

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AL M. COOPER AND VICKIE A. COOPER ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 235, PAGE 348.

THE SAID OWNERS HEREBY CERTIFY THAT THEY 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.

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 PUBLIC 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 CITY COUNCIL OF THE CITY OF SALEM, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM, VIRGINIA, 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 TRANSPORTATION 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:

Al M. Cooper
AL M. COOPER, OWNER
Vickie A. Cooper
VICKIE A. COOPER, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John R. McAden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Al M. Cooper WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF June, 1995.

John R. McAden
NOTARY PUBLIC MY COMMISSION EXPIRES October 31, 1997

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, John R. McAden, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Vickie A. Cooper WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF June, 1995.

John R. McAden
NOTARY PUBLIC MY COMMISSION EXPIRES October 31, 1997

NOTES

- 1. OWNERS OF RECORD: AL M. COOPER AND VICKIE A. COOPER
- 2. LEGAL REFERENCE: DEED BOOK 235, PAGE 348
- 3. TAX MAP NUMBER: 127-5-1
- 4. NO TITLE REPORT FURNISHED
- 5. ZONED R2
- 6. PROPERTY IS IN F.E.M.A. DEFINED ZONE UNSHADED I

SUBDIVISION PLAT

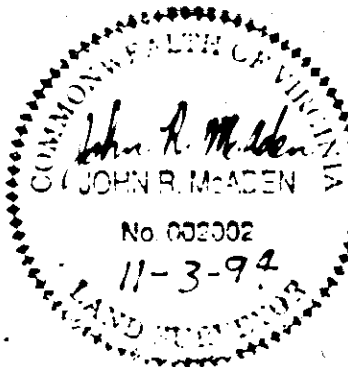
GRAPE VINE ESTATES

TAX MAP NO. 127-5-1
CREATING HEREON LOTS 1 THROUGH 15
CITY OF SALEM, VIRGINIA
NOVEMBER 3, 1994
JOB NUMBER 94207

APPROVE:
John D. Albright 7/19/95
CITY ENGINEER, CITY OF SALEM DATE
Robert J. Jones 7/18/95
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION 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 9:45 O'CLOCK A.M. ON THIS 26 DAY OF July, 1995, IN PLAT BOOK 5, PAGE 103.

