

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HOMER A. COX IS THE FEE SIMPLE OWNER OF THREE PARCELS OF LAND SHOWN HEREON THE FIRST IS BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 5, 13, 11, 12 TO 1, INCLUSIVE CONTAINING A TOTAL OF 0.564 ACRE AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY ELIZABETH WERTZ HAYDEN AND ALVAN R. HAYDEN BY DEED DATED OCTOBER 28, 1981 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 75, PAGE 302.

THE SECOND PARCEL SHOWN HEREON IS BOUNDED BY OUTSIDE CORNERS 5 THRU 11, 13 TO 5 INCLUSIVE CONTAINING A TOTAL OF 0.730 ACRE AND BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY WILLIAM O. COX AND ANITA COX BY DEED DATED MARCH 25, 1965 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 768, PAGE 96.

THE THIRD PARCEL SHOWN HEREON IS BOUNDED BY OUTSIDE CORNERS 4, 6, 5 TO 4 INCLUSIVE CONTAINING 0.02 ACRE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY HAROLD J. MULLINS AND VIRGINIA E. MULLINS BY DEED DATED JUNE 3, 1982 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 149, PAGE 372.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE AND HAS VACATED LINES 4-5, 5-6, 11-12 AND 12-13 BETWEEN EXISTING TRACTS AND OLD LOT LINES AS SHOWN ON TAX MAP NO. 142 CITY OF SALEM, AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

THE SAID OWNER OF SAID PROPERTY, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION ON HIS OWN BEHALF AND FOR AND ON ACCOUNT OF HIS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE CITY OF SALEM, VIRGINIA 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 STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED 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 AS 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 THE SAID OWNER.

HOMER A. COX, OWNER DATE 10-11-94
D.B. 75, PG. 302 (SAL)
D.B. 768, PG. 96 (RK CO)
D.B. 149, PG. 372 (SAL)

STATE OF VIRGINIA COUNTY OF ROANOKE TO WIT:

MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THE HOMER A. COX, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 6th DAY OF OCTOBER 1994.

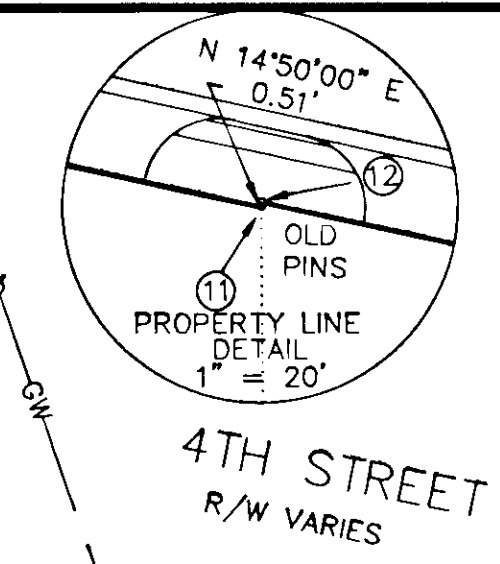
MY COMMISSION EXPIRES: JUNE 30, 1995
MARGARET S. CONNER, NOTARY PUBLIC

REFERENCE MAPS:
1. PLAT OF SURVEY MADE FOR HOMER A. COX BY RAYMOND C. WEEKS, S.C.L.S. DATED MAY 12, 1982 AND RECORDED IN D.B. 149, PG. 374.

