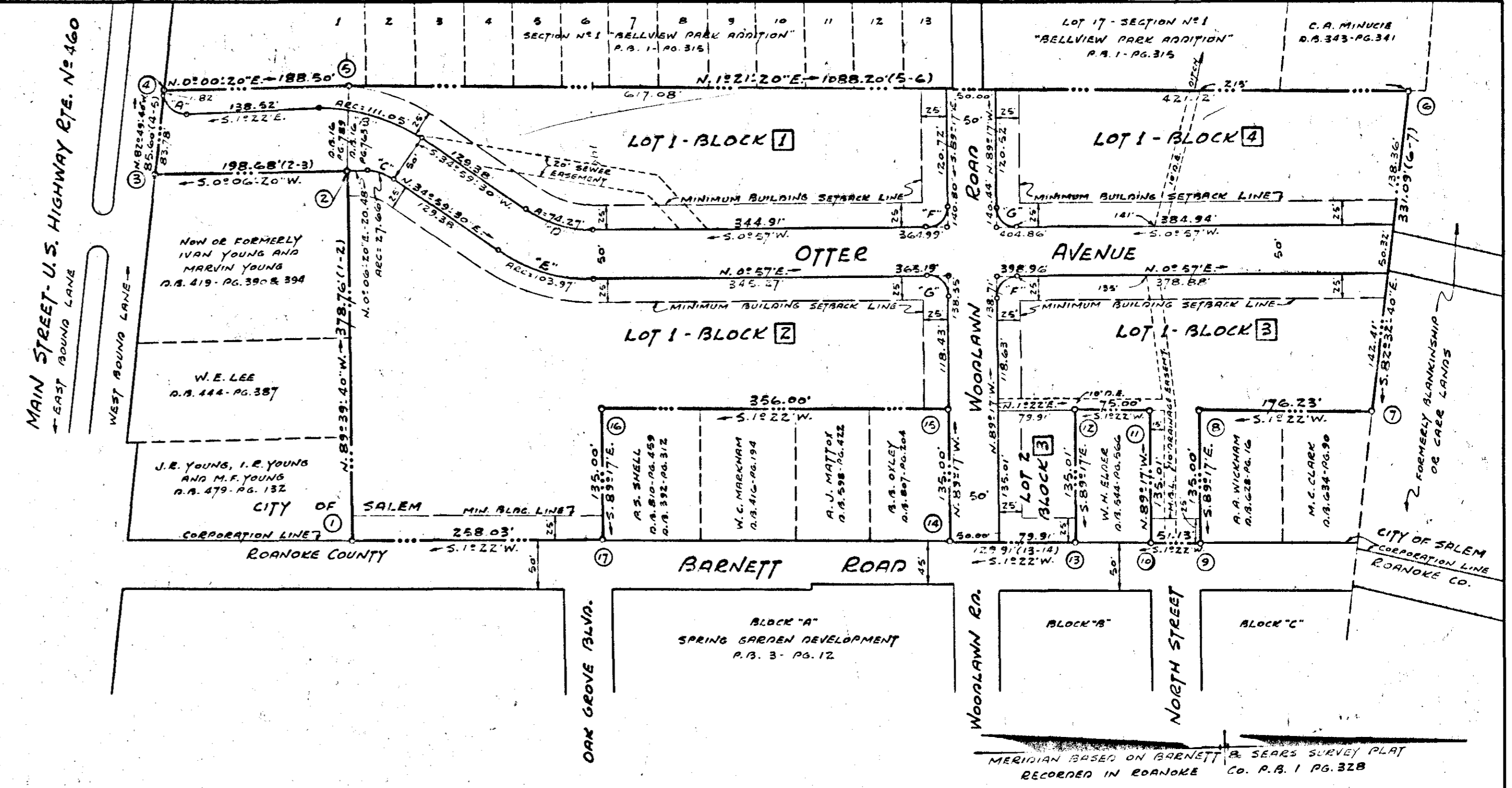


BOUNDARY LINE CALCULATIONS						
CORS.	BEARING	DIST.	N.	S.	E.	W.
1-2	N. 89° 39' 40" W.	378.76	2.24			378.76
2-3	S. 0° 06' 20" W.	198.68		198.68		0.37
3-4	N. 82° 49' 40" W.	85.60	10.69			84.99
4-5	N. 0° 00' 20" E.	188.50		188.50		0.02
5-6	N. 1° 21' 20" E.	1088.20	1087.90			25.74
6-7	S. 82° 32' 40" E.	351.09		42.96	328.29	
7-8	S. 1° 22' W.	176.23		176.18		4.20
8-9	S. 89° 17' E.	135.01		1.69	134.99	
9-10	S. 1° 22' W.	51.13		51.12		1.22
10-11	N. 89° 17' W.	135.01	1.69			135.00
11-12	S. 1° 22' W.	75.00		74.98		1.79
12-13	S. 89° 17' E.	135.01		1.69	135.00	
13-14	S. 1° 22' W.	129.91		129.87		3.10
14-15	N. 89° 17' W.	135.00	1.69			134.99
15-16	S. 1° 22' W.	356.00		355.90		8.49
16-17	S. 89° 17' E.	135.00		1.69	134.99	
17-1	S. 1° 22' W.	258.03		257.96		6.15
TOTALS			1292.71	1292.72	759.03	759.99

CURVE DATA				CHORD		
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING	DIST.
A	98° 32' 20"	20.00	23.23	34.40	S. 47° 54' 10" W.	30.31
B	36° 21' 30"	175.00	57.47	111.05	S. 16° 48' 45" W.	109.20
C	34° 53' 10"	45.43	14.27	27.66	N. 17° 32' 55" E.	27.24
D	34° 02' 30"	125.00	38.27	74.27	S. 17° 58' 15" W.	73.18
E	90° 14'	20.00	20.00	31.50	S. 44° 10' E.	28.34
G	89° 46'	20.00	19.92	31.33	N. 45° 50' E.	28.23

TOTAL AREA IN BOUNDARY = 9.807 ACRES



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ELBERT H. WALDRON AND HORACE G. FRALIN, TRADING AS OAK PARK APARTMENTS, ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON SUBDIVIDED, KNOWN AS "OAK PARK", BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THRU 17 TO 1, INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNERS BY DEED FROM FEED P. BULLINGTON, DATED MAY 12, 1971, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, IN DEED BOOK 16, PAGE 763, AND BY DEED FROM WILLIAM D. LAYMAN ET AL, DATED JUNE 3, 1971, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 16, PAGE 789.