TESTE: Chace Crawford
CLERK
Roran W. Cuffe
DEPUTY CLERK



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

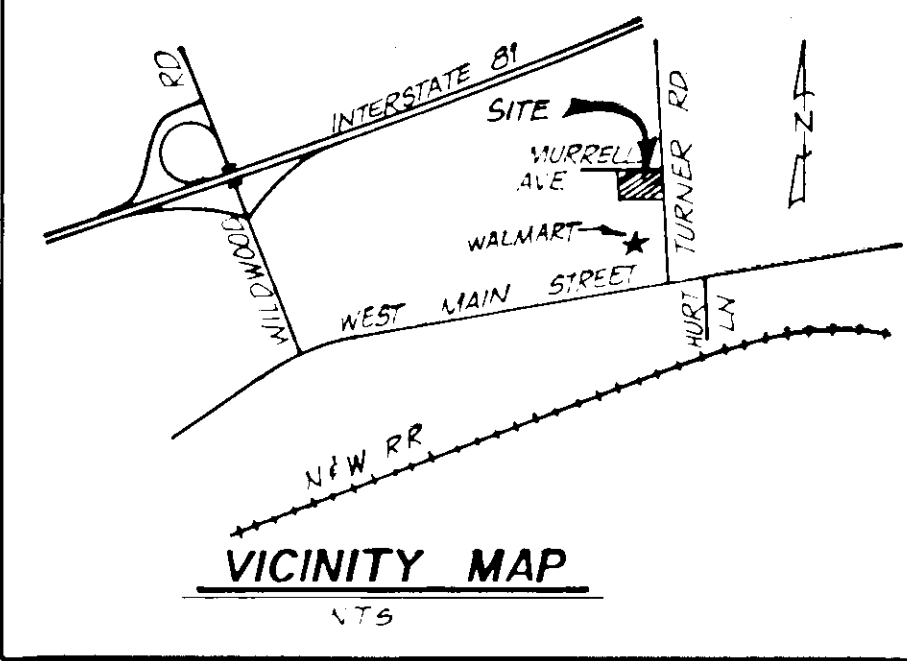
John R. McAden
JOHN R. McADEN 002002



CURVE TABLE

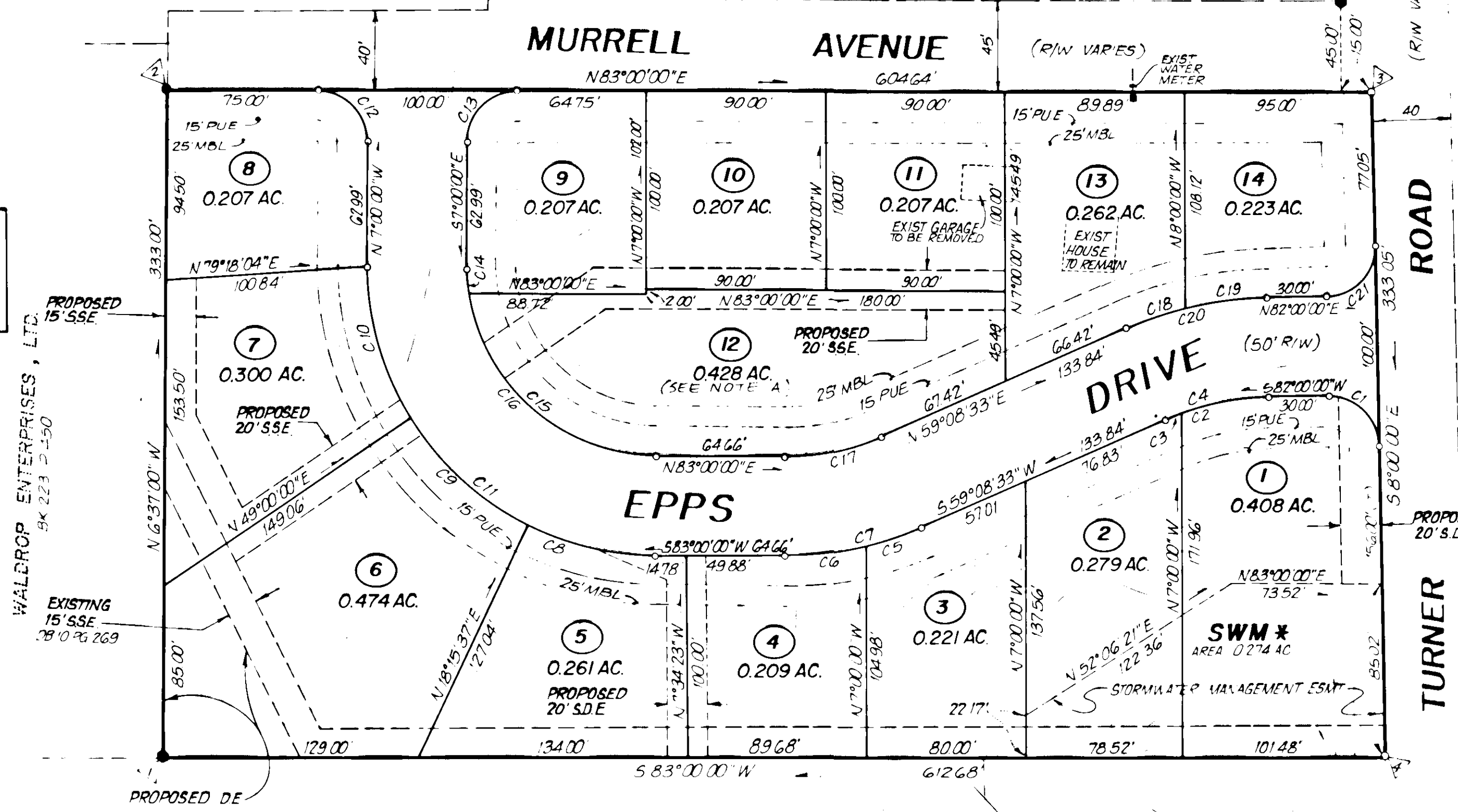
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 53°00'00" W
2	19°01'59"	133.29'	44.28'	22.35'	44.07'	N 72°28'50" E
3	03°49'28"	133.29'	8.90'	4.45'	8.90'	N 61°04'13" E
4	22°51'27"	133.29'	53.18'	26.95'	52.82'	S 70°34'17" W
5	09°57'10"	169.75'	29.49'	14.78'	29.45'	N 64°07'04" E
6	13°54'22"	169.75'	41.20'	20.70'	41.10'	N 76°02'50" E
7	23°51'32"	169.75'	70.69'	35.86'	70.18'	S 71°04'15" W
8	26°11'54"	145.00'	66.30'	33.74'	65.73'	S 83°54'03" E
9	31°53'22"	145.00'	80.70'	41.43'	79.67'	S 54°51'25" E
10	31°54'44"	145.00'	80.76'	41.46'	79.72'	S 22°57'22" E
11	90°00'00"	145.00'	227.77'	145.00'	205.06'	N 52°00'00" W
12	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 52°00'00" W
13	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 38°00.00" W
14	08°28'45"	95.00'	14.06'	7.04'	14.05'	S 11°14'22" E
15	81°31'15"	95.00'	135.17'	81.89'	124.05'	N 56°14'22" W
16	90°00'00"	95.00'	149.23'	95.00'	134.35'	S 52°00'00" E
17	23°51'33"	119.75'	49.87'	25.30'	49.51'	N 71°04'14" E
18	10°15'25"	183.29'	32.81'	16.45'	32.77'	N 64°16'18" E
19	12°36'02"	183.29'	40.31'	20.24'	40.23'	N 75°41'57" E
20	22°51'27"	183.29'	73.12'	37.05'	72.64'	N 70°34'17" E
21	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 37°00'00" E

