



APPROVED:

EXECUTIVE SECRETARY, CITY OF SALEM _____ DATE _____
PLANNING COMMISSION

CITY ENGINEER, CITY OF SALEM _____ DATE _____

CAPTION LEGAL REFERENCE:
BEING A PART OF THE PROPERTY CONVEYED TO CHARLES R. SIMPSON, INC., BY STONYBROOK FARMS, INC., IN DEED BOOK 38 PAGE 239, DATED 10 JUNE 1975.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THEREOF ANNEXED IS ADMITTED TO RECORD ON JUNE 21, 1984, AT 4:19 O'CLOCK P.M.

James J. Wiley CLERK
Melinda Yates DEPUTY CLERK

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C-1	108°44'06"	79.55	150.97	N 79°28'11" E	129.31
C-2	19°53'30"	378.58	131.43	S 58°08'30" E	130.77
C-3	10°42'03"	378.58	70.71	S 51°32'48" E	70.80
C-4	09°11'28"	378.58	60.73	S 61°29'31" E	60.86
C-5	16°04'36"	798.81	224.14	S 58°02'56" E	223.40
C-6	07°18'58"	798.81	102.00	S 82°25'45" E	101.93
C-7	08°45'38"	798.81	122.14	S 54°23'27" E	122.02
C-8	10°53'01"	848.81	181.23	S 80°38'54" E	180.99
C-9	08°59'48"	848.81	103.65	S 58°42'18" E	103.59
C-10	03°53'20"	848.81	57.61	S 64°08'34" E	57.60
C-11	88°48'29"	25.00	38.74	S 21°41'58" E	34.98
C-12	91°07'37"	25.00	39.76	N 88°20'50" E	35.70
C-13	19°53'30"	328.58	114.08	S 58°08'30" E	113.50
C-14	11°34'54"	328.58	66.42	S 80°17'49" E	66.31
C-15	08°18'38"	328.58	47.66	S 50°21'05" E	47.82
C-16	108°44'06"	129.55	245.86	N 79°28'11" E	210.59
C-17	31°42'34"	129.55	71.70	S 62°03'03" E	70.79
C-18	35°22'53"	129.55	80.00	N 84°24'13" E	78.73
C-19	35°22'53"	129.55	80.00	N 49°01'21" E	78.73
C-20	06°15'48"	129.55	14.18	N 28°12'01" E	14.15

BOUNDARY COORDINATES

CORNER	NORTH	EAST
1	2034.84'	5519.15'
2	2244.95'	5462.39'
3	2378.34'	5366.20'
4	2422.96'	5220.98'
5	2859.15'	4947.88'
6	2869.03'	4897.80'
18	3112.63'	4277.70'
17	3256.94'	4360.95'
16	3341.99'	4331.93'
15	3446.10'	4423.54'
11	3398.52'	4472.74'
10	2933.12'	5522.33'
9	3025.69'	5565.64'
8	3026.46'	5620.86'
7	2965.32'	5751.57'

TOTAL AREA = 15.299 AC.

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT CHARLES R. SIMPSON, INC., IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON SUBDIVIDED KNOWN AS SECTION NO. 4, "KAREN HILLS," BOUNDED AS SHOWN IN DETAIL BY OUTSIDE CORNERS 1 THRU 6 TO 18, 17, 16, 15, 11, 10, 9, 8, 7 TO 1, INCLUSIVE, SUBJECT ONLY TO THE LIEN OF A CERTAIN DEED OF TRUST, DATED JUNE 10, 1975, FROM CHARLES R. SIMPSON, INC., TO HOLMAN WILLIS, JR., AND R. H. TURNER, JR., TRUSTEES, SECURING FIRST & MERCHANTS NATIONAL BANK (FORMERLY MOUNTAIN TRUST BANK), BENEFICIARY, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VA., IN DEED BOOK 38 PAGE 243.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM IN FEE SIMPLE, THE STREETS SHOWN HEREON AND FURTHER DEDICATES TO THE CITY OF SALEM, CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THRU 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 CITY OF SALEM SOIL EROSION & SEDIMENT ORDINANCE.

THE SAID OWNER 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, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS & ASSIGNS, SPECIFICALLY RELEASES THE CITY OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS 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 11th DAY OF June, 1984.

CHARLES R. SIMPSON, INC.

BY: *Charles R. Simpson* CHARLES R. SIMPSON, PRESIDENT
BY: *Naomi G. Simpson* NAOMI G. SIMPSON, SECRETARY

TRUSTEES:

BY: *R. H. Turner, Jr.* R. H. TURNER, JR., SOLE ACTING TRUSTEE

BENEFICIARY: FIRST & MERCHANTS NATIONAL BANK (FORMERLY MOUNTAIN TRUST BANK)

BY: *B. William Winston* B. WILLIAM WINSTON, VICE PRESIDENT

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Anne K. Burnett A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT CHARLES R. SIMPSON, PRESIDENT & NAOMI G. SIMPSON, SECRETARY OF CHARLES R. SIMPSON, INC., R. H. TURNER, JR., SOLE ACTING TRUSTEE, WHOSE NAMES ARE SIGNED TO THE ANNEXED WRITING, BEARING DATE OF 1984, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON 6-11, 1984.

MY COMMISSION EXPIRES Sept. 1, 1985

Anne K. Burnett
NOTARY PUBLIC



PLAT OF
SECTION No. 4
KAREN HILLS
SALEM, VIRGINIA
OWNER:
CHARLES R. SIMPSON, INC.
SCALE: 1" = 100' DATE: 24 MAY 1984

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

