

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD J. COOK AND NANCY B. COOK ARE THE OWNERS OF THE PROPERTY SHOWN HEREON CONTAINING 0.500 ACRE BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 5, 6 TO 1 INCLUSIVE BEING KNOWN AS ALL OF LOTS 1 AND 2 AND THE WEST 40 FEET OF LOT 3 BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNERS BY MINNIE H. MINGA BY DEED DATED SEPTEMBER 11, 1974 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 35, PAGE 235 AND A 5 FOOT STRIP ADJOINING SAID PROPERTY ORIGINALLY WITHIN PINE STREET VACATED BY THE CITY OF SALEM, VIRGINIA BY DEED DATED APRIL 29, 1991 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 171, PAGE 113.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE VACATED THE LINES SHOWN DOTTED HEREON AND RESUBDIVIDED THE LOTS OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

Richard J. Cook 10/13/03 Nancy B. Cook 10/13/03
 RICHARD J. COOK, OWNER DATE NANCY B. COOK, OWNER DATE
 D.B. 35, PG. 235 D.B. 35, PG. 235
 D.B. 171, PG. 113 D.B. 171, PG. 113

STATE OF VIRGINIA
County OF Roanoke
 TO WIT:

I, Frederic R. Orey, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD J. COOK AND NANCY B. COOK, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th DAY OF October, 2003.

MY COMMISSION EXPIRES:

11/30/2006 Frederic R. Orey
 NOTARY PUBLIC

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0041 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

REFERENCE MAP:

LOAN SURVEY FOR RICHARD J. & NANCY B. COOK BY T. P. PARKER & SON DATED APRIL 26, 1991 AND RECORDED IN D.B. 171, PG. 116.

VARIANCE:

ON AUGUST 21, 2003 THE BOARD OF ZONING APPEALS FOR THE CITY OF SALEM GRANTED A VARIANCE FROM SECTION 106-102 OF THE R-2 ZONING REGULATIONS TO ALLOW A 60' WIDE LOT.

APPROVED:

James E. Taliaferro, II 10/21/02
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE
 EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

Melvin B. Dougherty 10/21/03
 MELVIN B. DOUGHTY, P.E. - CITY ENGINEER DATE
 CITY OF SALEM, VIRGINIA

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 4:37 O'CLOCK PM M. ON THIS 21 DAY OF October, 2003.