COORDINATE LIST		
	NORTHING	EASTING
1	1925.3331	3391.8868
2	2256.1151	3353.5165
3	2329.8022	3953.6496
4	2000.0000	4000.0000
1	1925.3331	3391.8868



NOTE: ALL LOTS TO BE ORIENT FRONT OF HOUSE TOWARD THE WEST, UNLESS CITY OF SALEM OTHERWISE LOCATED BY PLAT OR OTHERWISE DETERMINING

AREA IN LOTS 3.893 AC.
 AREA IN R/W 0.760 AC.
 TOTAL 4.653 AC.
 (SWM AREA 0.274 AC. INCLUDED IN AREA IN LOTS.)



SCALE: 1" = 50'
 D.B. 235 PG. 348

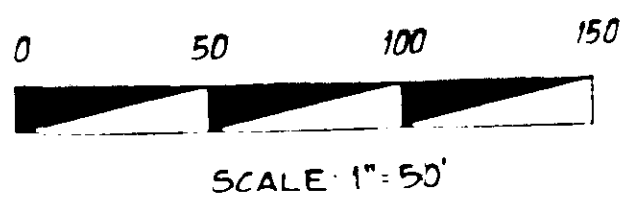


LEGEND
 ● FOUND CONCRETE MONUMENT
 ● FOUND IRON PIN
 ○ SET IRON PIN

SUBDIVISION PLAT

GRAPE VINE ESTATES

TAX MAP NO. 127-5-1
 CREATING HEREON LOTS 1 THROUGH 14
 CITY OF SALEM, VIRGINIA
 NOVEMBER 3, 1994
 JOB NUMBER 94207



* STORMWATER MANAGEMENT FACILITY TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION