

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

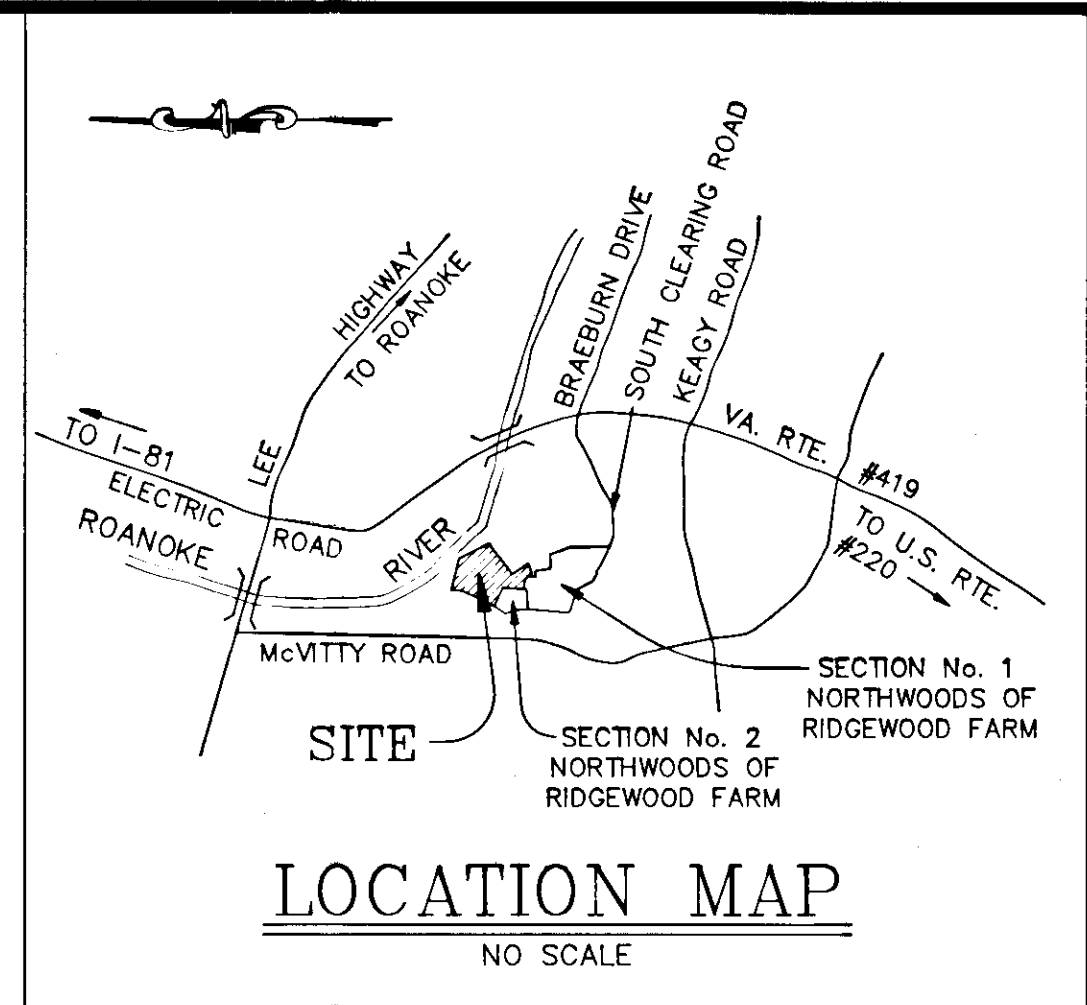
THAT HERITAGE BUILDERS Ltd. OF ROANOKE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, AND WHICH ALSO COMPRISES A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 175, PAGE 253.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM EASEMENTS FOR PUBLIC UTILITIES, SANITARY SEWER AND DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND SAID OWNER FURTHER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA, AND SECTION 8A OF THE CITY OF SALEM SOIL EROSION & SEDIMENT ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 25 DAY OF January 1994.

HERITAGE BUILDERS Ltd.  
OF ROANOKE, OWNER

BY: Lewis C. Jamison  
LEWIS C. JAMISON, PRESIDENT  
HERITAGE BUILDERS Ltd.  
OF ROANOKE



STATE OF VIRGINIA  
County of Roanoke TO WIT:

I, SARA V. PILLAMAN, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT LEWIS C. JAMISON, PRESIDENT, FOR HERITAGE BUILDERS Ltd. OF ROANOKE, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED November 16 1993, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON January 25, 1994.

MY COMMISSION EXPIRES January 31, 1995

Sara V. Pillaman  
NOTARY PUBLIC

APPROVED:

Forest H. Jones 2/28/94  
EXECUTIVE SECRETARY, CITY OF SALEM  
PLANNING COMMISSION DATE

John D. Abbott 2/28/94  
CITY ENGINEER, CITY OF SALEM  
PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON March 2, 1994, AT 10:00 O'CLOCK A.M.

TESTEE: GARY CHANCE CRAWFORD

Kindra Rankin  
DEPUTY CLERK

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS SET AT ALL CORNERS, P.C.'S AND P.T.'S UNLESS OTHERWISE NOTED.
4. A PORTION OF THIS PROPERTY IS 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.
5. ADDITIONAL AREA SHOWN HEREON, BOUNDED BY CORNERS 12-12A-12B-12, INCLUSIVE, IS HEREBY DEDICATED AS PRIVATE ROAD AND P.U.E.

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	6831.378	4300.336
2	7081.991	4490.456
3	7170.281	4509.050
4	7061.222	4733.207
5	6794.525	4808.262
6	6665.679	4536.406
7	6646.064	4488.915
8	6504.509	4545.662
9	6496.911	4436.295
10	6502.617	4420.603
11	6526.571	4406.367
12	6614.066	4395.748
13	6746.748	4412.712
TOTAL AREA = 4.010 Ac.		

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	135.00'	112.89'	59.98'	109.63'	N 86°01'34" E	47°54'46"
C-2	22.00'	30.18'	18.00'	27.87'	S 30°43'24" E	78°35'17"
C-3	165.00'	89.22'	45.73'	88.14'	N 06°55'12" W	30°58'53"
C-4	165.00'	83.23'	42.52'	82.35'	N 05°52'45" W	28°54'00"
C-5	165.00'	5.99'	3.00'	5.99'	N 21°22'12" W	02°04'53"
C-6	135.00'	139.94'	76.99'	133.76'	S 07°17'10" W	59°23'38"
C-7	135.00'	98.82'	51.74'	96.63'	S 01°26'28" E	41°56'23"
C-8	135.00'	41.12'	20.72'	40.97'	S 28°15'22" W	17°27'15"
C-9	165.00'	19.46'	9.74'	19.45'	S 45°08'31" W	06°45'24"
C-10	25.00'	24.31'	13.21'	23.36'	N 20°39'55" E	55°42'36"
C-11	46.00'	233.97'	—	51.83'	N 41°28'47" W	291°25'12"
C-12	46.00'	58.66'	34.08'	54.77'	S 29°20'42" W	73°04'12"
C-13	46.00'	45.95'	25.10'	44.06'	N 85°30'13" W	57°13'58"
C-14	46.00'	46.28'	25.31'	44.35'	N 28°03'50" W	57°38'48"
C-15	46.00'	52.54'	29.56'	49.73'	N 33°28'49" E	65°26'28"
C-16	46.00'	30.53'	15.85'	29.98'	N 85°12'56" E	38°01'46"
C-17	25.00'	24.31'	13.21'	23.36'	S 76°22'31" W	55°42'36"
C-18	135.00'	27.18'	13.64'	27.14'	S 42°45'06" W	11°32'13"
C-19	56.00'	23.26'	11.80'	23.09'	S 07°37'56" W	23°47'36"
C-20	15.00'	22.31'	13.80'	20.31'	S 84°22'24" W	85°13'11"

