

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

THAT ELIZABETH Z. DEAN IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED FROM THEO L. BARKER AND ALIZABETH A. BARKER DATED JULY 18, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #030003756, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO MELINDA A. CLAYTON AND ROBERT D. LAMM, TRUSTEES, SECURING CHASE MANHATTAN MORTGAGE CORPORATION, BENEFICIARY, DATED JULY 18, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #030003757.

THE SAID OWNER CERTIFIES THAT SHE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF SALEM LAND SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES IN FEE SIMPLE TO THE CITY OF SALEM, ALL OF THE 4.5' STRIP OF LAND (1,208 S.F.) SHOWN HEREON FOR STREET WIDENING PURPOSES.

IN WITNESS IS HEREBY PLACED, THE FOLLOWING SIGNATURES AND SEALS ON THIS DAY OF July 2004.

BY: Elizabeth Z. Dean - owner  
ELIZABETH Z. DEAN - OWNER  
BY: Melinda A. Clayton  
MELINDA A. CLAYTON - TRUSTEE

STATE OF VIRGINIA  
County of FAIRFAX

I, Loretta L. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Salem AND STATE DO HEREBY CERTIFY THAT ELIZABETH Z. DEAN, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City of Salem AND STATE AND ACKNOWLEDGED THE SAME ON July 2, 2004.

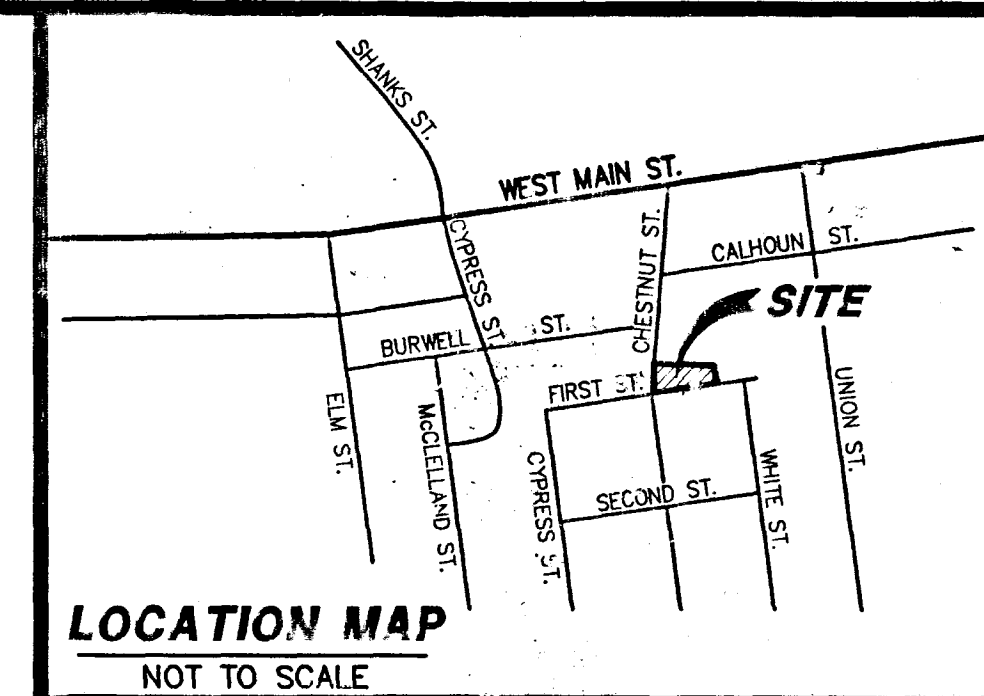
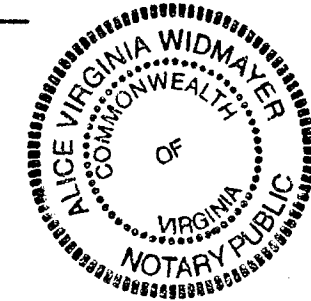
MY COMMISSION EXPIRES May 31, 2005  
Loretta L. Prillaman  
NOTARY PUBLIC

STATE OF VIRGINIA  
County of FAIRFAX

I, Alice Virginia Widmayer, A NOTARY PUBLIC IN AND FOR THE AFORESAID County of FAIRFAX AND STATE DO HEREBY CERTIFY THAT MELINDA A. CLAYTON, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME ON JUNE 30, 2004.

