

MERIDIAN P.B. 5, PG. 73

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA, THIS MAP IS PRESENTED ON THIS THE 25th DAY OF September, 1991, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON September 25, 1991, AT 1:30 O'CLOCK P.M.

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT MICHAEL L. EPPERLY AND JACOB C. EPPERLY ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF SALEM, VIRGINIA IN D.B. 157 PAGE 67

CURVE	LOT	ANGLE	TAN	RAD	ARC	BEARING	DIST.
A	3	90-05-36	25.04	25.00	39.31	S 45° 08' 12" W	35.38
B	5	89-54-24	24.96	25.00	39.26	S 44° 51' 48" E	35.33

TESTE: Chance Crawford
DATE: TESTERMAN, CLERK
BY: Kimberly A. Sharp
DEPUTY CLERK

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH THEIR 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, AND FURTHER PURSUANTS TO AND IN COMPLIANCE WITH THE PROVISION OF THE CITY OF SALEM LAND SUBDIVISION ORDINANCES.

THE SAID OWNERS, AS EVIDENCED BY THEIR SIGNING THIS PLAT, HEREBY DEDICATE TO THE CITY OF SALEM, VIRGINIA IN FEE SIMPLE, THE STREETS AS SHOWN HEREON AND FURTHER DEDICATE TO THE CITY OF SALEM, VIRGINIA, CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND SANITARY SEWER PURPOSES AS SHOWN AND NOTED HEREON.

THE SAID OWNERS, FURTHER CERTIFY THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA, THEY DO HEREBY RELEASE SAID CITY OF SALEM, VIRGINIA FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS MAY HAVE OR ACQUIRE AGAINST SAID CITY OF SALEM, VIRGINIA 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 OF SALEM, VIRGINIA, AND SAID CITY OF SALEM 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 18 DAY OF JULY, 1991

Michael L. Epperly MICHAEL L. EPPERLY
Jacob C. Epperly JACOB C. EPPERLY

STATE OF VIRGINIA
County of Roanoke TOWIT:

I, Wesley H. White, a NOTARY PUBLIC IN AND FOR THE AFORESAID County of Roanoke, DO HEREBY CERTIFY THAT MICHAEL L. EPPERLY AND JACOB C. EPPERLY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED July 16th, 1991, HAVE PERSONALLY APPEARED BEFORE ME IN THE AFORESAID JURISDICTION AND ACKNOWLEDGED THE SAME ON THIS 18 DAY OF July, 1991.

