

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JAMES EDWARD GORDON AND RUTH D. GORDON, HIS WIFE, ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4, INCLUSIVE WHICH SAID LAND IS AN EASTERLY PORTION OF THAT TRACT OF LAND CONVEYED TO SAID OWNERS BY DEED FROM M. S. STUART, HEIR, DATED JUNE 23, 1958 AND RECORDED IN DEED BOOK 597, p. 469 AND ALSO ALL OF THAT TRACT OF LAND CONVEYED TO SAID OWNERS BY DEED FROM THE TRUSTEES OF WEST SALEM BAPTIST CHURCH DATED MAY 21, 1965 AND RECORDED IN DEED BOOK 774, p. 234 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT FOR THE COUNTY OF ROANOKE, VIRGINIA.

THE SAID OWNERS HEREBY DEDICATES TO THE CITY OF SALEM IN FEE SIMPLE THE STREET WIDENING AS SHOWN HEREON AND FURTHER DEDICATES TO THE CITY OF SALEM, CERTAIN EASEMENTS FOR PUBLIC UTILITIES AS SHOWN AND NOTED HEREON, AND SAID OWNERS FURTHER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD, PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 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 TWENTY-SIX "LAND SUBDIVISION REGULATIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCES OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNERS FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA, THEY DO HEREBY RELEASE SAID CITY OF SALEM, VIRGINIA FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST SAID CITY OF SALEM, VIRGINIA BY REASON OF ESTABLISHING PROPER GRADE LINES ON AN 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 OF SALEM, VIRGINIA 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 15<sup>th</sup> DAY OF February 1971.

James Edward Gordon JAMES EDWARD GORDON, OWNER  
Ruth D. Gordon RUTH D. GORDON, OWNER

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA THIS MAP IS PRESENTED ON \_\_\_\_\_, 1971, AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

TESTE \_\_\_\_\_ CLERK  
 BY \_\_\_\_\_ DEPUTY CLERK

CITY OF SALEM  
 STATE OF VIRGINIA

I Rita Millikan, A NOTARY PUBLIC IN AND FOR AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT JAMES EDWARD GORDON AND RUTH D. GORDON, HIS WIFE WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED January 6<sup>th</sup>, 1971, HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME ON THIS 15<sup>th</sup> DAY OF February 1971

MY COMMISSION EXPIRES:

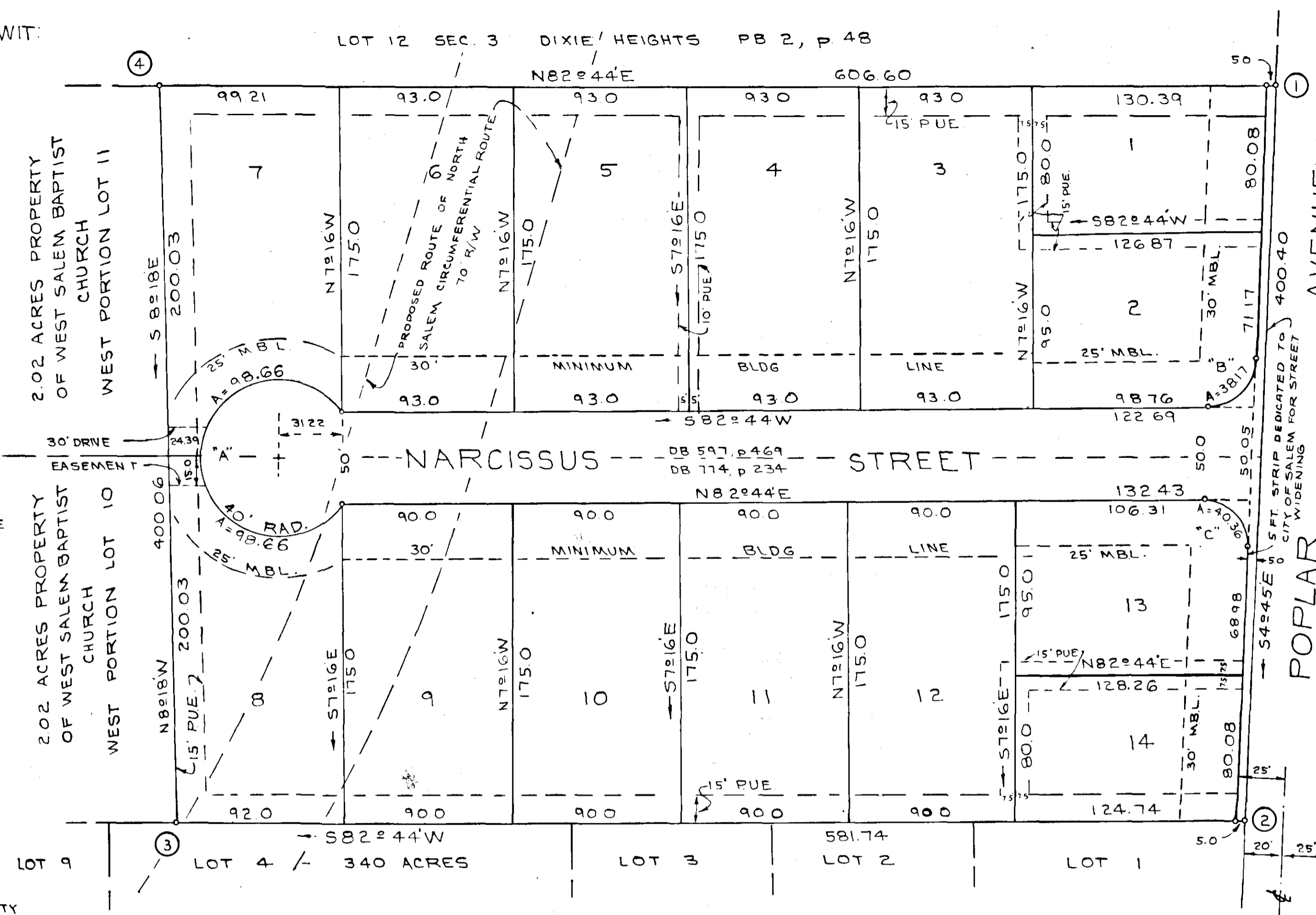
August 19, 1973

Rita Millikan  
 NOTARY PUBLIC

JANUARY 5, 1971

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

John T. Parker  
 CERTIFIED LAND SURVEYOR



APPROVED  
William J. Taylor, Jr. 4-9-71  
 EXEC. SECY. CITY OF SALEM PLANNING COMMISSION DATE

F. A. Sigler 4-8-71  
 CITY ENGINEER CITY OF SALEM DATE

MAP OF SUBDIVISION OF PROPERTY OF  
JAMES EDWARD & RUTH D. GORDON  
 BEING A RESUBDIVISION OF THE EASTERLY  
 PORTION OF LOTS 10 & 11, SECTION 3

DIXIE HEIGHTS

SALEM, VIRGINIA

SCALE: 1" = 50'

JANUARY 6, 1971

T. P. PARKER & SON  
 ENGINEERS & SURVEYORS

| BOUNDARY DATA |          |          |        |        |        |        |
|---------------|----------|----------|--------|--------|--------|--------|
| CORNERS       | BEARING  | DISTANCE | NORTH  | SOUTH  | EAST   | WEST   |
| 1-2           | S42°45'E | 400.40   |        | 399.02 | 33.16  |        |
| 2-3           | S82°44'W | 581.74   |        | 13.58  |        | 577.07 |
| 3-4           | N8°18'W  | 400.08   | 395.87 |        |        | 57.15  |
| 4-1           | N82°44'E | 606.60   | 76.13  |        | 601.73 |        |
|               | TOTAL    |          | 472.60 | 472.60 | 634.89 | 634.82 |

| CURVE DATA |       |         |         |        |        |                |
|------------|-------|---------|---------|--------|--------|----------------|
| CURVE      | LOT   | ANGLE   | TANGENT | RADIUS | ARC    | CHORD          |
| A          | WHOLE | 282°38' | -       | 40.0   | 197.32 | N7°16'W 50.0   |
| A          | 7     | 141°19' | 113.96  | 40.0   | 98.66  | S44°03'W 75.48 |
| A          | 8     | 141°19' | 113.96  | 40.0   | 98.66  | S58°35'E 75.48 |
| B          | 2     | 87°29'  | 23.93   | 25.0   | 38.17  | N39°00'E 34.57 |
| C          | 13    | 92°31'  | 26.12   | 25.0   | 40.36  | S51°00'E 36.12 |