TESTE: CHANCE CRAWFORD
 CLERK
Chance Crawford
 DEPUTY CLERK

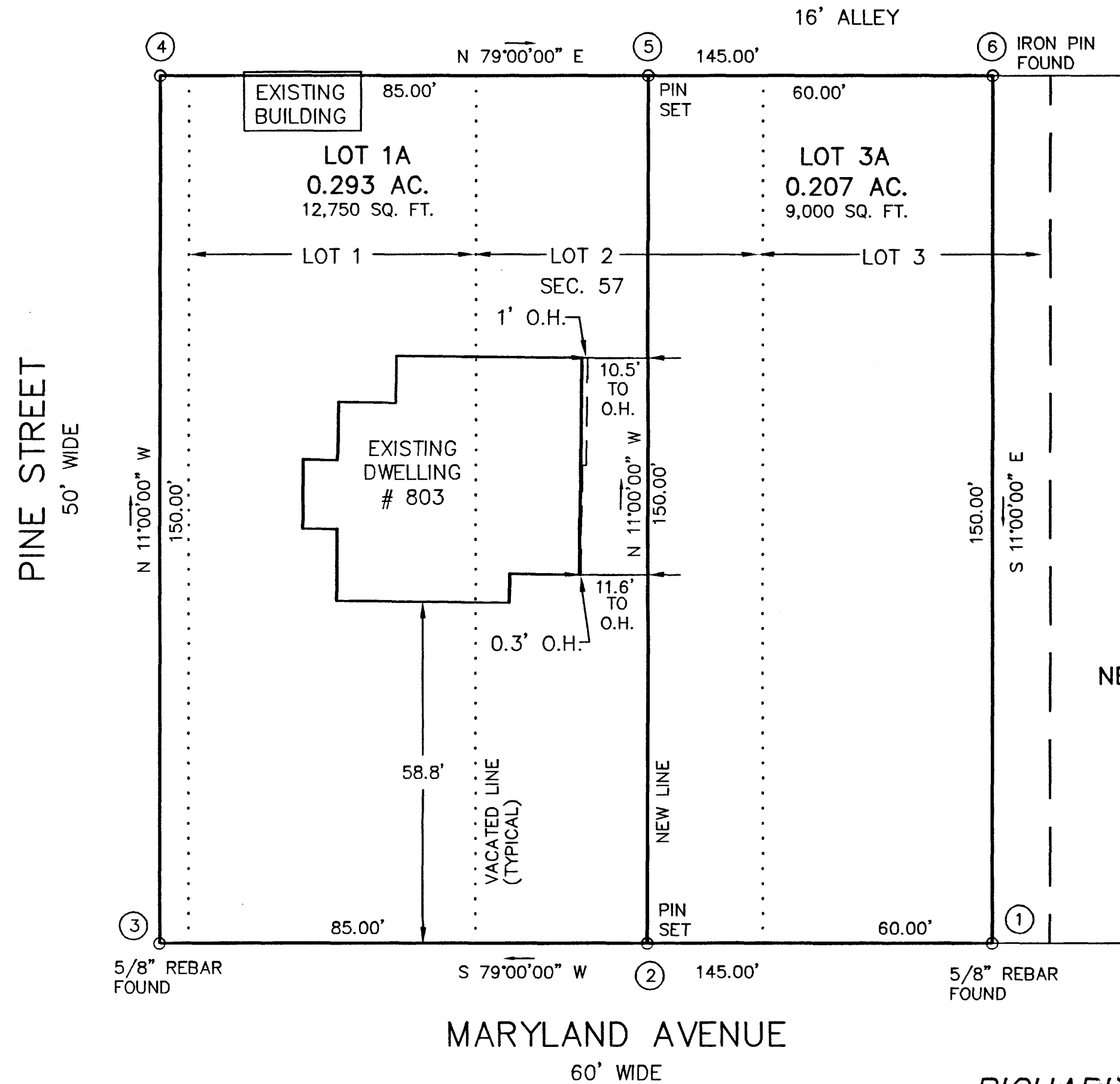
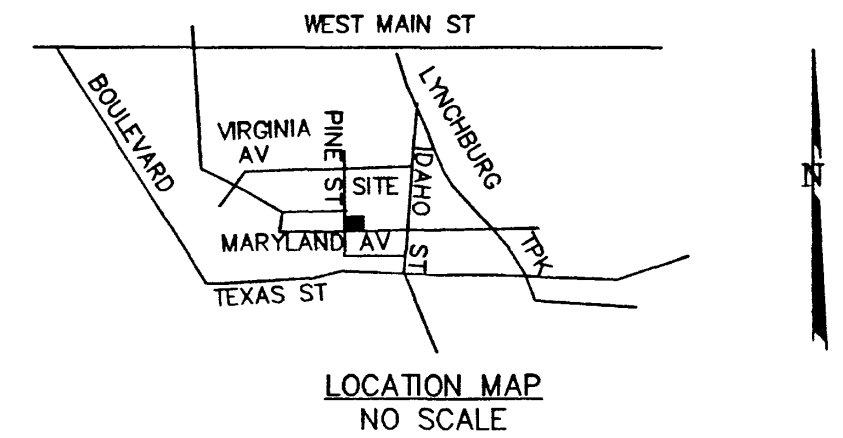
MERIDIAN OF P.B. 1, PG. 22 1/2

LEGEND

O.H. = OVERHANG
 AC. = ACRE
 D.B. = DEED BOOK
 PG. = PAGE

PROPERTY OF
 ROSS K. &
 FRANCES A. MUSSER
 TAX NO. 119-3-5
 D.B. 443, PG. 286

P.B. 9, PG. 100, SLIDE 178



COORDINATES

CORNER	NORTHING	EASTING
1	5000.00	5000.00
2	4988.55	4941.10
3	4972.33	4857.66
4	5119.58	4829.04
5	5135.80	4912.48
6	5147.24	4971.38
1	5000.00	5000.00

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

PROPERTY OF
 NELSON MISSOURI LIFE ESTATE
 TAX NO. 119-3-19
 D.B. 172, PG. 255

MARYLAND AVENUE
 60' WIDE

RESUBDIVISION FOR
RICHARD J. & NANCY B. COOK

SHOWING RESUBDIVISION OF LOT 1, LOT 2, 40' OF LOT 3 AND 5' OF VACATED PINE STREET SALEM IMPROVEMENT COMPANY P.B. 1 PG. 22 1/2

CREATING HEREON LOT 1A (0.293 ACRE) AND LOT 3A (0.207 ACRE)

SITUATE ON PINE STREET AND MARYLAND AVENUE SALEM, VIRGINIA

THIS RESUBDIVISION IS BASED ON A CURRENT FIELD SURVEY. RICHARD J. & NANCY B. COOK ARE THE OWNERS OF RECORD, SEE D.B. 35, PG. 235 & D.B. 171, PG. 113.



TAX NO.: 119-3-21 SCALE: 1" = 20'
 DRAWN: JTP, JR. - Z/LRD/16 DATE: OCT. 13, 2003
 CALC: JTP, JR. W.O.: 03-0543
 N.B.: JR-201

TPP&S T. P. PARKER & SON
 ENGINEERS 816 Boulevard
 SURVEYORS Post Office Box 39
 PLANNERS Salem, Virginia 24153
 540-387-1153

P.B. 9, PG. 100, SLIDE 178

