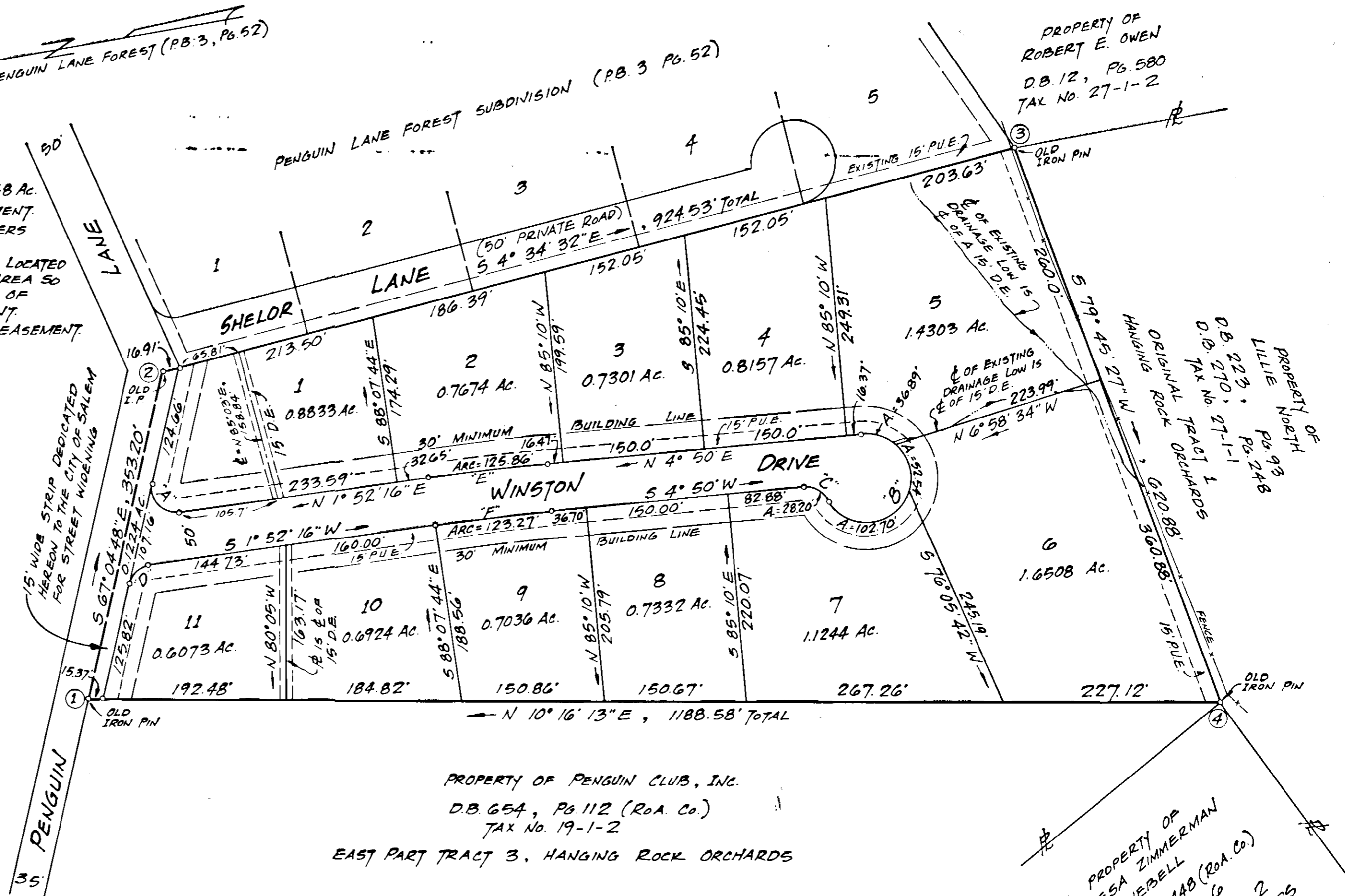


NOTES

1. SUBJECT PROPERTY = TAX MAP NO. 19-1-3 (ZONED R-2)
2. TOTAL AREA IN BOUNDARY = 11.2548 AC.
3. D.E. DENOTES DRAINAGE EASEMENT.
4. IRON PINS PLACED ON ALL CORNERS UNLESS OTHERWISE NOTED.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
6. P.U.E. DENOTES PUBLIC UTILITY EASEMENT.



CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	ANGLE	CHORD
A	48.45'	25.0'	36.41'	111° 02' 56"	N 57° 23' 44" E, 41.22'
B-TOTAL	192.13'	45.0'	—	244° 37' 23"	N 52° 51' 19" W, 76.06'
B-LOT 5	36.89'	45.0'	19.55'	46° 58' 10"	N 28° 19' 05" E, 35.87'
B-LOT 6	52.54'	45.0'	29.72'	66° 53' 27"	N 85° 14' 54" E, 49.60'
B-LOT 7	102.70'	45.0'	98.20'	130° 45' 46"	S 4° 04' 30" W, 81.82'
C	28.20'	25.0'	15.81'	64° 37' 23"	S 37° 08' 23" W, 26.73'
D	30.09'	25.0'	17.17'	68° 57' 04"	S 32° 36' 16" E, 28.31'
E	125.86'	2434.36'	62.94'	2° 57' 44"	N 3° 21' 08" E, 125.84'
F	123.27'	2384.36'	61.65'	2° 57' 44"	S 3° 21' 08" W, 123.26'

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
 THAT FTW PARTNERSHIP IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, TO BE SUBDIVIDED AND KNOWN AS "WINSTON WOODS", WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPT. 28, 1988, AND RECORDED IN DEED BOOK 143, PAGE 499 IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF SALEM "LAND SUBDIVISION ORDINANCES". THE SAID OWNER DOES, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF SALEM ALL LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION, AND ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND THE ACCEPTANCE BY THE CITY OF SALEM OF THE DEDICATION OF THE STREETS SHOWN HEREON, ON BEHALF OF ITSELF AND ITS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS SPECIFICALLY RELEASE THE CITY OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM 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 THE PROPER GRADE THAT MAY FROM TIME TO TIME BE ESTABLISHED BY THE CITY OF SALEM, AND THE CITY OF SALEM SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF I HAVE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 6TH DAY OF MARCH, 1989.

Thomas F. Farrell
 THOMAS F. FARRELL, PARTNER

STATE OF VIRGINIA TO WIT:
 AT LARGE

I, DAVID A. BESS, A NOTARY PUBLIC IN AND FOR THE AFOREMENTIONED STATE, DO HEREBY CERTIFY THAT THOMAS F. FARRELL, PARTNER OF FTW PARTNERSHIP, A VIRGINIA GENERAL PARTNERSHIP, HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 6TH DAY OF MARCH, 1989.

David A. Bess SEPT. 10, 1990
 NOTARY PUBLIC COMMISSION EXPIRES

RESTRICTIONS:

1. ALL BUILDING PLANS MUST BE APPROVED BY FTW PARTNERSHIP PRIOR TO ANY CONSTRUCTION.
2. MINIMUM SQUARE FOOTAGE REQUIREMENT FOR LIVING AREA (HEATED SPACE):
 1 STORY DWELLING - 1400 SQ. FT. (EXCLUSIVE OF GARAGE)
 2 STORY DWELLING - 1800 SQ. FT. (EXCLUSIVE OF GARAGE)

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT IS PRESENTED, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEKED, IS ADMITTED TO RECORD AT 2:17th O'CLOCK P.M. ON THIS 27th DAY OF APRIL, 1989.

JAMES F. TOBEY, Clerk
 TESTE: Karen W. Keffner deputy
 CLERK

APPROVED:
Randolph M. Smith
 EXEC. SECRETARY, CITY OF SALEM PLANNING COMM.
 4-26-89
 DATE
John D. Abbott
 CITY ENGINEER, CITY OF SALEM, VIRGINIA
 4-26-89
 DATE



PLAT OF WINSTON WOODS

SHOWING THE SUBDIVISION OF ORIGINAL TRACT 4, MAP OF HANGING ROCK ORCHARDS (ROA. CO. P.B. 1, PG. 293), PROPERTY OF FTW PARTNERSHIP, A VIRGINIA GENERAL PARTNERSHIP

SALEM, VIRGINIA
 SCALE: 1" = 100' FEB. 23, 1989

By: JACK G. BESS
 CERTIFIED LAND SURVEYOR