

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 1 INCLUSIVE; WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM G. L. MATTERN AND RUBY M. MATTERN DATED FEBRUARY 25, 1985, RECORDED IN CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 99, PAGE 35, AND ALSO INCLUDES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM G. L. MATTERN AND RUBY M. MATTERN DATED JANUARY 9, 1985, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 98, PAGE \_\_\_\_\_, AND ALSO INCLUDES PART OF THE LAND CONVEYED TO SAID OWNER BY DEED FROM G. L. MATTERN AND RUBY M. MATTERN DATED July 25, 1986, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

APPROVED:

Randolph M. Smith 8-1-86  
Asst. EXECUTIVE SECRETARY, CITY OF SALEM  
PLANNING COMMISSION DATE  
John D. Abbott 8-1-86  
CITY ENGINEER, CITY OF SALEM, VIRGINIA DATE

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM IN FEE SIMPLE, THE STREET WIDENING 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 ORDINANCES OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF CITY OF SALEM SOIL EROSION AND SEDIMENT ORDINANCE.

RESTRICTIONS:

- 1. RIDGEWOOD FARM, SECTION #2, IS 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.

THE SAID OWNER FURTHER CERTIFIES THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND 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 31<sup>st</sup> DAY OF July, 1986.

BRADLEY PROPERTIES PARTNERSHIP. A VIRGINIA LIMITED PARTNERSHIP

BY: [Signature]  
ROBERT N. BRADLEY, GENERAL PARTNER

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 August 7 1986, AT 10:09 O'CLOCK A.M.

David M. White James F. Tobey  
DEPUTY CLERK CLERK

STATE OF VIRGINIA  
City of Roanoke

I, L. B. Wood, III, 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 July 31, 1986.

MY COMMISSION EXPIRES 1/23/89.

