

APPROVED:

*John D. Abbott* 2-8-90  
CITY ENGINEER, CITY OF SALEM DATE

*Forest L. Jones* 2-8-90  
EXECUTIVE SECRETARY, CITY OF SALEM DATE  
PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON February 1, 1990, AT 2:01 O'CLOCK P.M.

TESTEE: JUNE LEE HIGGS, CLERK

*Karen W. Keffe*  
DEPUTY CLERK

- NOTES:
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  - IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
  - THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

1 PROPERTY TO BE CONVEYED TO P.D.C., INC. BY MARTHA H. PRICE LOT 10, BLOCK 2, MAP OF WOODLAWN (RKE. CO. P.B. 3, PG. 156)

2 AREA TO BE CONVEYED TO MARTHA H. PRICE AND HEREBY COMBINED WITH ORIGINAL LOT 11 BLOCK 2, MAP OF WOODLAWN (RKE. CO. P.B. 3, PG. 156) TO CREATE NEW LOT 17, "WOODMERE"

LINE	BEARING	DIST.
8-9	N 81°11'24" E	66.87'
9-13	S 08°48'36" E	373.61'
13-13A	S 81°54'33" W	17.09'
13A-13B	N 17°19'37" W	295.18'
13B-8	N 13°03'53" W	81.70'
TOTAL AREA = 0.381 Ac.		

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT PROPERTY DEVELOPMENT & CONSTRUCTION COMPANY, INC. AND MARTHA H. PRICE ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS "WOODMERE" AND BOUNDED BY OUTSIDE CORNERS 1 TO 14 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID PROPERTY DEVELOPMENT & CONSTRUCTION COMPANY, INC., BY DEED DATED 14 DECEMBER 1989, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED 155, PAGE 341, AND WHICH ALSO COMPRISES A PORTION OF THE LAND CONVEYED TO SAID MARTHA H. PRICE BY THE WILL OF CLEATUS T. PRICE, JR. DATED 1 APRIL 1988, AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN WILL BOOK 11, PAGE 624 & 680, AND WHICH LAND ALSO COMPRISES ALL OF THAT PORTION OF BLANCHARD AVENUE CLOSED BY CITY OF SALEM RESOLUTION #651 AS RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 151, PAGE 175.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-465 THROUGH 15.1-480 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF SALEM "LAND SUBDIVISION ORDINANCES".

THE SAID OWNERS DO BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATE IN FEE SIMPLE TO THE CITY OF SALEM ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE CITY OF SALEM, VIRGINIA ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF LAND SUBDIVIDED (OR CHANGED STREETS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING 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 SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 7<sup>th</sup> DAY OF Feb., 1990.

PROPERTY DEVELOPMENT & CONSTRUCTION COMPANY, INC., OWNER

BY: *L.C. Harold*  
L.C. HAROLD, PRESIDENT  
PROPERTY DEVELOPMENT & CONSTRUCTION COMPANY, INC., OWNER

BY: *Martha H. Price*  
MARTHA H. PRICE, OWNER

STATE OF Virginia  
County of Roanoke

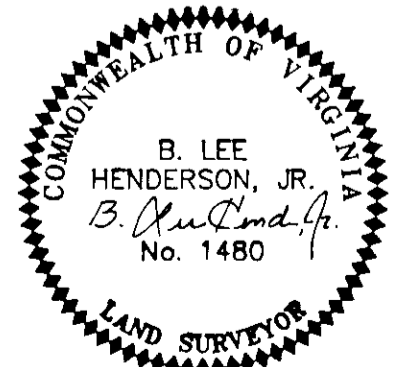
I, Sara V. Pullman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT L.C. HAROLD, PRESIDENT, WITH PROPERTY DEVELOPMENT & CONSTRUCTION COMPANY, INC., OWNER, AND MARTHA H. PRICE OWNER, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED Feb. 6, 1990, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON Feb. 7, 1990.

MY COMMISSION EXPIRES March 24, 1991

*Sara V. Pullman*  
NOTARY PUBLIC

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	26.71	44.14	28.98	39.29	S 55°20'32" E	94°40'06"
C-2	25.00	22.39	12.01	21.65	N 51°39'52" E	51°19'04"
C-3	55.00	271.31	44.04	68.75	S 12°40'36" E	282°38'08"
C-4	55.00	58.86	32.60	56.09	S 56°39'52" W	61°19'04"
C-5	55.00	51.20	27.62	49.37	N 66°00'36" W	53°20'00"
C-6	55.00	51.20	27.62	49.37	N 12°40'36" W	53°20'00"
C-7	55.00	51.20	27.62	49.37	N 40°39'24" E	53°20'00"
C-8	55.00	58.86	32.60	56.09	S 82°01'04" E	61°19'04"
C-9	25.00	22.39	12.01	21.65	N 77°01'04" W	51°19'04"
C-10	25.00	37.23	23.04	33.89	S 34°39'28" W	85°19'54"

COR.	NORTHING	EASTING
1	6216.19807	13684.05519
2	6408.19466	13657.04411
3	6406.45325	13644.66601
4	6490.56495	13632.83274
5	6641.51402	14144.19391
6	6650.16575	14202.84392
7	6658.48161	14201.67400
8	6689.47331	14306.66274
9	6699.71451	14372.74115
10	6655.24542	14379.63321
11	6666.73219	14453.74836
12	6341.99916	14504.07724
13	6330.51240	14429.96210
14	6305.23040	14252.12055
1	6216.19807	13684.05519
TOTAL AREA = 6.289 ACRES		



PLAT OF  
"WOODMERE"  
SITUATED ALONG SEXTON AVENUE  
SALEM, VIRGINIA

PROPERTY OF  
PROPERTY DEVELOPMENT & CONSTRUCTION COMPANY, INC.

AND  
MARTHA H. PRICE

SCALE: 1" = 80' DATE: 6 FEBRUARY 1990

LUMSDEN ASSOCIATES, P.C.  
ENGINEERS - SURVEYORS - PLANNERS  
ROANOKE, VIRGINIA

COMM. # 89-353