

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AL M. COOPER AND VICKIE A. COOPER ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN, BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1, INCLUSIVE, KNOWN AS "VICTORIA ESTATES, PHASE III" AND BEING PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN DEED BOOK 204, PAGE 20 AND DEED BOOK _____, PAGE _____ OF THE CITY OF SALEM DEED RECORDS.

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 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 OF THE CITY OF SALEM, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS 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:

Al Cooper
AL COOPER, OWNER

Vickie A. Cooper
VICKIE A. COOPER, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John R. McAden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Al Cooper, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 12th DAY OF June, 1997.

John R. McAden
NOTARY PUBLIC

MY COMMISSION EXPIRES October 31, 1997

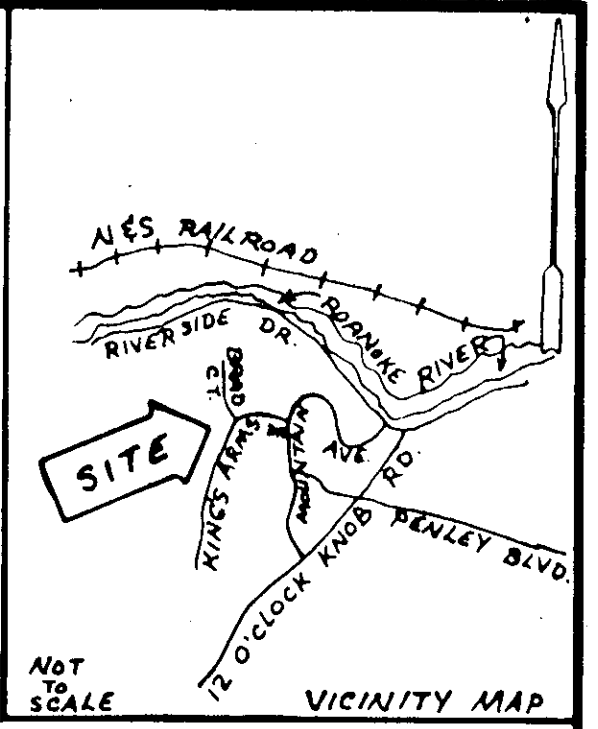
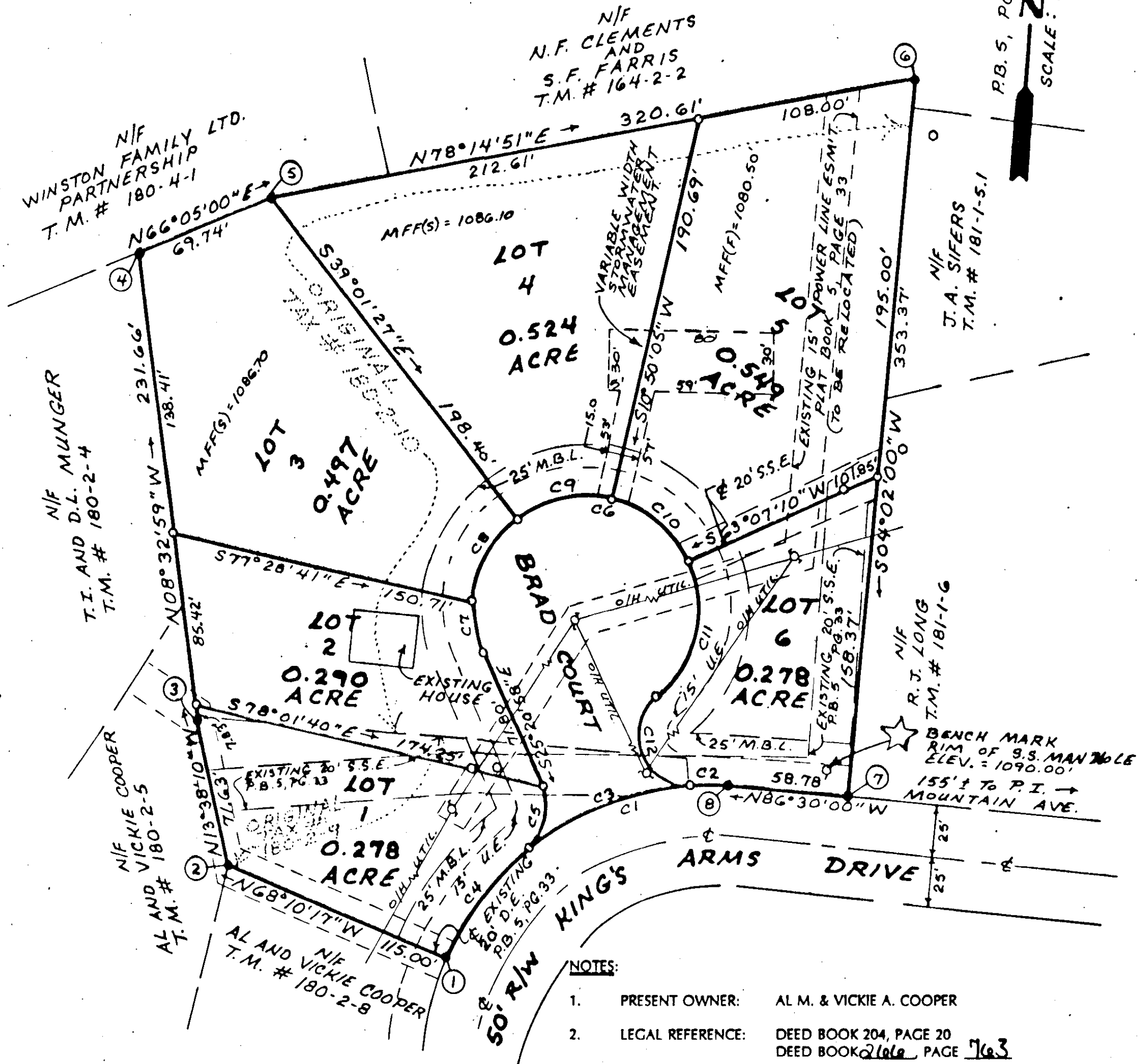
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John R. McAden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Vickie A. Cooper, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 12th DAY OF June, 1997.

