

KNOW ALL MEN BY THESE PRESENTS. TO WIT:
 THAT G. L. MATTERN AND RUBY M. MATTERN ARE THE FEE SIMPLE OWNERS OF THE TRACT OF LAND SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 11 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY THE FOLLOWING DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA: (SEE ADDENDUM BELOW).

THE SAID OWNERS HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE, BRAEBURN DRIVE 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 OWNERS FURTHER CERTIFY THAT 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 RELEASE 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 STREET SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREET 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 16th DAY OF December, 1982.

BY: G. L. Mattern G. L. MATTERN
 BY: Ruby M. Mattern RUBY M. MATTERN

APPROVED:
William Paston Jr. 12-17-82
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION DATE
John D. Albright 12/14/82
 CITY ENGINEER, CITY OF SALEM DATE

STATE OF VIRGINIA at large
 CITY OF _____ TO WIT:
 I, Sara V. Gillman, A NOTARY PUBLIC IN AND FOR THE SAID CITY AND STATE DO HEREBY CERTIFY THAT G. L. MATTERN AND RUBY M. MATTERN HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON December 16, 1982.
 MY COMMISSION EXPIRES March 26, 1983.

Sara V. Gillman
 NOTARY PUBLIC

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND THERETO ANNEXED IS ADMITTED TO RECORD ON December 17, 1982, AT 10:00 O'CLOCK A M.

Marsha B. Conner DEPUTY CLERK
James J. Selby CLERK

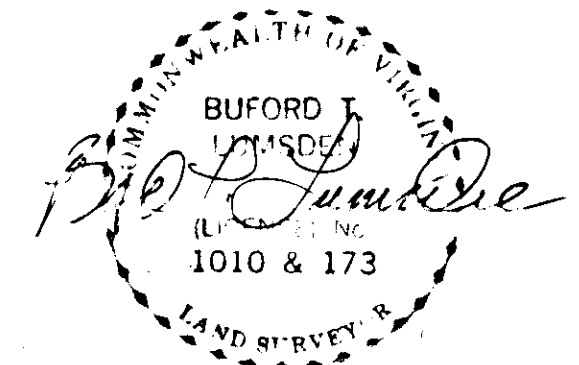
- ADDENDUM:
- FROM ALICE C. McVITTY DATED 2 JUNE 1969. DEED BOOK 7 PAGE 260.
 - FROM FAIRWAY FOREST COMPANY DATED 12 MAY 1975. DEED BOOK 38 PAGE 220.
 - FROM FAIRWAY FOREST COMPANY DATED 15 JANUARY 1980. DEED BOOK 65 PAGE 653.
 - FROM LAWRENCE MUSGROVE. SOLE ACTING SUBSTITUTE TRUSTEE. DATED 22 JANUARY 1980. DEED BOOK 65 PAGE 650.
 - FROM COLONIAL AMERICAN NATIONAL BANK. ADMINISTRATOR CTA ESTATE OF JOHN C. GLASGOW. DATED 21 DECEMBER 1979. DEED BOOK 65 PAGE 648.

CURVE DATA							
CURVE	TRACT	ANGLE	RADIUS	TANG.	ARC	CHORD	CH. BEARING
A	I	11° 30' 26"	919.93'	92.69'	184.76'	184.45'	N 5° 06' 47" E
B	I	83° 10' 44"	43.00	38.16'	62.43'	57.09'	N 42° 13' 48" W
C	I	13° 03' 17"	261.48'	29.92'	59.58'	59.45'	N 77° 17' 31" W
D	(TOT)	42° 46' 56"	261.48'	102.43'	195.24'	190.74'	S 87° 50' 39" W
	I	24° 03' 27"	261.48'	55.72'	109.79'	108.99'	N 82° 47' 36" W
	*PR	12° 32' 19"	261.48'	28.73'	57.22'	57.11'	S 78° 54' 31" W
	*R.P.	6° 11' 10"	261.48'	14.13'	28.23'	28.22'	S 69° 32' 47" W
E		69° 24' 26"	20.00'	13.85'	24.23'	22.77'	N 23° 50' 13" W
F		32° 28' 39"	311.48'	90.72'	176.56'	174.20'	N 82° 41' 30" E
G		103° 43' 01"	33.00'	42.02'	59.74'	51.91'	N 41° 15' 29" E
H		9° 57' 35"	919.93'	80.16'	159.91'	159.71'	S 5° 37' 14" W

* PR PRIVATE ROAD
 * R.P. REMAINING PROPERTY

BOUNDARY COORDINATES (ORIGIN OF COORDINATES ASSUMED)		
CORNER	NORTH	EAST
1	5865.44	5901.79
2	5922.37	5605.21
3	6114.78	5642.14
4	6135.61	5632.94
5	6125.75	5606.50
6	6171.58	5586.52
7	6193.74	5759.31
8	6187.61	5871.91
9	6226.64	5906.15
10	6067.69	5921.79
11	5883.98	5905.35

TOTAL AREA = 2.06 AC.



I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.
Buford T. Lumsden
 CERTIFIED LAND SURVEYOR

PLAT SHOWING
 SUBDIVISION OF PROPERTY
 OF
G.L. MATTERN & RUBY M. MATTERN
 SITUATED ALONG VA ROUTE #419
 SALEM, VIRGINIA
 SCALE: 1" = 30' DATE: 6 DEC. 1982
 BUFORD T. LUMSDEN & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYORS
 ROANOKE, VIRGINIA