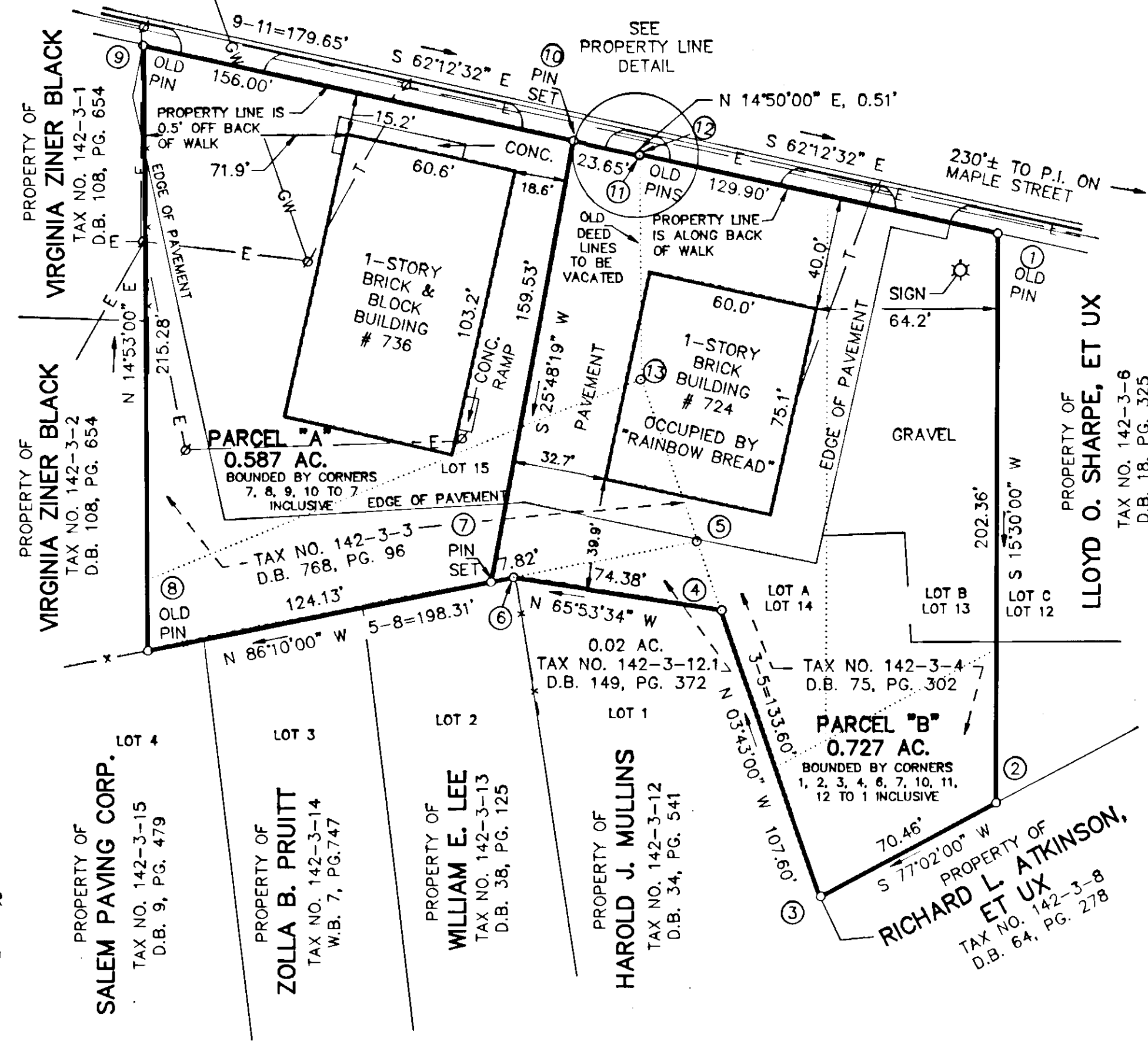
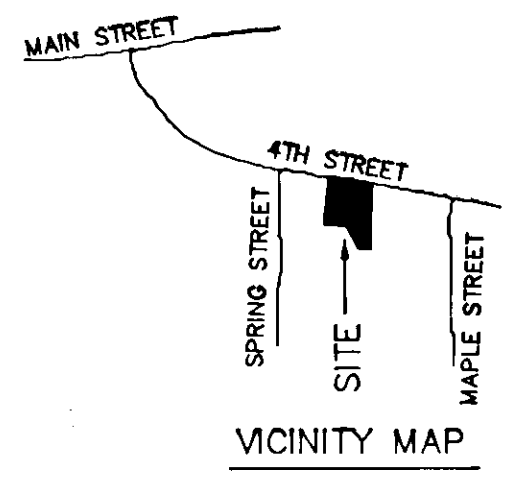
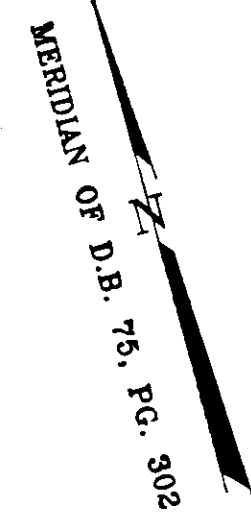
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 11 O'CLOCK P.M. ON THIS 11 DAY OF OCTOBER 1994.

TESTE: CHANCE CRAWFORD CLERK
BY: DEWID W. LITTLE DEPUTY CLERK

CLOSED BY LRD



- NOTES:
1. THIS PLAT OF SURVEY IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. SEE VDOT HIGHWAY PLANS NO. 7460-129-102, RW-201, SHEET 3(2) & SHEET 3(3) FOR WIDENING OF 4TH STREET
4. LEGAL REFERENCE: D.B. 768, PG. 96
D.B. 75, PG. 302
D.B. 149, PG. 372
5. SEE D.B. 714, PG. 283 AND D.B. 104, PG. 35 FOR EXCEPTIONS TO THE ABOVE LEGAL REFERENCES.



- LINES TO BE VACATED
4-5 N 03°43'00\" W 26.0'
5-13 N 03°43'00\" W 61'
13-11 N 14°15'00\" E 79.4'
5-6 N 86°10'00\" W 66.36'
OLD LOT LINES AS SHOWN ON CITY OF SALEM TAX MAP NO. 142

LEGEND

— E —	OVERHEAD ELEC. LINES
— T —	OVERHEAD TELE. LINES
— GW —	GUY WIRE
— x —	FENCE
— 0 —	UTILITY POLE
.....	OLD DEED LINES AND LOT LINES TO BE VACATED

APPROVED: [Signature] 10-11-94
EXEC. SECY., CITY OF SALEM PLANNING COMMISSION DATE
[Signature] 10-11-94
CITY ENGINEER CITY OF SALEM, VIRGINIA DATE

RESUBDIVISION FOR HOMER A. COX

SHOWING THE RESUBDIVISION OF A 0.564 AC. TRACT, A 0.730 AC. TRACT AND A 0.02 ACRE TRACT CREATING HEREON PARCEL "A" (0.587 AC.) AND PARCEL "B" (0.727 AC.) SITUATE ON 4th STREET SALEM, VIRGINIA

TAX NOS 142-3-3, 4 & 12.1 SCALE: 1" = 40'
DRAWN: LRD/91 DATE: OCTOBER 6, 1994
CALC.: WDW W.O. 94-1266
N.B.: JW-89

T. P. PARKER & SON
818 Boulevard
Post Office Box 29
Salem, Virginia 24186
Telephone: 703-987-1188
FAX: 703-988-9797
ENGINEERS SURVEYORS PLANNERS