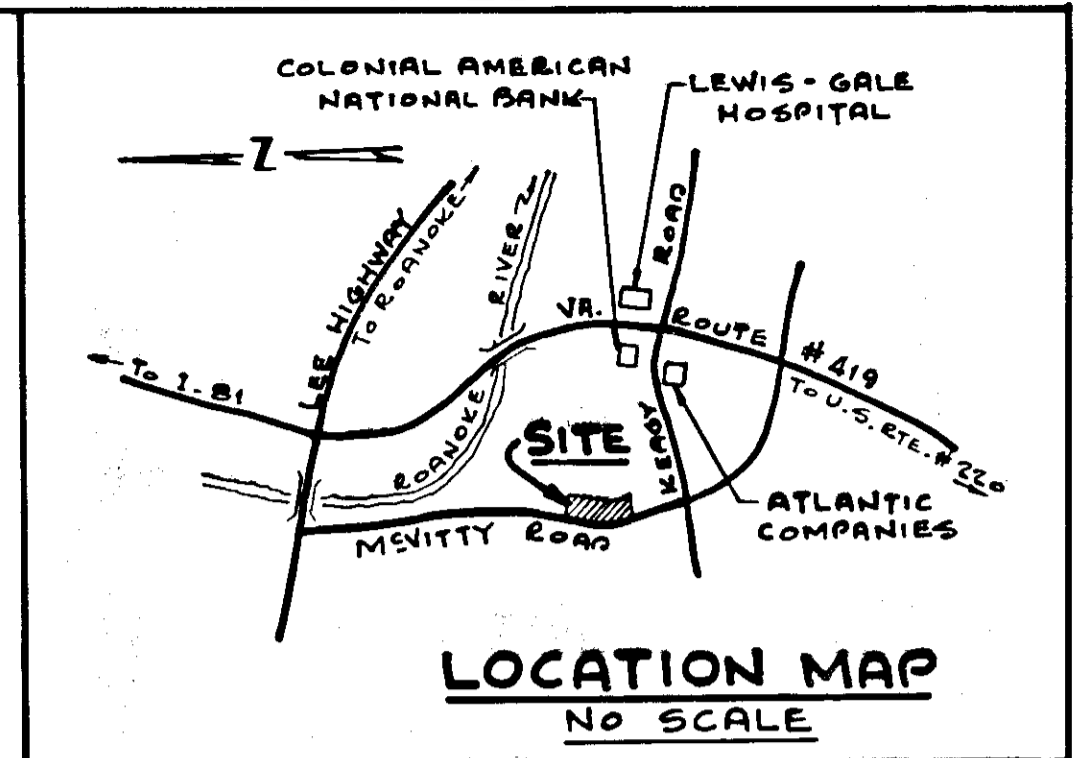
[Signature]  
NOTARY PUBLIC

PLAT OF  
SECTION No. 2  
"RIDGEWOOD FARM"  
SITUATED ALONG EAST SIDE OF McVITTY ROAD  
SALEM, VIRGINIA  
PROPERTY OF  
BRADLEY PROPERTIES PARTNERSHIP  
A VIRGINIA LIMITED PARTNERSHIP

