

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AL M. COOPER, VICKIE A. COOPER, ROSALIE G. SHELOR, ANNIE MARGUERITE G. WAMPLER, BEVERLY C. MULLINS, ROSA E. P. GODBEY, AND JOSEPHINE M. MULLINS ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN, BOUNDED BY OUTSIDE CORNERS 1 THRU 13 TO 1, INCLUSIVE, KNOWN AS "VICTORIA ESTATES, PHASE II", AND BEING 8.140 ACRES OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN DEED BOOK 652, PAGE 386 (ROANOKE COUNTY), DEED BOOK 140, PAGE 472 OF THE CITY OF SALEM DEED RECORDS, AND DEED BOOK 210, PAGE 404 OF THE ROANOKE COUNTY DEED RECORDS.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HEREBY VACATE ALL PLATTED RIGHT-OF-WAYS, AND LOTS AND RIGHT-OF-WAYS REMAINING AS EASEMENT LINES CURRENTLY SHOWN ON THE MAP OF NATIONAL HEIGHT IN PLAT BOOK 1, PAGE 320 OF THE ROANOKE COUNTY PLAT RECORDS, AND HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE; ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

SAID PARCEL IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED JUNE 30, 1993, TO CENTRAL FIDELITY BANK BENEFICIARY, OF RECORD IN DEED BOOK 204, PAGE 20 IN THE SALEM CITY DEED RECORDS.

THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE TO AND VEST IN THE CITY OF SALEM, VIRGINIA, SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF THE CITY OF SALEM, AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 PROPER GRADES, AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION, AND SAID CITY OR THE VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: Al M. Cooper  
AL M. COOPER

BY: Rosalie G. Shelor  
ROSALIE G SHELOR

BY: Vickie A. Cooper  
VICKIE A. COOPER

BY: Annie Marguerite G. Wampler  
ANNIE MARGUERITE G. WAMPLER

BY: Beverly C. Mullins  
BEVERLY C. MULLINS

BY: E. B. Webster, Dago  
TRUSTEE

BY: Josephine M. Mullins  
BENEFICIARY

BY: Rosa E. P. Godbey  
ROSA E. P. GODBEY

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Dawn M. Tooley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Vickie A. Cooper and Al M. Cooper, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21<sup>st</sup> DAY OF June, 1993.

Dawn M. Tooley  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/31/95

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Dawn M. Tooley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Annie Marguerite G. Wampler, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25<sup>th</sup> DAY OF June, 1993.

Dawn M. Tooley  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/31/95

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Vickie T. McAllister, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Beverly C. Mullins, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25<sup>th</sup> DAY OF June, 1993.

Vickie T. McAllister  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-31-94

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Vickie T. McAllister, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Josephine M. Mullins, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25<sup>th</sup> DAY OF June, 1993.

Vickie T. McAllister  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-31-94

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Helen C. Dago, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Al M. Cooper and Rosa E. P. Godbey by Rosalie G. Shelor, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14<sup>th</sup> DAY OF June, 1993.

Helen C. Dago  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3-31-94

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Michael C. Tinsley, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT E. B. Webster, Dago and Rosalie G. Shelor, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30<sup>th</sup> DAY OF June, 1993.

Michael C. Tinsley  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12-31-94

APPROVED:

Kael Pomerle  
CITY ENGINEER, CITY OF SALEM  
7-1-93  
DATE

Ass't. Doug E. Gates, Jr.  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION  
7-1-93  
DATE

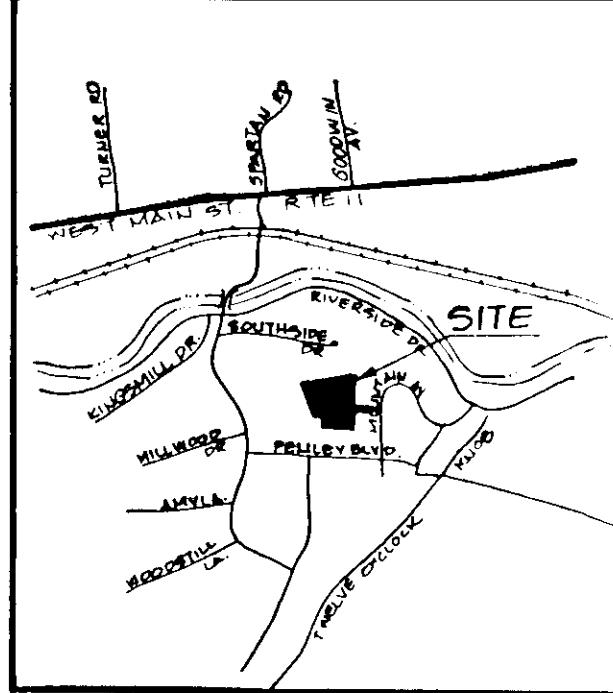
IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 12:18 O'CLOCK P.M. ON THIS 20<sup>th</sup> DAY OF July, 1993, IN PLAT BOOK 5, PAGE 35.