PLAT SHOWING  
SECTION No. 3  
"THE NORTHWOODS OF  
RIDGEWOOD FARM"  
PROPERTY OF  
HERITAGE BUILDERS Ltd.  
OF ROANOKE

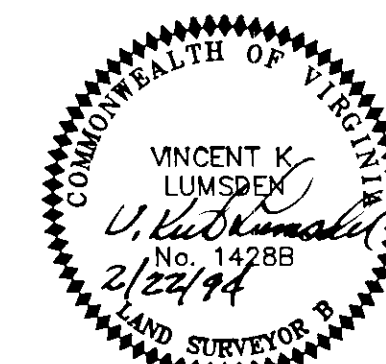
BEING A RESUBDIVISION OF ORIGINAL  
TRACT "B", P.B. 5, PG. 60

SITUATED ALONG  
NORTHWOODS LANE

SALEM, VIRGINIA

SCALE: 1" = 40' DATE: 16 NOVEMBER 1993

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



COMM. #137LJ#3

MERIDIAN OF SECTION No. 2  
"THE NORTHWOODS OF RIDGEWOOD FARM"  
P.B. 5, PG. 50

LOT 7  
SECTION No. 2  
"THE NORTHWOODS OF  
RIDGEWOOD FARM"  
P.B. 5, PG. 50

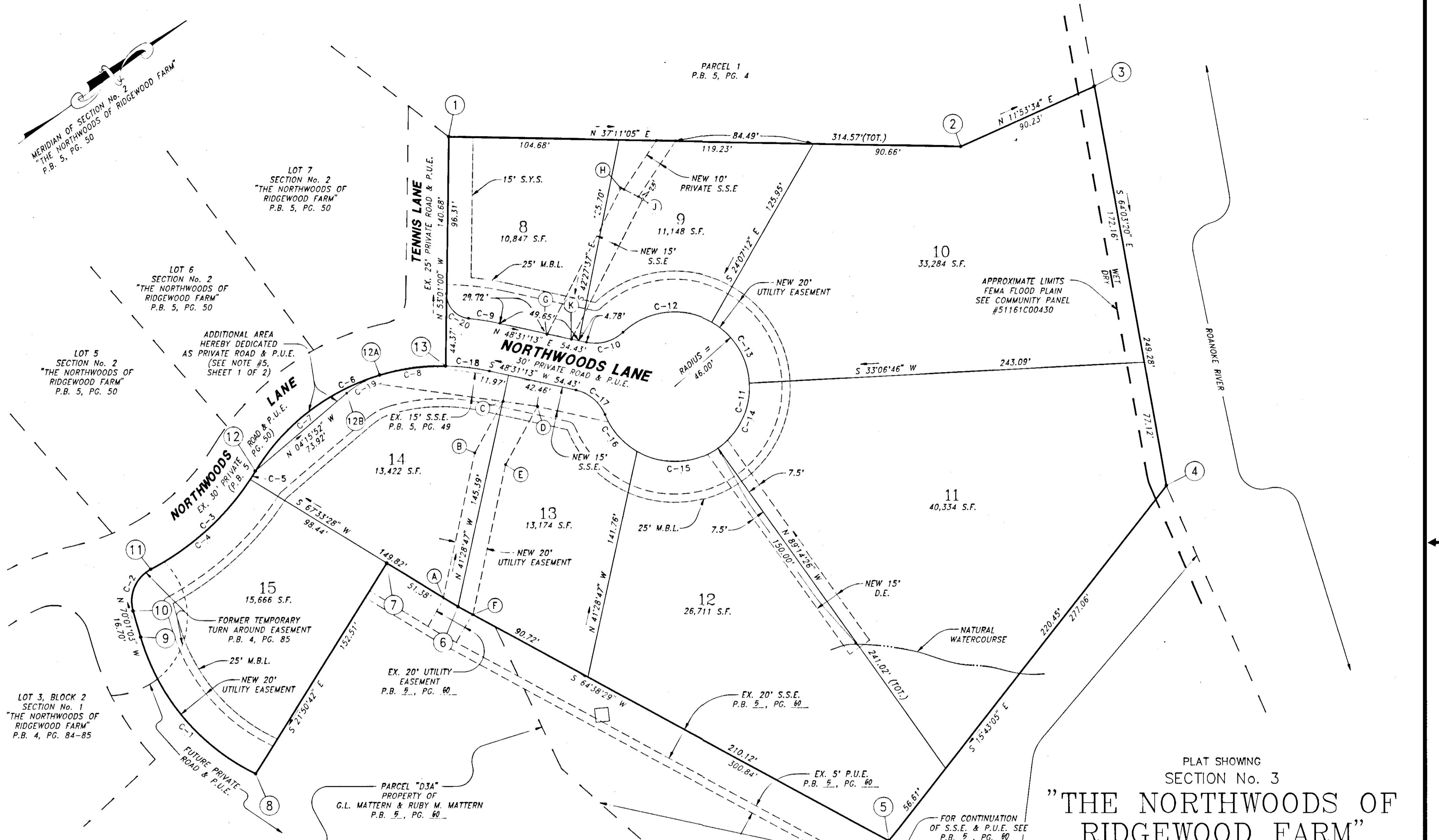
LOT 6  
SECTION No. 2  
"THE NORTHWOODS OF  
RIDGEWOOD FARM"  
P.B. 5, PG. 50

LOT 5  
SECTION No. 2  
"THE NORTHWOODS OF  
RIDGEWOOD FARM"  
P.B. 5, PG. 50

ADDITIONAL AREA  
HEREBY DEDICATED  
AS PRIVATE ROAD & P.U.E.  
(SEE NOTE #5,  
SHEET 1 OF 2)

LOT 3, BLOCK 2  
SECTION No. 1  
"THE NORTHWOODS OF  
RIDGEWOOD FARM"  
