



BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	5,086.71742	4,952.70880
2	4,690.77896	5,301.32203
3	4,654.02842	5,253.11690
4	4,540.04765	5,102.98151
5	4,859.08606	4,822.07672
6	5,024.62164	4,940.68205
1	5,086.71767	4,952.70856
TOTAL AREA = 2.640 AC.		

APPROVED:

*[Signature]*  
 EXECUTIVE SECRETARY, CITY OF SALEM  
 PLANNING COMMISSION

*[Signature]*  
 CITY ENGINEER, CITY OF SALEM

7-7-97  
 DATE

7-7-97  
 DATE

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT CHARLES R. SIMPSON, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 1 INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER FROM STONYBROOK FARMS, INC. BY DEED DATED JUNE 10, 1975 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 38, PAGE 239.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM CERTAIN EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND NOTED HEREON AND FURTHER CERTIFIES THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON IS ENTIRELY WITH THE FREE WILL AND ACCORD OF SAID OWNER, PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA 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 SIGNATURE AND SEAL ON THIS 13<sup>th</sup> DAY OF December 1996.

CHARLES R. SIMPSON, INC.  
 BY: *[Signature]*  
 CHARLES R. SIMPSON, PRESIDENT

STATE OF VIRGINIA  
 County of Roanoke

I, Judith M. Ross A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT CHARLES R. SIMPSON, PRESIDENT, CHARLES R. SIMPSON, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED August 29 1996, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 13 1996.

MY COMMISSION EXPIRES February 23, 1998

*[Signature]*  
 NOTARY PUBLIC

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CH. BEARING
A	104°29'16"	40.00'	72.94'	51.64'	63.25'	N 10°57'40" E
PARCEL 1	7°37'43"	40.00'	50.00'	28.86'	46.81'	N 27°23'26" E
PARCEL 2	32°51'33"	40.00'	22.94'	11.79'	22.63'	N 24°51'11" W

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT 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 MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #5101410039D FOR THE CITY OF SALEM, ROANOKE COUNTY, VIRGINIA, DATED OCTOBER 15, 1993.
- THIS PLAT IS A SUBDIVISION OF TAX PARCEL #244-5-1 TO CREATE NEW PARCELS 1, 2 & 3.

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 JULY 8 1997, AT 8:40 O'CLOCK, A. M.

TESTEE: CHANCE CRAWFORD

*[Signature]*  
 DEPUTY CLERK

PLAT SHOWING SUBDIVISION  
 PROPERTY OF  
**CHARLES R. SIMPSON, INC.**  
 CREATING

NEW PARCEL 1 (0.917 AC.)  
 NEW PARCEL 2 (1.010 AC.)  
 NEW PARCEL 3 (0.713 AC.)

SITUATED ALONG  
 FRANKLIN STREET AND BONNIE LANE  
 SALEM, VIRGINIA

SCALE: 1" = 50' DATE: 28 AUG 1996

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

INST. # 2040

COMM. # 93-417