TESTE: Chance Crawford  
CLERK

Kimberly A. Sharp  
DEPUTY CLERK

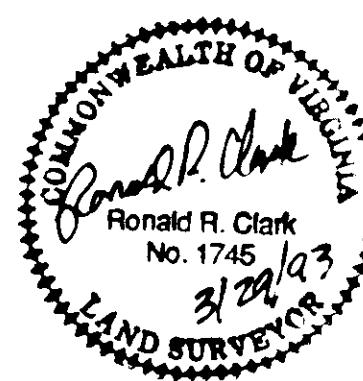
NOTES

1. PRESENT OWNERS: AL M. & VICKIE A. COOPER AND R. L. GODBEY ESTATE
2. LEGAL REFERENCES: PLAT BOOK 1, PAGE 320 DEED BOOK 140, PAGE 472 DEED BOOK 652, PAGE 386 (ROANOKE COUNTY) DEED BOOK 210, PAGE 404 (ROANOKE COUNTY)
3. TAX MAP NUMBERS: MOLES PROPERTY: 204-2-1 THRU 5 204-3-1 THRU 6 180-3-1 & A PORTION OF 5 GODBEY PROPERTY: 204-3-1 THRU 6 & A PORTION OF 7 204-4-1 THRU 6 & A PORTION OF 7 & 18
4. THIS PLAT OF SUBDIVISION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
5. PROPERTY IS IN F.E.M.A. DEFINED ZONE C (MINIMAL FLOODING).
6. LOTS AND RIGHT-OF-WAYS AND RIGHT-OF-WAYS REMAINING AS EASEMENTS CONVEYED TO SAID OWNERS AS SHOWN IN PLAT BOOK 1, PAGE 320 OF THE ROANOKE COUNTY PLAT RECORDS ARE HEREBY VACATED.
7. BENCHMARK - 1090.00 SANITARY SEWER MANHOLE AT THE SOUTHEAST CORNER OF LOT 15, PHASE I.



