



KNOW ALL MEN BY THESE PRESENTS TO WIT

THAT R. DOUGLAS NININGER AND RUTH M. NININGER ARE OWNERS OF THE PROPERTY SHOWN HEREON LOTS 1, 2, & 5, BLOCK 5, WERE CONVEYED TO SAID OWNERS BY DEED FROM FREY CORPORATION BY DEED DATED MAY 1, 1950, AND RECORDED IN D.B. 439, PG. 295. LOTS 3 & 4, BLOCK 5, WERE CONVEYED TO SAID OWNERS BY DEED FROM GEORGE W. MAXEY AND HATTIE L. MAXEY BY DEED DATED NOVEMBER 19, 1948, AND RECORDED IN D.B. 428, PG. 469. LOT "A" WAS CONVEYED TO SAID OWNERS BY DEED FROM FREY CORPORATION DATED SEPTEMBER 20, 1957 AND RECORDED IN D.B. 581, PG. 425. ALL THE ABOVE REFERENCED DEEDS ARE RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE CO. VIA THE 50' ROAD LYING BETWEEN ORIGINAL LOT "A" AND ORIGINAL LOT 1, BLOCK 5, WAS VACATED BY RESOLUTION No. 279 ADOPTED BY THE COUNCIL OF THE CITY OF SALEM ON JUNE 28, 1976.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 151-465 THROUGH 151-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH TITLE 15, CHAPTER 2 "LAND SUBDIVISION REGULATION" AS AMENDED TO DATE OF THE GENERAL ORDINANCES OF THE CITY OF SALEM, VA.

THE SAID OWNERS, AS EVIDENCED BY THEIR SIGNING THIS PLAT, HEREBY DEDICATE TO THE CITY OF SALEM, VA IN FEE SIMPLE, THE STREETS AS SHOWN HEREON AND DEDICATE TO THE CITY OF SALEM, VA CERTAIN EASEMENTS FOR PUBLIC UTILITIES AND SANITARY SEWER PURPOSES AS SHOWN AND NOTED HEREON.

THE SAID OWNERS, FURTHER CERTIFY THAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT BY THE COUNCIL AND PLANNING COMMISSION OF THE CITY OF SALEM, VA, THEY DO HEREBY RELEASES THE CITY OF SALEM, VA FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, THEIR HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM, VA BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG THE STREETS SHOWN HEREON AND BY REASON OF DOING THE NECESSARY GRADING, CUTTING, OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY THE CITY OF SALEM, VA AND THE CITY OF SALEM, VA SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 5TH DAY OF AUGUST, 1976

R. Douglas Nininger
R. DOUGLAS NININGER
Ruth M. Nininger
RUTH M. NININGER

STATE OF VIRGINIA
CITY OF SALEM
I, Linda J. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT R. DOUGLAS NININGER AND RUTH M. NININGER, WHOSE NAMES ARE SIGN TO THE FOREGOING WRITING HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 5TH DAY OF August 1976
MY COMMISSION EXPIRES May 28, 1979
Linda J. Smiley
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA THIS PLAT WAS PRESENTED AND, WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 11 O'CLOCK'S, M. ON THIS 28 DAY OF July 1976.

TESTE: Linda J. Smiley
CLERK

LEGEND
PUE - PUBLIC UTILITY EASEMENT
SE - SEWER EASEMENT
M.B.L. - MINIMUM BUILDING LINE

RESTRICTIONS
RESIDENCES TO HAVE AN ENCLOSED LIVING AREA NOT LESS THAN 1200 SQUARE FEET, ON THE TWO TOP LEVELS OF A SPLIT LEVEL HOUSE AND ON THE MAIN FLOOR OF A RANCH STYLE HOUSE, AND ON THE MAIN FLOOR OF A SPLANCHER HOUSE, EXCLUSIVE OF CARPORTS, PORCHES, BREEZEWAYS AND ATTACHED GARAGES, EXCEPT THAT ENCLOSED LIVING AREA HAVE LESS THAN 1100 SQUARE FEET WHERE THE AREA OF THE CARPORT, PORCHES, BREEZEWAYS OR GARAGE IS EQUIVALENT TO OR MORE THAN 250 SQUARE FEET.

APPROVED:
[Signature]
EXEC. SECY. CITY OF SALEM PLANNING COMMISSION
[Signature]
CITY ENGINEER, CITY OF SALEM, VIRGINIA
DATE: 8-5-76

I, HEREBY CERTIFY THAT THIS PLAT IS CORRECT:
[Signature]
STATE CERTIFIED LAND SURVEYOR



MAP FOR
R. DOUGLAS NININGER
AND
RUTH M. NININGER
OF RESUBDIVISION OF LOT "A"
AND LOTS 1, 2, 3, 4 & 5, BK. 5
FOREST LAWN ANNEX
PB. 3, PG. 9
SALEM, VIRGINIA
JULY 28, 1976
BY T. P. PARKER & SON
ENGINEERS & SURVEYORS
SALEM, VIRGINIA