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THE AFORESAID PARCEL OF LAND AS SHOWN HEREON IS ENTIRELY WITH THE FREE WILL AND CONSENT OF THE SAID OWNERS PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THRU 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE LAND SUBDIVISION REGULATIONS, AS AMENDED TO DATE, OF THE GENERAL ORDINANCES OF THE CITY OF SALEM. THE SAID OWNERS DO BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE CITY OF SALEM ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

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

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 23rd DAY OF MARCH, 1971.

Elbert H. Waldron (SEAL)
OWNER

Horace G. Fralin (SEAL)
OWNER

STATE OF VIRGINIA } TO WIT:
CITY OF SALEM }
Robert S. Brooks, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ELBERT H. WALDRON AND HORACE G. FRALIN, TRADING AS OAK PARK APARTMENTS, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED 3/23/71, 1971, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 3/23/71.

Jan 16 1973
BY COMMISSION EXPIRES

Robert S. Brooks
NOTARY PUBLIC

MARCH 2, 1971
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

David Dick
CERTIFIED CIVIL ENGINEER & SURVEYOR

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT IS PRESENTED ON 3/23/71, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THEREO ANNEXED IS ADMITTED TO RECORD AT 12 O'CLOCK P.M.

BY: _____

APPROVED:-
William Taylor, Jr. DATE: 6-9-71
EXECUTIVE SECRETARY-CITY OF SALEM PLANNING COMMISSION

F.A. Spangle DATE: 6-9-71
CITY ENGINEER SALEM, VIRGINIA

PLAT of OAK PARK
PROPERTY OF ELBERT H. WALDRON & HORACE G. FRALIN PARTNERS, TRADING AS OAK PARK APARTMENTS SALEM, VIRGINIA
BY: DAVID DICK AND HARRY A. WALL CIVIL ENGINEERS AND SURVEYORS
DATE: MARCH 2, 1971 SCALE: 1"=100'

NOTE:
D.E. - DRAINAGE EASEMENT
EASEMENTS FOR ELECTRIC AND TELEPHONE LINES ARE HEREBY DEDICATED WHEREVER NECESSARY TO SERVE THE LOTS IN THIS SUBDIVISION AS HEREAFTER LOCATED.