John R. McAden
NOTARY PUBLIC

MY COMMISSION EXPIRES October 31, 1997

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	71°40'32"	137.50	172.01	99.31	161.01	S 57°39'44" W
C2	07°39'29"	137.50	18.38	9.20	18.36	S 89°40'16" W
C3	35°54'00"	137.50	86.15	44.54	84.75	S 67°53'29" W
C4	28°07'00"	137.50	67.48	34.43	66.80	S 35°53'00" W
C5	75°17'41"	25.00	32.85	19.29	30.54	S 12°17'47" W
C6	255°31'21"	55.00	245.28	71.01	86.93	S 77°35'18" E
C7	24°50'25"	55.00	23.85	12.11	23.66	S 12°55'46" E
C8	52°17'00"	55.00	50.19	26.99	48.47	S 25°37'57" W
C9	52°17'00"	55.00	50.19	27.00	48.47	S 77°54'57" W
C10	52°17'00"	55.00	50.19	27.00	48.47	N 49°48'03" W
C11	73°49'56"	55.00	70.87	41.32	66.07	N 13°15'25" E
C12	144°19'51"	25.00	62.98	77.71	47.60	N 21°59'33" W



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	4588.36305	7852.59678
2	4631.12240	7745.84540
3	4700.73330	7728.95830
4	4929.81890	7694.51800
5	4958.09200	7758.26980
6	5023.39510	8072.16110
7	4670.90030	8047.30620
8	4674.48873	7988.63584
TOTAL AREA = 2.697 ACRES		

- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - M.B.L. - MINIMUM BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - MANHOLE
 - S.S.E. - SANITARY SEWER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - UTILITY POLE
 - MF(S) - MINIMUM FINISHED FLOOR (SEWER)
 - MF(F) - MINIMUM FINISHED FLOOR (FLOODING)

2.416 ACRES (AREA IN LOTS)
0.281 ACRE (AREA IN DEDICATED R/W)
2.697 ACRES TOTAL AREA SUBDIVIDED

- NOTES:
- PRESENT OWNER: AL M. & VICKIE A. COOPER
 - LEGAL REFERENCE: DEED BOOK 204, PAGE 20
DEED BOOK 216, PAGE 763
 - TAX MAP NUMBERS: 180-2-9, 180-2-10
 - THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT; NO TITLE REPORT FURNISHED.
 - THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY F.E.M.A. SEE FLOOD INSURANCE RATE MAP #51161C0039E. EFFECTIVE DATE OCTOBER 18, 1995.
 - BENCHMARK - 1090.00 SANITARY SEWER MANHOLE AT THE SOUTHEAST CORNER OF LOT 6.
 - PROPERTY IS CURRENTLY ZONED: B2

APPROVED:

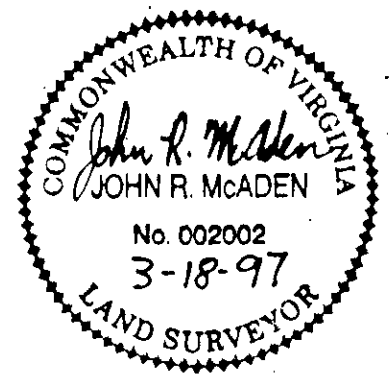
John P. Bluff 6-13-97
CITY ENGINEER, CITY OF SALEM DATE

Forest J. ... 6-13-97
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED, ADMITTED TO RECORD AT 1:03 O'CLOCK P.M. ON THIS 19 DAY OF June, 1997, IN PLAT BOOK 6, PAGE 80.

TESTE: Chance Clawbrd
CLERK

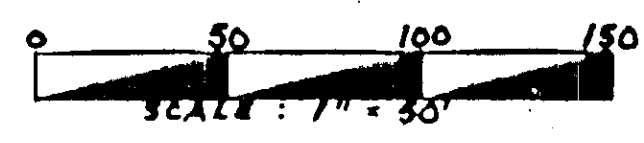
Amber M. Mitzel
DEPUTY CLERK



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN

002002



PLAT SHOWING
**VICTORIA ESTATES
PHASE III**
PROPERTY OF
AL M. & VICKIE A. COOPER
CITY OF SALEM, VIRGINIA
MARCH 18, 1997
JOB NUMBER 93043-3

