

KNOW ALL MEN BY THESE PRESENTS, TO WIT:  
 THAT MORRIS A. ELAM & DORIS R. ELAM ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 6, INCLUSIVE, WHICH SAID LAND IS ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED APRIL 11, 1968 FROM RICHARD Q. HITE AND RECORDED IN DEED BOOK 1, PAGE 558, AND ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED DATED APRIL 30, 1968 FROM DENNIS M. MORGAN AND RECORDED IN DEED BOOK 1, PAGE 661 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF SALEM, VA., SUBDIVIDED INTO LOTS AS SHOWN HEREON AND KNOWN AS SECTION NO. 2, PINE GROVE; AND THAT SAID LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-179 THROUGH 15-194.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER TWO "LAND SUBDIVISION REGULATIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCES OF THE CITY OF SALEM, VA.

THE SAID OWNERS, AS IS EVIDENCED BY THEIR SIGNING THIS PLAT, HEREBY DEDICATE TO THE CITY OF SALEM, VA. IN FEE SIMPLE, THE STREETS AS SHOWN HEREON AND FURTHER DEDICATE TO THE CITY OF SALEM, VA., CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND SANITARY SEWER PURPOSES AS SHOWN AND NOTED HEREON.

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, VA., THEY DO HEREBY RELEASE SAID CITY OF SALEM, VA. 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, VA. 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 OF SALEM, VA. AND SAID CITY OF SALEM, VA. 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 8<sup>TH</sup> DAY OF JULY, 1968.

*Morris A. Elam*  
 MORRIS A. ELAM  
*Doris R. Elam*  
 DORIS R. ELAM

CITY OF SALEM, VA. TO WIT:  
 STATE OF VIRGINIA  
 I, *Barbara R. Webb*, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE, DO HEREBY CERTIFY THAT MORRIS A. ELAM & DORIS R. ELAM, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATED July 8<sup>th</sup>, 1968, HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND CITY AND ACKNOWLEDGED THE SAME ON THIS 8<sup>th</sup> DAY OF July, 1968.

MY COMMISSION EXPIRES: June 4, 1971  
*Barbara R. Webb*  
 NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VA. THIS MAP IS PRESENTED ON July 1, 1969 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERE TO ANNEXED IS ADMITTED TO RECORD AT 10 O'CLOCK P.M.

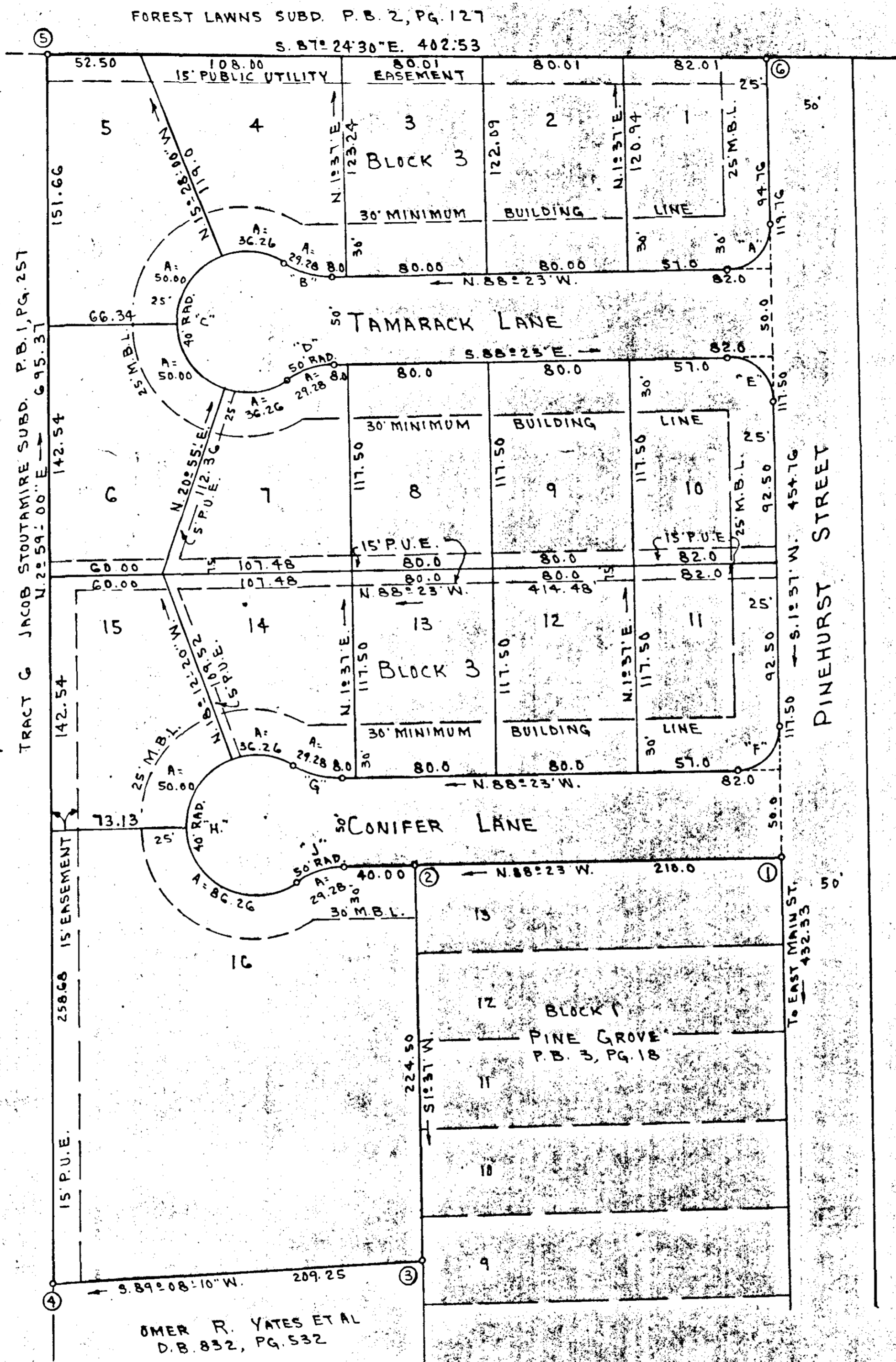
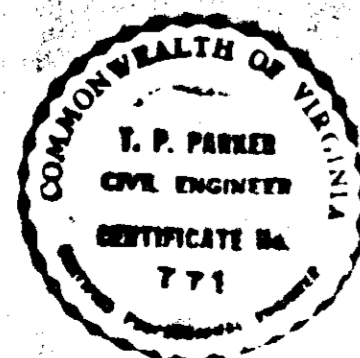
TESTE: \_\_\_\_\_  
 CLERK

APPROVED: *William Taylor Jr.*  
 EXEC. SECY. CITY OF SALEM PLANNING COMM. DATE 7-16-68

*F. A. Shiggle*  
 CITY ENGINEER - CITY OF SALEM, VA. DATE 7-16-68

JULY 1, 1968  
 I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

*T. P. Parker*  
 STATE CERT. ENGR. & SURVEYOR



LEGEND  
 P.U.E. DENOTES PUBLIC UTILITY EASEMENTS  
 M.B.L. DENOTES MINIMUM BUILDING LINE  
 S.E. DENOTES SANITARY SEWER EASEMENT

REVISED  
 MAP OF  
 SECTION 2  
**PINE GROVE**  
 PROPERTY OF  
**MORRIS A. & DORIS R. ELAM**  
 SALEM, VIRGINIA  
 SCALE: 1"=50'  
 JULY 1, 1968

BY: *T. P. Parker*  
 STATE CERT. ENGR.  
 REV. FEB. 14, 1969 - THIS MAP SUPERSEDES MAP OF SECTION 2, PINE GROVE, P.B. 1, PG. 2.

RESERVATIONS AND RESTRICTIONS  
 THE FOLLOWING SHALL BE COVENANTS RUNNING WITH THE TITLE TO THIS LAND FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM DATE OF RECORDATION OF THIS MAP.

