

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TRENT DEVELOPMNT COMPANY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 14 TO 1 INCLUSIVE CONTAINING A TOTAL OF 3.320 ACRES BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY ROBERT A. CRABTREE, JR. BY DEED DATED MARCH 14, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS INSTRUMENT NO. 030001297.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE SAID PROPERTY AS SHOWN HEREON OF ITS 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.

THE SAID OWNER HEREBY DEDICATES TO THE CITY OF SALEM, VIRGINIA THE 50 FOOT ROAD RIGHT OF WAY KNOWN AS BRADFORD CIRCLE AND THE DRAINAGE EASEMENT, SANITARY SEWER EASEMENT AND WATERLINE EASEMENT WITHIN THE SAID RIGHT OF WAY AND THE 15 FOOT DRAINAGE EASEMENTS, 15 UTILITY EASEMENTS AND 25 FOOT UTILITY EASEMENT SHOWN HEREON.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

*Paul Higginbotham* 9/11/03  
PAUL HIGGINBOTHAM, MEMBER DATE

TRENT DEVELOPMENT COMPANY, LLC  
INST. NO. 030001297

STATE OF VIRGINIA

COUNTY OF Roanoke  
TO WIT:

I, FORREST R. OTTER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PAUL HIGGINBOTHAM, MEMBER OF TRENT DEVELOPMENT COMPANY, L.L.C., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11<sup>th</sup> DAY OF September, 2003.

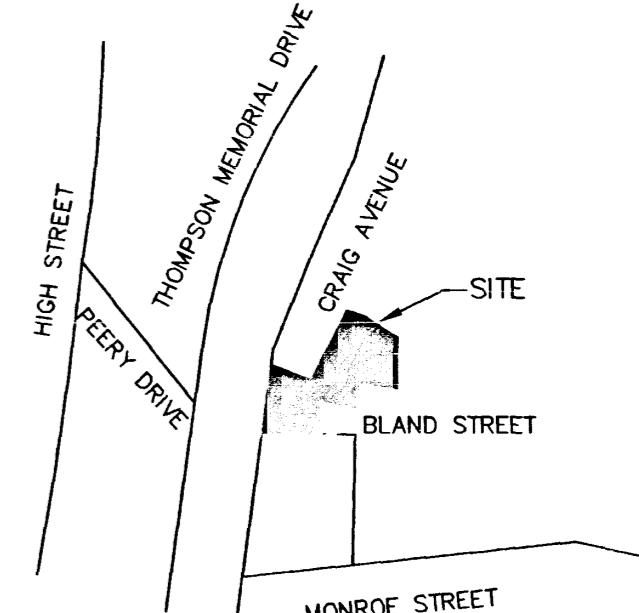
MY COMMISSION EXPIRES:

*Forrest R. Otter*  
NOTARY PUBLIC

11/30/2006

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION CASE NO. 031315 AND IS SUBJECT THERETO.
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. 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.



VICINITY MAP  
NO SCALE

COORDINATES

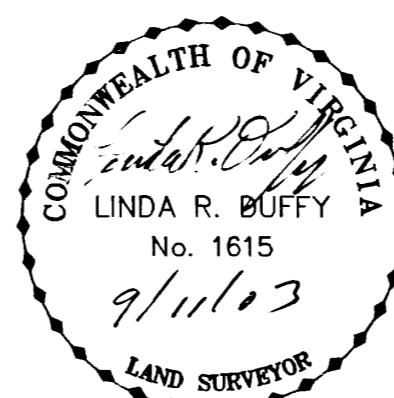
CORNER	NORTHING	EASTING
1	378.66	1123.45
2	380350	897.49
3	396.33	882.63
4	543.62	890.83
5	601.94	897.11
6	664.08	911.91
7	602.35	1042.98
8	900.83	1222.68
9	890.41	1256.37
10	832.39	1397.37
11	553.76	1395.43
12	579.54	1290.71
13	507.09	1205.68
14	507.66	1124.35
1	378.66	1123.45

THESE COORDINATES ARE BASED  
ON AN ASSUMED DATUM.

APPROVED:

*James E. Taliaferro* 9/16/03  
JAMES E. TALIAFERRO, M. P.E., L.S. DATE  
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

*Melvin B. Doughty* 9/16/03  
MELVIN B. DOUGHTY, P.E. CITY ENGINEER DATE  
CITY OF SALEM, VIRGINIA



THIS PLAT IS BASED ON A CURRENT  
FIELD SURVEY. TRENT DEVELOPMENT COMPANY, L.L.C.  
IS THE OWNER OF RECORD, SEE INST. NO. 030001297

MAP OF

BRADFORD COURT

PROPERTY OF

TRENT DEVELOPMENT COMPANY, L.L.C.

BEING TRACT "A" (3.320 AC.)  
CREATING HEREON 9 LOTS  
SITUATE ON BRADFORD CIRCLE  
CITY OF SALEM, VIRGINIA

TAX NO.: 085-004-004  
DRAWN: JTPZ-5/LRD-15  
CALC: JTP, JR.  
N.B. JR-232

SCALE: 1" = 40'  
DATE: APRIL 25, 2003  
REV: SEPT. 5, 2003  
W.O.: 02-0628

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

SHEET 1 OF 2  
P.B. 10 PG. 16 SLIDE 180

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH BEARING	CHORD
C1	92°43'00"	15.00'	24.27'	15.73'	N 43°10'30" W	21.71'
C2	90°00'00"	25.00'	39.27'	25.00'	S 45°28'00" W	35.36'
C3	32°17'14"	125.00'	70.44'	36.18'	S 16°36'37" W	69.51'
C4	12°38'46"	125.00'	27.59'	13.85'	S 39°04'37" W	27.53'
C5	44°56'00"	125.00'	98.03'	51.69'	S 22°56'00" W	95.54'
C6	51°19'04"	25.00'	22.39'	12.01'	S 19°44'28" W	21.65'
C7	118°17'04"	55.00'	113.55'	92.05'	S 53°13'28" W	94.43'
C8	58°17'27"	55.00'	55.96'	30.67'	N 38°29'17" W	53.57'
C9	57°31'39"	55.00'	55.22'	30.19'	N 19°25'16" E	52.93'
C10	48°31'58"	55.00'	46.59'	24.79'	N 72°27'05" E	45.21'
C11	282°38'08"	55.00'	271.31'	44.04'	N 44°36'00" W	68.75'
C12	51°19'04"	25.00'	22.39'	12.01'	N 71°03'32" E	21.65'
C13	131°16'30"	75.00'	17.38'	8.73'	N 38°45'45" E	17.34'
C14	31°39'30"	75.00'	41.44'	21.26'	N 16°17'45" E	40.92'
C15	44°56'00"	75.00'	58.82'	31.01'	N 22°56'00" E	57.32'
C16	90°00'00"	25.00'	39.27'	25.00'	N 44°32'00" W	35.36'

### LEGEND

M.B.L.=MINIMUM BUILDING LINE  
 S.Y.S.=SIDE YARD SETBACK  
 R.Y.S.=REAR YARD SETBACK  
 SQ. FT.=SQUARE FEET  
 OHW=OVERHEAD WIRES  
 $\diamond$ =UTILITY POLE  
 U.E.=UTILITY EASEMENT

MERIDIAN OF D.B. 254, PG. 63

