

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT EUGENE D. LUCAS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1 INCLUSIVE, KNOWN AS SECTION 5, WEST CLUB FOREST, AND BEING THE LAND CONVEYED TO SAID OWNER BY DAVID P. AND BONNIE L. LUCAS BY DEED DATED NOVEMBER 15, 1988, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM IN DEED BOOK 144, PAGE 428.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE CITY OF SALEM, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATED AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND 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 HIS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREET AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGES STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURE AND SEAL OF EUGENE D. LUCAS ON THIS 15 DAY OF FEB, 1989.

Eugene D. Lucas
EUGENE D. LUCAS

STATE OF VIRGINIA
CITY OF ROANOK

TO WIT:

I, MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EUGENE D. LUCAS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15th DAY OF FEBRUARY, 1989.

MY COMMISSION EXPIRES:

April 19, 1991

Margaret S. Conner
NOTARY PUBLIC

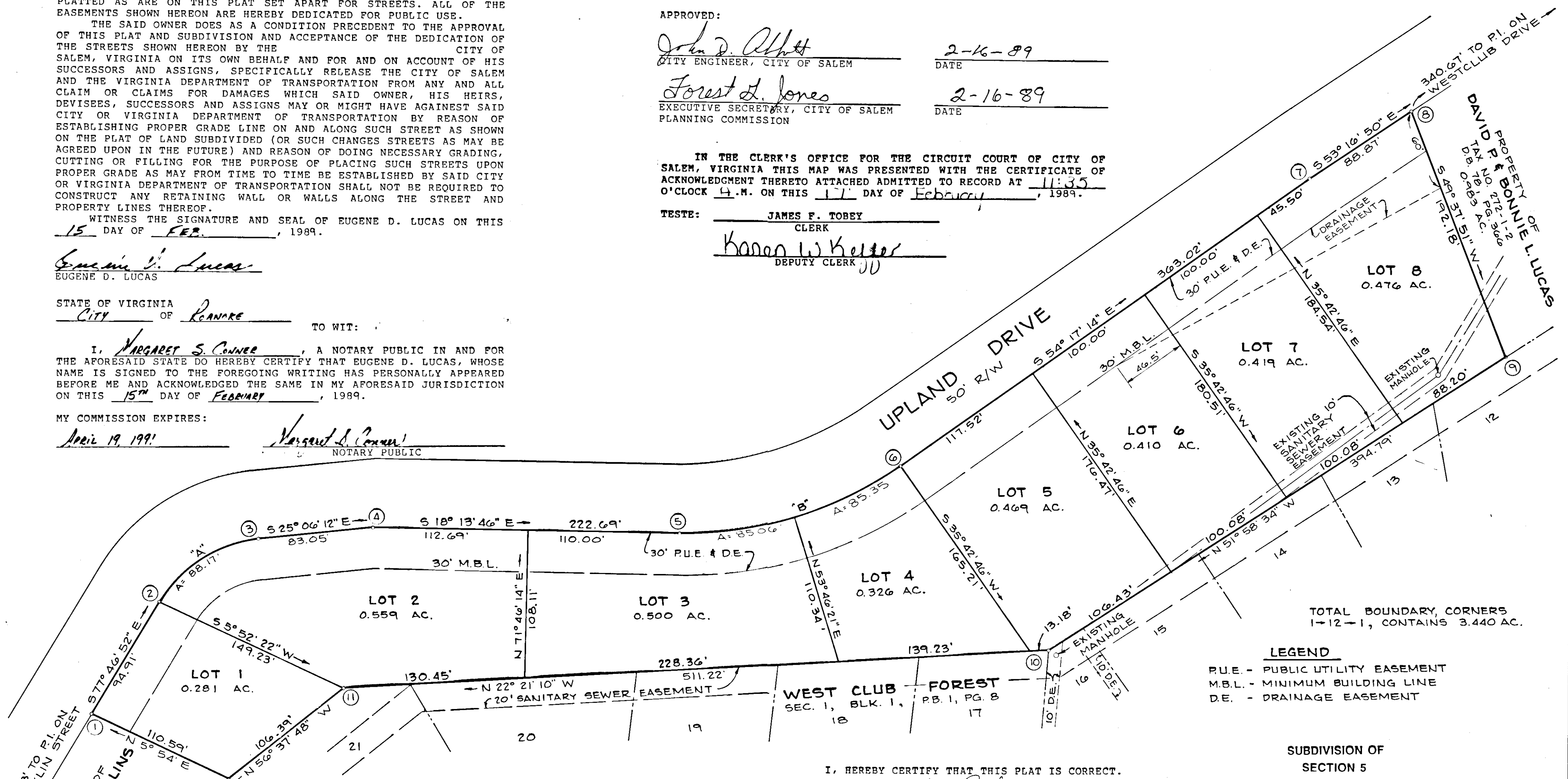
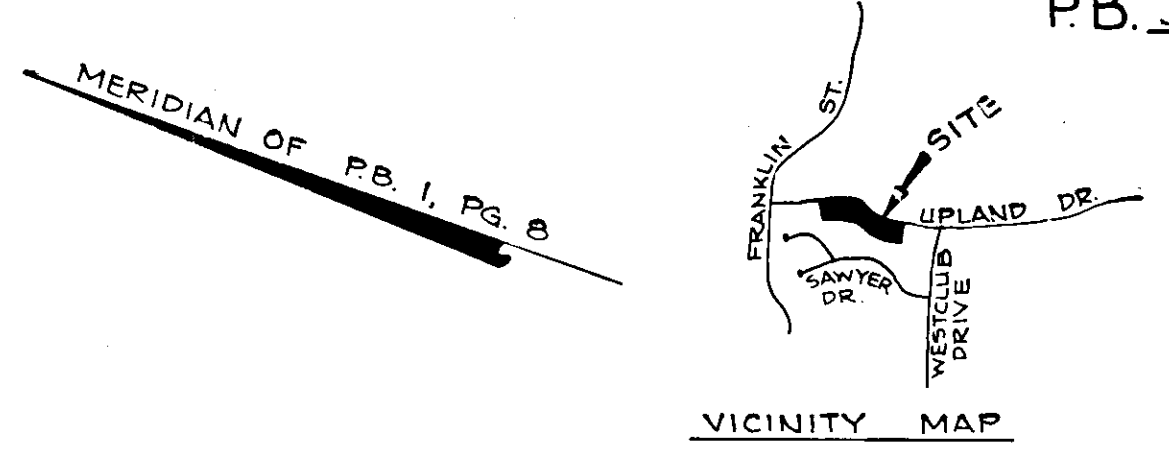
APPROVED:

