

BOUNDARY COORDINATES		
CORNER	NORTH	EAST
1	5434.00	4201.18
2	5607.58	4145.24
3	5800.85	4165.60
4	5870.03	4205.37
4A	5845.11	4248.72
4B	5858.20	4256.02
5	5898.14	4319.06
6	5936.00	4417.00
7	5745.51	4490.40
8	5751.85	4550.06
9	5434.68	4583.50
10	5438.16	4559.73
11	5426.28	4557.99
12	5432.07	4518.41
13	5414.86	4475.47
14	5420.64	4435.89
15	5408.77	4434.16
16	5414.56	4394.58
17	5426.43	4396.31
18	5432.22	4356.74
19	5444.09	4358.47
20	5451.98	4304.43
21	5474.58	4307.50
22	5475.13	4274.88
23	5450.03	4222.28
TOTAL AREA =		3.87 AC

KNOW ALL MEN BY THESE PRESENTS. TO WIT:

THAT BRADLEY PROPERTIES PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS 1 THROUGH 23 TO 1, INCLUSIVE: WHICH COMPRISSES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM G. L. MATTERN AND RUBY M. MATTERN DATED VIRGINIA, IN DEED BOOK 1010, PAGE 173, AND PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM RIDGEWOOD FARM COMPANY DATED 10/10/82, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA IN DEED BOOK 1010 PAGE 173.

THE SAID OWNER HEREBY 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 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 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 FCR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE CITY OF SALEM, VIRGINIA, 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 2nd DAY OF November, 1982.

BRADLEY PROPERTIES PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP

BY: Robert N. Bradley
ROBERT N. BRADLEY, GENERAL PARTNER

STATE OF VIRGINIA at Large

CITY OF SALEM TO WIT:

I, Dana V. Pullman, A NOTARY PUBLIC IN AND FOR THE SAID CITY AND STATE DO HEREBY CERTIFY THAT ROBERT N. BRADLEY, GENERAL PARTNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON Nov. 2, 1982.

MY COMMISSION EXPIRES March 26, 1983 Dana V. Pullman
NOTARY PUBLIC

RESTRICTIONS:

I. RIDGEWOOD FARM CONDOMINIUM AND RIDGEWOOD FARM TOWNHOMES ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA.

APPROVED:

William F. Tolson, Jr.
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING
COMMISSION

11-4-82
DATE

John D. Abbott By JDA 11-4-82
CITY ENGINEER, CITY OF SALEM DATE

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 NOVEMBER 4, 1982, AT 3:15 O'CLOCK P.M.

Melinda K. Yates James F. Tobey
DEPUTY CLERK CLERK

PLAT OF
SECTION 1 (0.85 Ac.)
**RIDGEWOOD FARM
TOWNHOMES**
AND

PHASE 1, PHASE 2, & PHASE 3 (3.02 Ac.)
RIDGEWOOD FARM CONDOMINIUM

PROPERTY OF:
**BRADLEY PROPERTIES PARTNERSHIP
A VIRGINIA LIMITED PARTNERSHIP**

SALEM, VIRGINIA

SCALE: 1" = 50' DATE: 4 OCT. 1982

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA

#1378

SHEET 1 OF 2