P.B. 4, PG. 84-85

PARCEL 1  
P.B. 5, PG. 4



**NEW 20' UTILITY EASEMENT**

LINE	DIRECTION	DISTANCE
6-A	S 67°33'28" W	10.58'
A-B	N 41°28'47" W	90.76'
B-C	N 25°00'44" W	36.20'
C-D	N 44°09'51" E	21.40'
D-E	S 25°00'44" E	40.91'
E-F	S 41°28'47" E	94.21'
F-6	S 64°38'29" W	10.41'

**NEW 15' SANITARY SEWER EASEMENT**

LINE	DIRECTION	DISTANCE
G-H	N 27°08'20" W	100.78'
H-J	N 62°51'40" E	15.00'
J-K	S 27°08'20" E	96.46'
K-G	S 48°31'13" W	15.48'

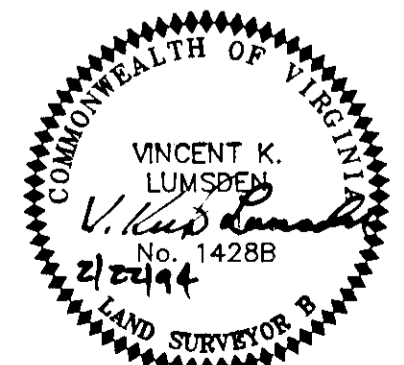
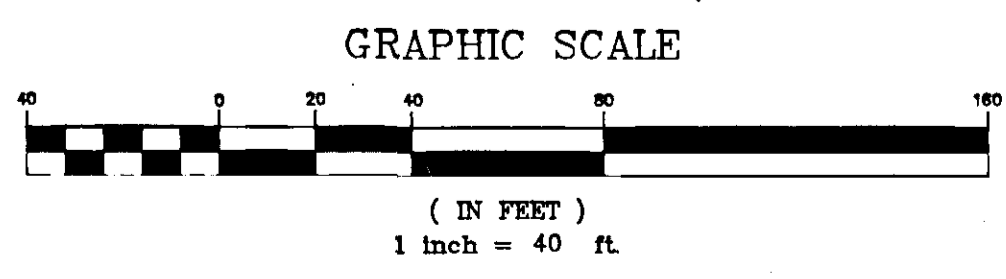
**LEGEND**

S.F.	SQUARE FEET
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
S.Y.S.	SIDE YARD SETBACK

**ADDITIONAL AREA HEREBY DEDICATED AS PRIVATE ROAD & P.U.E.**

LINE	DIRECTION	DISTANCE
12-12A	N 01°26'28" W (CH.)	96.63' (CH.)
12A-12B	S 07°37'56" W (CH.)	23.09' (CH.)
12B-12	S 04°15'52" E	73.92'

TOTAL AREA = 385 S.F.



PLAT SHOWING  
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