

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AL M. COOPER, MARCUS S. POTTS AND JUDITH L. POTTS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, KNOWN AS "TRAVIS ESTATES" AND BEING 6.1785 ACRES. A PORTION OF THE PROPERTY CONVEYED TO AL M. COOPER IN DEED BOOK 182, PAGE 520, AND LOT 4, WEST RIDGE SUBDIVISION, CONVEYED TO MARCUS S. AND JUDITH L. POTTS IN DEED BOOK 175, PAGE 691 OF THE CITY OF SALEM, VIRGINIA DEED RECORDS; SAID OWNERS DO HEREBY VACATE WEST RIDGE SUBDIVISION AND REPLACE WITH HEREIN DESCRIBED TRAVIS ESTATES.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE AND VEST IN THE CITY OF SALEM, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO 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 COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, ON THEIR BEHALF AND FOR AND ON ACCOUNT OF THEIR 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS 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 PROPER GRADES, AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: AL M. COOPER, OWNER
BY: MARCUS S. POTTS, OWNER
BY: JUDITH L. POTTS
BY: VICKI A. COOPER, OWNER
BY: MICHAEL L. EPPERLY, TRUSTEE
BY: JACOB C. EPPERLY
BY: F. D. BALDWIN, TRUSTEE

APPROVED: Forest H. Jones 5-26-92
EXECUTIVE SECRETARY, CITY OF SALEM
F. B. Webster Day
F. B. WEBSTER DAY, TRUSTEE

John D. Abbott 5-26-92
CITY ENGINEER, CITY OF SALEM

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ATTACHED ADMITTED TO RECORD AT 3:07 O'CLOCK P.M. ON THIS 27 DAY OF May, 1992, IN PLAT BOOK _____, PAGE _____.

TESTE: Chance Crawford
CLERK
Karan W. Saper
DEPUTY CLERK

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Dawn M. Tooley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT AL M. COOPER & VICKIE COOPER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 18th DAY OF March, 1992.

Dawn M. Tooley
NOTARY PUBLIC MY COMMISSION EXPIRES May 31, 1995

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Dawn M. Tooley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT MARCUS S. POTTS, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 31st DAY OF March, 1992.

Dawn M. Tooley
NOTARY PUBLIC MY COMMISSION EXPIRES May 31, 1995

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Dawn M. Tooley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT JUDITH L. POTTS, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 31st DAY OF March, 1992.

Dawn M. Tooley
NOTARY PUBLIC MY COMMISSION EXPIRES May 31, 1995

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Carol G. Fordiken, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT J. B. Webster Day, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF May, 1992.

Carol G. Fordiken
NOTARY PUBLIC MY COMMISSION EXPIRES 10-10-92

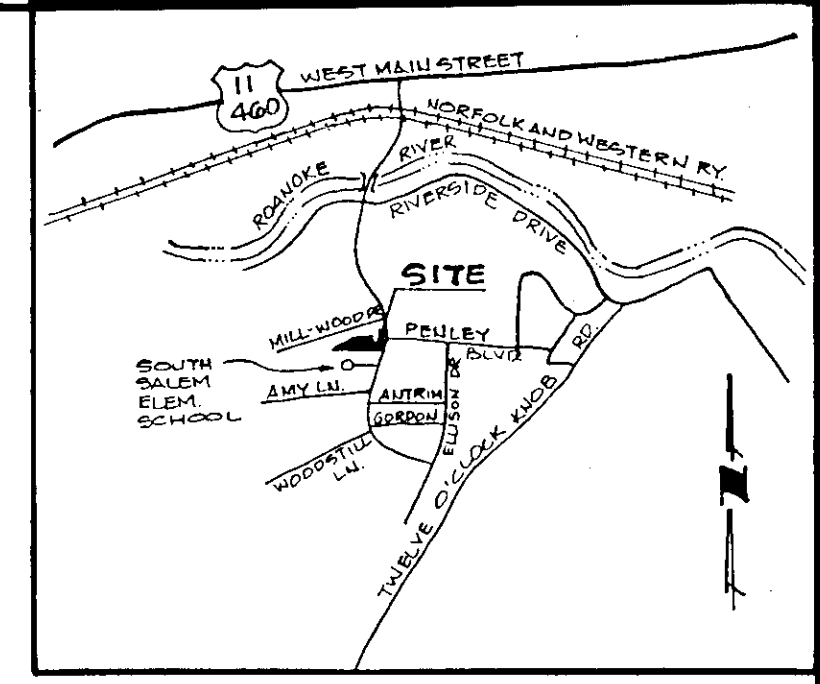
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, F. D. Baldwin, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT F. B. Webster Day, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF May, 1992.