PLAT OF  
VICTORIA ESTATES PHASE II

CITY OF SALEM, VIRGINIA  
MARCH 29, 1993  
JOB NUMBER 93043

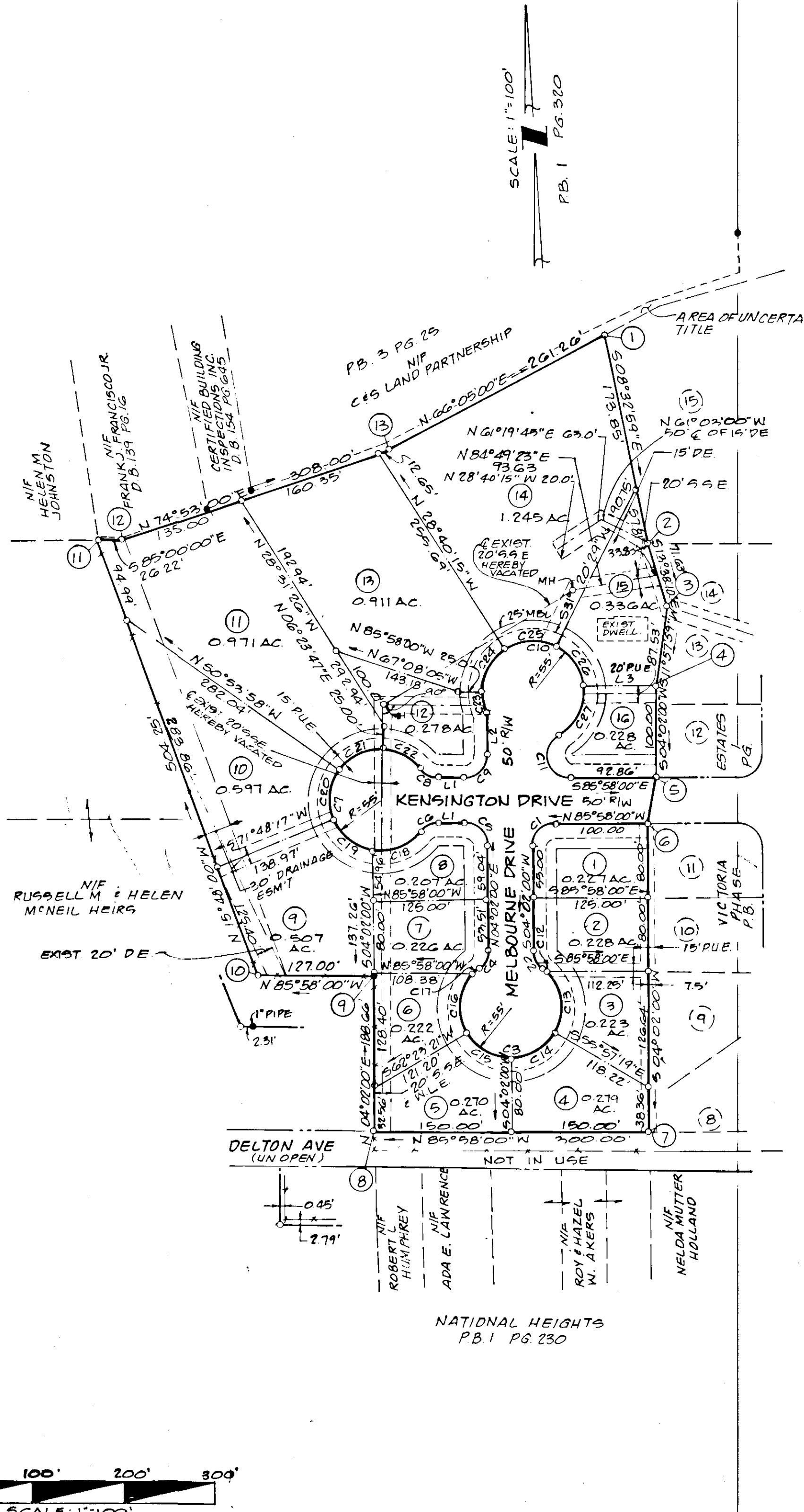


BALZER  
AND ASSOCIATES  
BALZER  
BVTNED  
REFLECTING SURVEY

COORDINATE LIST		
	NORTHING	EASTING
1	4,929.8331	7,694.5165
2	4,700.7475	7,728.9569
3	4,631.1366	7,745.8440
4	4,545.5086	7,727.6957
5	4,445.7563	7,720.6620
6	4,396.5837	7,707.1699
7	4,062.4092	7,683.6017
8	4,083.5098	7,384.3490
9	4,251.7567	7,396.2131
10	4,260.6895	7,269.5277
11	4,745.8879	7,132.2303
12	4,743.6027	7,158.3506
13	4,823.9246	7,455.6928
1	4,929.8331	7,694.5165

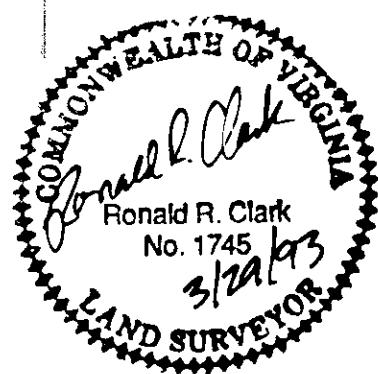
LINE TABLE		
	CHORD BEARING	DISTANCE
L1	S 85°58'00" E	27.55'
L2	S 04°02'00" E	45.09'
L3	N 85°25'30" W	80.55'

CURVE TABLE							
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD	BEARING
1	90°00'00"	25.00	39.27	25.00	35.36	S 49°02'00"	W
2	51°19'04"	25.00	22.39	12.01	21.65	S 21°37'32"	E
3	282°38'08"	55.00	271.31	44.04	68.75	N 85°58'00"	W
4	51°19'04"	25.00	22.39	12.01	21.65	N 29°41'32"	E
5	90°00'00"	25.00	39.27	25.00	35.36	N 40°58'00"	W
6	51°19'04"	25.00	22.39	12.01	21.65	S 68°22'28"	W
7	282°38'08"	55.00	271.31	44.04	68.75	N 04°02'00"	E
8	51°19'04"	25.00	22.39	12.01	21.65	S 60°18'28"	E
9	90°00'00"	25.00	39.27	25.00	35.36	N 49°02'00"	E
10	262°49'54"	55.00	252.30	62.35	82.49	S 69°10'15"	E
11	148°12'42"	25.00	64.67	87.80	48.09	S 11°51'39"	E
12	04°39'34"	55.00	4.47	2.24	4.47	N 44°57'17"	W
13	76°40'11"	55.00	73.60	43.49	68.23	N 04°17'25"	W
14	59°59'19"	55.00	57.58	31.75	54.99	N 64°02'21"	E
15	58°21'21"	55.00	56.02	30.71	53.63	S 56°47'20"	E
16	72°28'08"	55.00	69.57	40.30	65.02	S 08°37'25"	W
17	10°29'35"	55.00	10.07	5.05	10.06	S 50°06'17"	W
18	61°47'36"	55.00	59.32	32.91	56.48	N 73°36'44"	E
19	57°17'45"	55.00	55.00	30.05	52.74	S 46°50'35"	E
20	57°17'45"	55.00	55.00	30.05	52.74	S 10°27'09"	W
21	57°17'45"	55.00	55.00	30.05	52.74	S 67°44'55"	W
22	48°57'17"	55.00	46.99	25.04	45.58	N 59°07'34"	W
23	24°37'12"	55.00	23.63	12.00	23.45	S 08°16'36"	E
24	57°17'45"	55.00	55.00	30.05	52.74	S 32°40'52"	W
25	60°00'44"	55.00	57.61	31.76	55.01	N 88°39'53"	W
26	54°34'46"	55.00	52.39	28.38	50.43	N 31°22'08"	E
27	66°19'27"	55.00	63.67	35.94	60.17	N 29°04'58"	E



## VICTORIA ESTATES PHASE II

CITY OF SALEM, VIRGINIA  
MARCH 29, 1993  
JOB NUMBER 93043



**BALZER  
AND ASSOCIATES INC.  
BVNED**