1. THESE LOTS SHALL NOT BE USED OR OCCUPIED FOR OTHER THAN RESIDENTIAL PURPOSES, AND NO BUILDING SHALL BE ERRECTED THEREON EXCEPT FOR RESIDENTIAL USE AND GARAGES FOR USE IN CONNECTION WITH RESIDENCES.
2. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
3. THE MAIN BODY OF ANY DWELLING, SHALL NOT BE ERRECTED ON ANY LOT CLOSER TO THE FRONT STREET LINE THAN THE MINIMUM BUILDING LINES AS SHOWN ON THIS MAP. THE MINIMUM DISTANCE FROM ADJACENT PROPERTY LINES TO THE MAIN BODY OF DWELLING SHALL NOT BE LESS THAN 10% OF LOT WIDTH AT THE MINIMUM SETBACK LINE.
4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1200 SQ. FT. FOR A ONE STORY BUILDING, NOT LESS THAN 1450 SQ. FT. FOR THE TOP THREE LEVELS OF A SPLIT-LEVEL DWELLING, NOT LESS THAN 800 SQ. FT. FOR THE FIRST FLOOR AND 550 SQ. FT. FOR THE SECOND FLOOR OF A TWO STORY DWELLING, AND NOT LESS THAN 1000 SQ. FT. FOR THE FIRST FLOOR AND 350 SQ. FT. FOR THE SECOND FLOOR OF A ONE AND ONE HALF STORY DWELLING.
5. NO STRUCTURE SHALL BE ERRECTED OF ANY EXTERIOR MATERIAL OTHER THAN BRICK OR STONE WHICH MUST EXTEND DOWN TO FINISH GRADE, ONE HALF OF THE EXTERIOR MAY BE COMPOSED OF WOOD OR EQUIVALENT LAMINATED MATERIAL.
6. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON RECORDED PLAT.
7. NO HORSES, COWS, PIGS, SWINE OR FOWL SHALL BE KEPT ON THE PREMISES, NOR SHALL ANY OTHER ANIMAL OR PETS BE KEPT UPON THE PREMISES, WHICH OCCASIONS OBNOXIOUS ODORS, OR ARE DANGEROUS TO THE HEALTH OR WELFARE OF OTHER RESIDENTS IN THE SUBDIVISION, AND NO NUISANCE SHALL BE MAINTAINED OR PERMITTED ON SAID PROPERTY.
8. NO UNLICENSED, JUNKED OR ABANDONED AUTOMOBILE SHALL BE MAINTAINED ON THE PREMISES.

CORNERS	BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
1-2	N. 88° 23' W.	210.00	5.92			209.92
2-3	S. 1° 37' W.	224.50		224.41		G. 33
3-4	S. 89° 08' 10" W.	209.25		3.15		209.23
4-5	N. 2° 59' 00" E.	695.37	694.43			36.19
5-6	S. 87° 24' 30" E.	402.53		18.21	402.11	
6-1	S. 1° 37' W.	454.76		454.58		12.83
TOTALS			700.35	700.35	438.30	438.31

CURVE	LOT	BLK	ANGLE	TAN	RAD.	ARC	BEARING	CHORD	DIST.
A	1	3	90° 00'	25.00	25.00	39.27	S. 46° 37' W.		35.35
B	4	3	33° 33' 20"	15.07	50.00	29.28	N. 71° 36' 20" W.		28.87
C	3	3	247° 06' 40"		40.00	172.52	S. 1° 37' W.		66.67
C	4	3	51° 56' 10"	19.48	40.00	36.26	N. 80° 41' 45" W.		35.03
C	5	3	71° 37' 10"	28.86	40.00	50.00	S. 37° 25' 35" W.		46.81
C	6	3	71° 37' 10"	28.86	40.00	50.00	S. 34° 01' 35" E.		46.81
C	7	3	51° 56' 10"	19.48	40.00	36.26	N. 84° 01' 45" E.		35.03
D	7	3	33° 33' 20"	15.07	50.00	29.28	N. 74° 50' 20" E.		28.87
E	10	3	90° 00'	25.00	25.00	39.27	S. 43° 23' E.		35.35
F	11	3	90° 00'	25.00	25.00	39.27	S. 46° 37' W.		35.35
G	14	3	33° 33' 20"	15.07	50.00	29.28	N. 71° 36' 20" W.		28.87
H	3	3	247° 06' 40"		40.00	172.52	S. 1° 37' W.		66.67
H	14	3	51° 56' 10"	19.48	40.00	36.26	N. 80° 41' 45" W.		35.03
H	15	3	71° 37' 10"	28.86	40.00	50.00	S. 37° 25' 35" W.		46.81
H	16	3	123° 33' 20"	74.53	40.00	86.26	S. 60° 09' 46" E.		70.49
J	16	3	33° 33' 20"	15.07	50.00	29.28	N. 74° 50' 20" E.		28.87