F. D. Baldwin
NOTARY PUBLIC MY COMMISSION EXPIRES April 9, 1993

NOTES

- 1. PRESENT OWNERS: AL M. COOPER, MARCUS S. POTTS, JUDITH L. POTTS
- 2. LEGAL REFERENCE: DEED BOOK 182, PAGE 520 (COOPER)
DEED BOOK 175, PAGE 691 (POTTS)
- 3. TAX MAP NUMBER: 205-1-3, 3.1, 3.2, 3.3, 3.4 AND 3.5
- 4. THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- 5. PROPERTY IS IN F.E.M.A. DEFINED ZONE C (MINIMAL FLOODING).



VICINITY MAP
N.T.S.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 22nd DAY OF May, 1992, BY Michael L. Epperly.

Dawn M. Tooley
NOTARY PUBLIC MY COMMISSION EXPIRES May 31, 1995

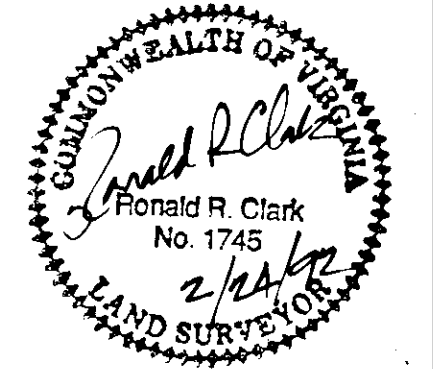
STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

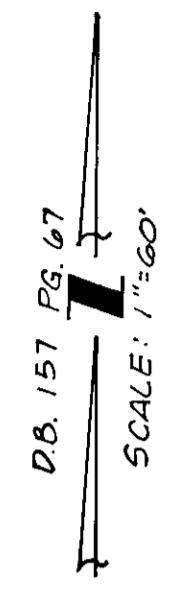
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 22nd DAY OF May, 1992, BY Jacob C. Epperly.