MY COMMISSION EXPIRES
August 31 1994

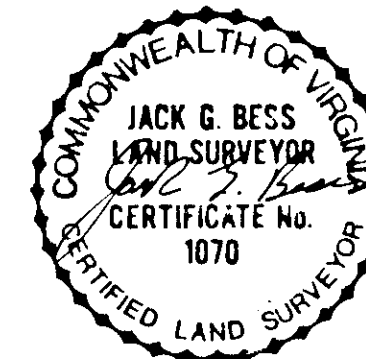
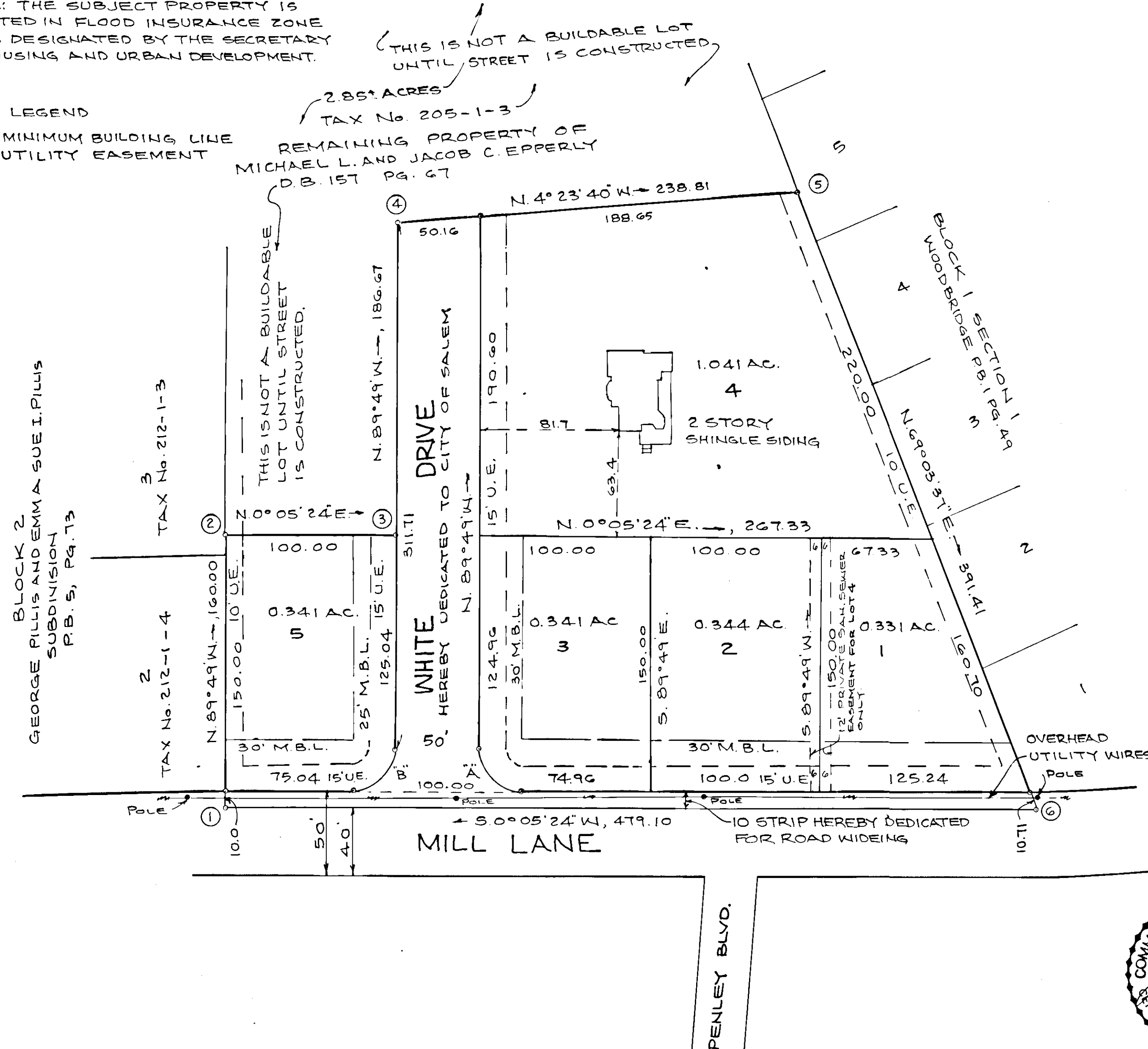
Wesley H. White
NOTARY PUBLIC

BOUNDARY DATA

1-2	N. 89° 49' 00" W.	160.00
2-3	N. 0° 05' 24" E.	100.00
3-4	N. 89° 49' 00" W.	186.67
4-5	N. 4° 23' 40" W.	238.81
5-6	N. 69° 03' 37" E.	380.70
6-1	S. 0° 05' 24" W.	479.10

BOUNDARY CONTAINS 2904 AC.
NOTE: THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "C" AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

LEGEND
M.B.L. MINIMUM BUILDING LINE
U.E. UTILITY EASEMENT



MAP OF
WEST RIDGE
PROPERTY OF
MICHAEL L. & JACOB C. EPPERLY
SALEM, VIRGINIA

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR

DATE: JULY 16, 1991 SCALE: 1" = 50'