John D. Albright
CITY ENGINEER, CITY OF SALEM
DATE 2-16-89

Forest L. Jones
EXECUTIVE SECRETARY, CITY OF SALEM
PLANNING COMMISSION
DATE 2-16-89

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:35 O'CLOCK 4 P.M. ON THIS 17th DAY OF February, 1989.

TESTE: JAMES F. TOBEY
CLERK
Kanon W. Ketter
DEPUTY CLERK

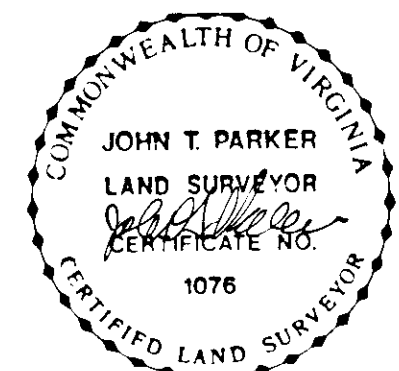


TOTAL BOUNDARY CORNERS 1-12-1, CONTAINS 3.440 AC.

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

I, HEREBY CERTIFY THAT THIS PLAT IS CORRECT.

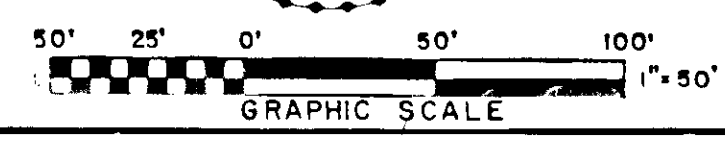
John T. Parker
CERTIFIED LAND SURVEYOR



THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATION.

THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

CURVE DATA						
CUR.	LOT	DELTA	RAD.	ARC.	TAN	DIST.
"A"	2	52° 40' 39"	95.90'	88.17'	47.48'	551° 26' 32" E 85.10'
"B"	3	17° 59' 54"	270.79'	85.06'	42.88'	5 27° 13' 43" E 84.72'
"B"	4	18° 03' 34"	270.79'	85.35'	43.03'	5 45° 15' 27" E 85.00'
"B"	TOT.	36° 03' 28"	270.79'	170.41'	88.14'	5 36° 15' 30" E 167.62'



TAX #272-1-2
N.B.BH-17

SCALE 1"=50'
DEC.21,1988
W.O.87-1085

Closed LWK