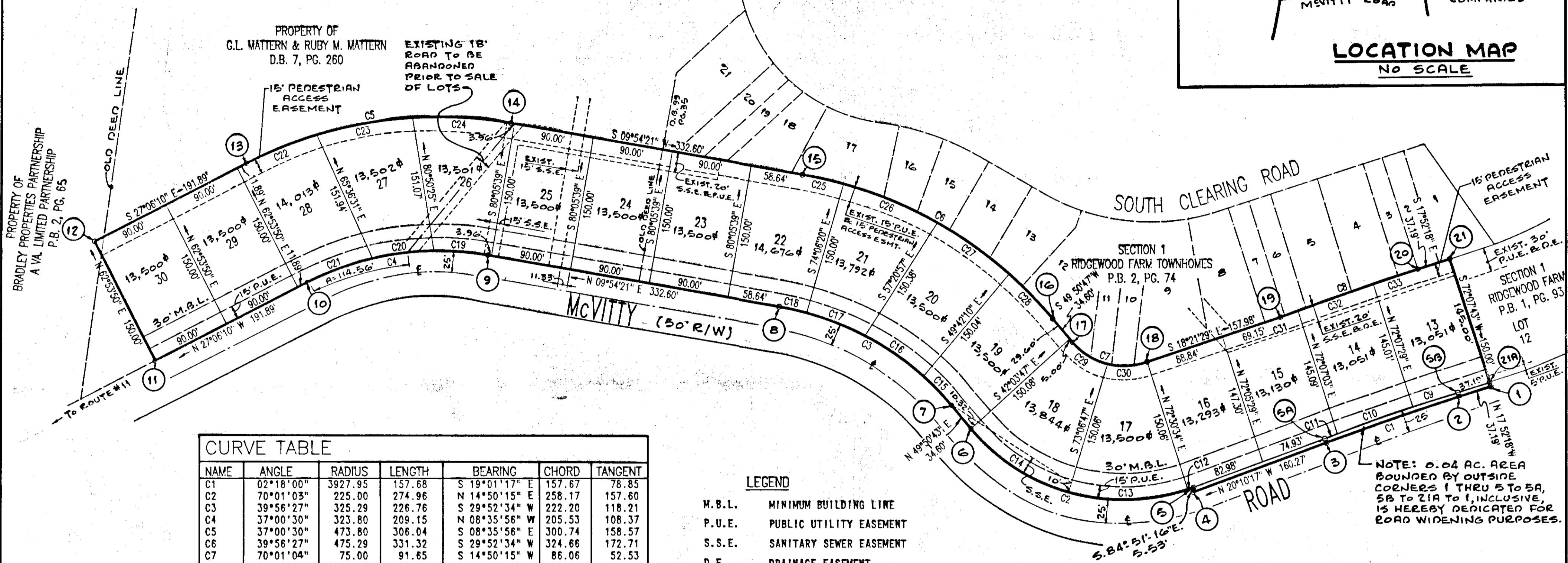
SCALE: 1" = 80' DATE: 24 FEB., 1986

BUFORD T. LUMSDEN & ASSOCIATES, P.C.  
ENGINEERS - SURVEYORS  
ROANOKE, VIRGINIA #137B

SHEET 1 OF 2



MERIDIAN BASED ON  
THE MEADOWS OF RIDGEWOOD FARM  
P.B. 1 PG. 95



**CURVE TABLE**

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	02°18'00"	3927.95	157.68	S 19°01'17" E	157.67	78.85
C2	70°01'03"	225.00	274.96	N 14°50'15" E	258.17	157.60
C3	39°56'27"	325.29	226.76	S 29°52'34" W	222.20	118.21
C4	37°00'30"	323.80	209.15	N 08°35'56" W	205.53	108.37
C5	37°00'30"	473.80	306.04	S 08°35'56" E	300.74	158.57
C6	39°56'27"	475.29	331.32	S 29°52'34" W	324.66	172.71
C7	70°01'04"	75.00	91.65	S 14°50'15" W	86.06	52.53
C8	02°18'00"	4077.95	163.70	S 19°01'16" E	163.69	81.86
C9	00°46'09"	3932.95	52.81	S 18°15'23" E	52.81	26.40
C10	01°18'40"	3932.95	90.00	S 19°17'47" E	90.00	45.00
C11	00°13'10"	3932.95	15.07	S 20°03'36" E	15.07	7.53
C12	01°47'15"	225.00	7.02	S 19°16'39" E	7.02	3.51
C13	34°22'39"	225.00	135.00	S 01°11'42" E	132.98	69.60
C14	33°51'09"	225.00	132.94	S 32°55'12" W	131.01	68.47
C15	07°59'48"	325.29	45.40	S 45°50'53" W	45.36	22.74
C16	14°05'28"	325.29	80.00	S 34°48'15" W	79.80	40.20
C17	12°19'47"	325.29	70.00	S 21°35'38" W	69.87	35.14
C18	05°31'24"	325.29	31.36	S 12°40'02" W	31.35	15.69
C19	10°48'03"	323.80	61.04	S 04°30'19" W	60.95	30.61
C20	12°23'11"	323.80	70.00	S 07°05'18" E	69.86	35.14
C21	13°49'16"	323.80	78.11	S 20°11'34" E	77.92	39.24
C22	10°16'42"	473.80	85.00	S 21°57'51" E	84.88	42.61
C23	13°18'08"	473.80	110.00	S 10°10'24" E	109.75	55.25
C24	13°25'40"	473.80	111.04	S 03°11'30" W	110.79	55.78
C25	05°40'13"	475.29	47.04	S 12°44'27" W	47.02	23.54
C26	13°43'44"	475.29	113.89	S 22°26'25" W	113.61	57.22
C27	12°03'18"	475.29	100.00	S 35°19'56" W	99.82	50.19
C28	08°29'12"	475.29	70.40	S 45°36'11" W	70.34	35.26
C29	35°38'24"	75.00	46.65	S 32°01'34" W	45.90	24.11
C30	34°22'39"	75.00	45.00	S 02°58'57" E	44.33	23.20
C31	00°17'35"	4077.95	20.87	S 20°01'21" E	20.86	10.43
C32	01°15'53"	4077.95	90.01	S 19°14'45" E	90.01	45.01
C33	00°44'32"	4077.95	52.82	S 18°14'34" E	52.82	26.41

**LEGEND**

- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT

**BOUNDARY COORDINATES**  
(ORIGIN OF COORDINATES ASSUMED)

CORNER	NORTH	EAST	CORNER	NORTH	EAST
1	5299.63	3949.03	17	5768.94	3999.31
2	5335.03	3937.62	18	5685.76	3977.27
3	5484.09	3886.23	19	5535.81	4027.03
4	5634.53	3830.97	20	5381.06	4080.38
5	5634.03	3836.47	21	5345.67	4091.79
6	5883.59	3902.59	TOTAL AREA = 5.64 AC.		
7	5905.90	3929.03			
8	6098.57	4039.71			
9	6426.21	4096.93			
10	6629.43	4066.20			
11	6800.25	3978.77			
12	6868.59	4112.30			
13	6697.77	4199.73			
14	6400.41	4244.69			
15	6072.76	4187.48			
16	5791.25	4025.76			



PLAT OF  
SECTION No. 2  
"RIDGEWOOD FARM"  
SITUATED ALONG EAST SIDE OF McVITTY ROAD  
SALEM, VIRGINIA  
PROPERTY OF  
BRADLEY PROPERTIES PARTNERSHIP  
A VIRGINIA LIMITED PARTNERSHIP

SCALE: 1" = 80' DATE: 24 FEB., 1986

BUFORD T. LUMSDEN & ASSOCIATES, P.C.  
ENGINEERS - SURVEYORS  
ROANOKE, VIRGINIA #137B