Dawn M. Tooley
NOTARY PUBLIC MY COMMISSION EXPIRES May 31, 1995

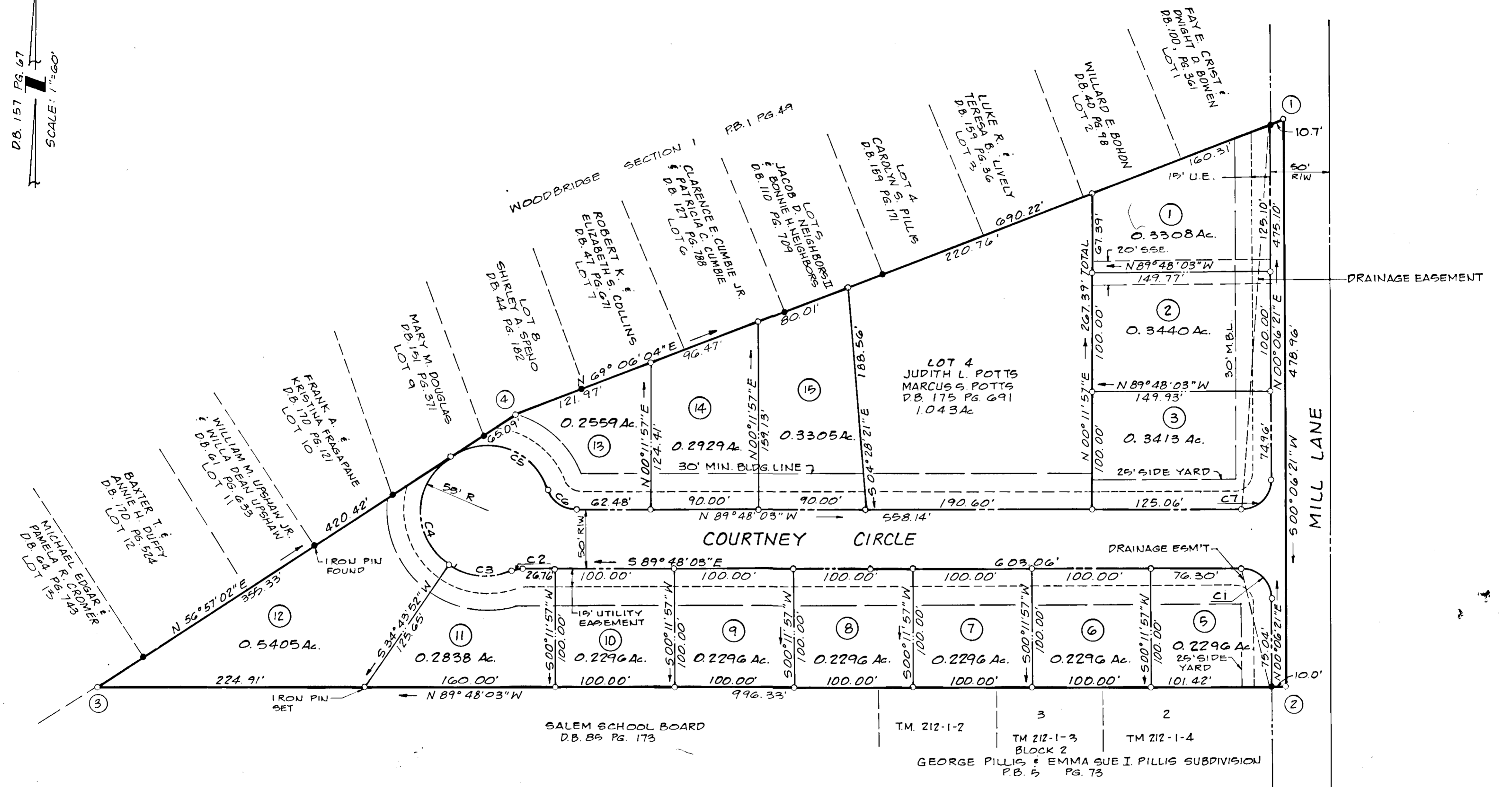
PLAT OF
TRAVIS ESTATES

FOR THE CREATION OF 15 LOTS
OWNERS:
AL M. COOPER
MARCUS S. POTTS AND JUDITH L. POTTS
CITY OF SALEM, VIRGINIA
DATE: FEBRUARY 24, 1992
JOB NUMBER 92013



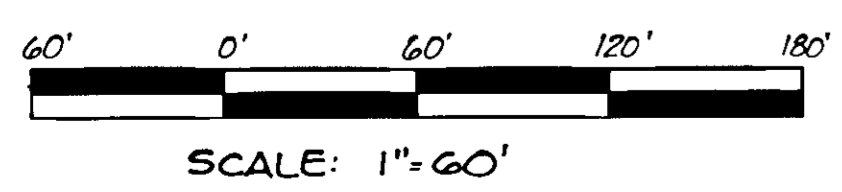


DB. 157 PG. 67
SCALE: 1"=60'



COORDINATE LIST		
	NORTHING	EASTING
1	1,377.8638	5,347.3817
2	898.9046	5,346.4970
3	902.3679	4,350.1730
4	1,131.6458	4,702.5714
1	1,377.8638	5,347.3817

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	DISTANCE
C1	89°54'24"	25.00	39.23	24.96	S 44°50'51" E	35.33
C2	22°40'07"	25.00	9.89	5.01	N 78°51'54" E	9.83
C3	57°12'02"	55.00	54.91	29.99	S 83°52'09" E	52.66
C4	112°13'12"	55.00	107.72	81.88	S 00°50'28" W	91.31
C5	104°08'46"	55.00	99.97	70.58	N 70°58'33" W	86.77
C6	70°53'53"	25.00	30.94	17.80	N 54°21'06" W	29.00
C7	90°05'36"	25.00	39.31	25.04	S 45°09'09" W	35.38



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