MY COMMISSION EXPIRES MARCH 31, 2007  
Alice Virginia Widmayer  
NOTARY PUBLIC

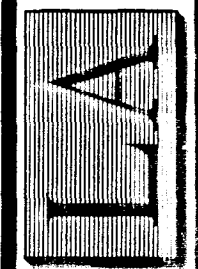
TAX #144-2-2  
PROPERTY OF  
THE TRUSTEES OF THE  
JAMES J. TEDDER ESTATE  
INSTRUMENT #W020000230



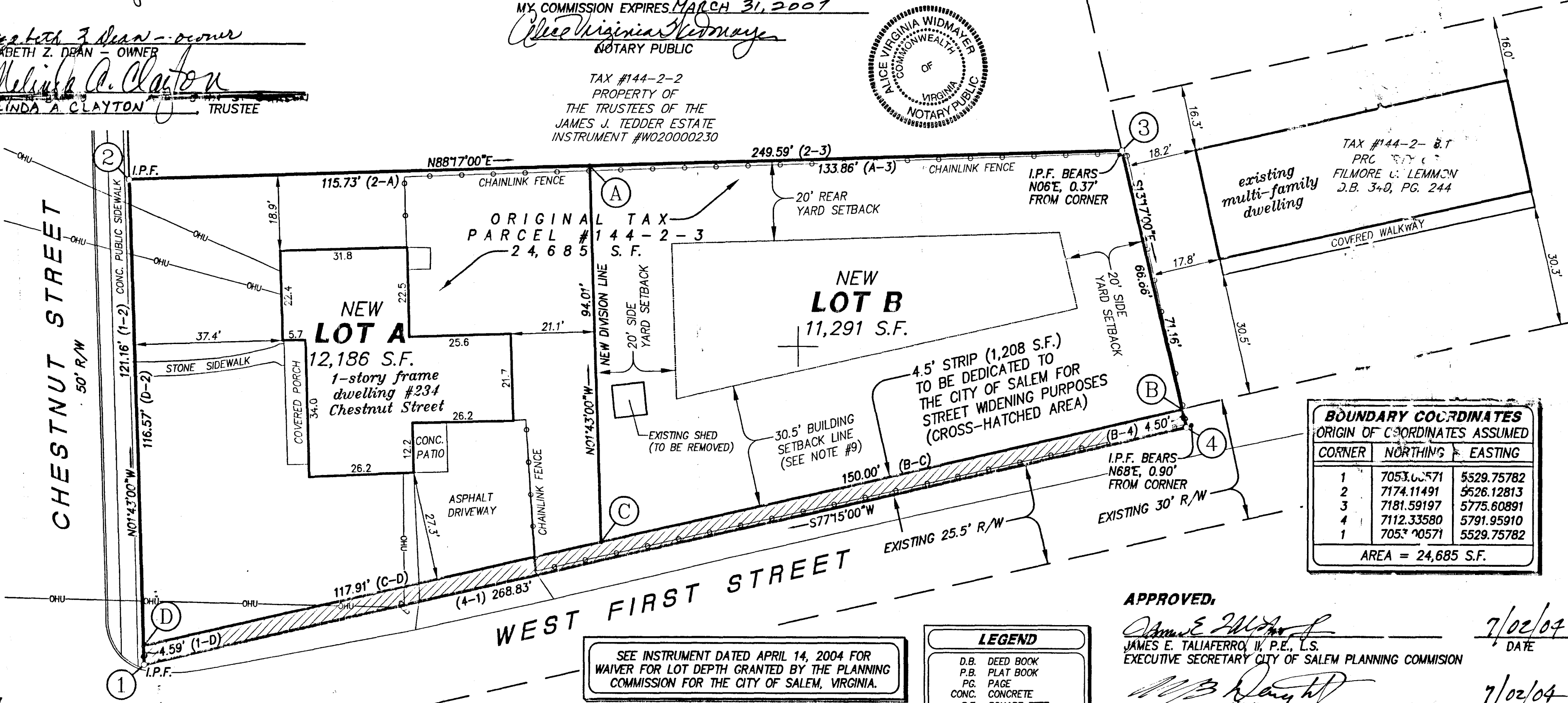
PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

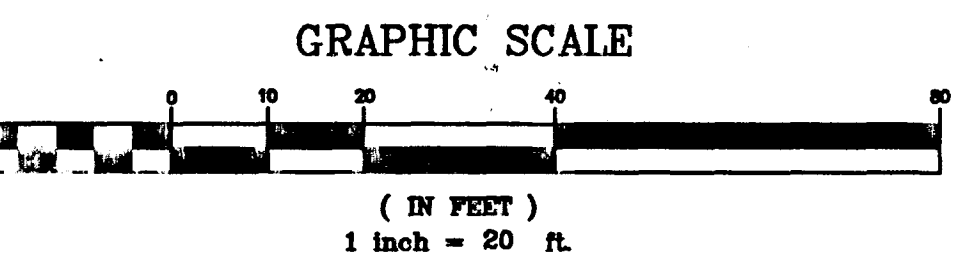
LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: APRIL 15, 2004  
SCALE: 1" = 20'  
COMM. NO.: 04-099  
CADD FILE: E:\2004\04099\04099BAS.DWG  
SHEET 1 OF 1



- 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 BE ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - APPROVAL HEREOF BY THE CITY OF SALEM SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF SALEM SUBDIVISION ORDINANCES. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
  - THIS PROPERTY DOES NOT LIE 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 NUMBER 510141 0037 D, MAP NUMBER 51161C0037 D, DATED OCTOBER 15, 1993. UNSHADED ZONE X
  - THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED.
  - THIS PROPERTY IS ZONED R4 MULTI-FAMILY AS PER THE DATE OF THIS PLAT.
  - LEGAL REFERENCE - INSTRUMENT #030003756
  - THE BUILDING SETBACK LINE FOR NEW LOT "B" IS BASED ON THE STIPULATION IN THE CITY OF SALEM ZONING ORDINANCE STATING THAT THE MINIMUM SETBACK SHALL NOT BE REQUIRED TO BE A DISTANCE GREATER THAN THE SETBACK LINE OBSERVED BY ONE OF TWO EXISTING BUILDINGS ON THE IMMEDIATELY ADJOINING LOTS ON EITHER SIDE WHICH IS FURTHER REMOVED FROM THE STREET. (SEC. 106-178 SETBACK REGULATIONS)



**CLERK'S CERTIFICATE:**  
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 2:57 O'CLOCK ON THIS 2 DAY OF July, 2004.  
TESTEE: GARY CHANCE CRAWFORD, CLERK  
Gary Crawford  
DEPUTY CLERK

**LEGEND**

- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- CONC. CONCRETE
- S.F. SQUARE FEET
- EX. EXISTING
- I.P.F. IRON PIN FOUND
- R/W RIGHT-OF-WAY
- OHU OVERHEAD UTILITIES
- UTILITY POLE
- CHAINLINK FENCE
- OHU- OVERHEAD UTILITIES



**APPROVED:**  
James E. Taliaferro 7/02/04  
JAMES E. TALIAFERRO, II, P.E., L.S.  
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION  
Melvin B. Doughty 7/02/04  
MELVIN B. DOUGHTY, P.E.  
CITY ENGINEER

RESUBDIVISION FOR  
ELIZABETH Z. DEAN  
OF 24,685 SQUARE FEET  
INSTRUMENT #030003756  
TO CREATE HEREON NEW  
LOT A (12,186 S.F.)  
AND NEW  
LOT B (11,291 S.F.)  
AND THE DEDICATION OF 1,208 S.F.  
FOR STREET WIDENING PURPOSES  
SITUATED AT THE INTERSECTION OF  
CHESTNUT STREET AND FIRST STREET  
CITY OF SALEM, VIRGINIA