

Legal References relative to establishment of Poplar Drive, making the same now 60 ft. wide. The original 30 ft. width road was established by DIXIE HEIGHTS map. The additional 30 ft. width strip was conveyed to Roanoke County and Comm. of the Town of Salem, by Carl S. Ervin, et ux, by deed dated Jan. 24, 1939 and recorded in D.B. 286 Page 310. The additional 10 ft. strip east of the 20 ft. strip, was conveyed to the Town of Salem, by Carl S. Ervin, et ux, by deed dated Oct. 27, 1955 and recorded in D.B. 540, Page 187.

BOUNDARY LINE CALCULATIONS		Sine			
CORNER	COURSE	Dist. Lin. Ft.	NORTH	SOUTH	EAST
1 2	N4°49'W	485.35	483.64		40.75
2 3	N83°00'E	190.60	23.23		189.18
3 4	S7°00'E	130.00		129.03	15.84
4 5	S36°31'W	68.95		55.41	41.03
5 6	S4°49'E	320.22		319.09	26.89
6 7	S83°00'W	32.85		4.00	32.61
7 8	N88°43'W	104.10	2.33		104.07
8 1	S83°00'W	13.56		1.65	13.46
Totals =		1345.63	509.20	509.18	231.91

Meridian of Deed to 'ERVIN' Caption property, recorded in D.B. 291, Pg. 54, using course of Main St. as Base Line.

KNOW ALL MEN BY THESE PRESENTS: That we the undersigned, Carl Smarr Ervin and Eva Lavada Ervin, husband and wife, respectively, are the owners of the fee simple, unencumbered title to the property both subdivided, and to be subdivided, as is shown on the annexed plat, which property comprises the extreme southwestern portion of the 72.34 acre tract conveyed to the said owners by Arrie W. Carr, widow, by deed dated September 13, 1941, of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 291, page 54.

The undersigned owners do, by virtue of the recordation of this plat, dedicate to the Town of Salem, in fee simple, the area embraced within the limits of CARL AVENUE between lots 'A' and 'B', as shown hereon, and the area embraced within the limits of the 20 ft. width Alley running east and west and dividing lots 'B' and 'C'; and in consideration of the approval of the subdivision of only that portion of the property of the undersigned as is embraced in lots 'A', 'B', and 'C', and that portion of CARL AVENUE which separates lots 'A' and 'B', and that portion of the 20 ft. Alley, which separates lots 'B' and 'C', the undersigned do further agree, and in so doing, bind their heirs, devisees and assigns, to dedicate to the Town of Salem, the fee simple, unencumbered title to the area shown to the east of lots 'A', 'B', and 'C', and not now subdivided, as is embraced within 'PROPOSED CARL AVENUE', a 50 ft. street running east and west from lots 'A' and 'B' on the West to the centerline of proposed 50 ft. street on the east, which is the westerly property line of Camille Wiley Sullivan, the area shown within 'PROPOSED ALLEY', 20 ft. in width, running east and west from lots 'B' and 'C', on the west to the centerline of proposed street on the east, which centerline is the property line of Camille Wiley Sullivan, the area shown within 'PROPOSED ERVIN DRIVE', from the north line of Main Street, in a northerly direction, to the southern line of what is marked on the plat as 'RESIDENTIAL ZONE' and that portion of the area shown within a 'PROPOSED STREET', 50 ft. in width, running along the eastern property line of the undersigned owners, the centerline of which area is the dividing property line between the undersigned owners' property and the property of Camille Wiley Sullivan, except the 25 ft. strip which immediately adjoins the property shown on the map as 'ESSO STD. OIL CO.' property, which said 25 foot strip has heretofore been sold by the undersigned to the STANDARD OIL CO., and which last mentioned proposed street runs North and South.

The said owners still further certify that they have subdivided this land, as shown hereon, entirely of their own free will and accord, pursuant to and in compliance with sections 15-173 through 15-194.3 of the Virginia Code of 1950 as amended to date, and further pursuant to and in compliance with Title 15, Chapter 11 'LAND SUBDIVISION REGULATIONS' of the GENERAL ORDINANCES of the TOWN OF SALEM.

The said owners still further certify that as a condition precedent to the approval of this plat and the acceptance of the dedication of the streets and alleys, as shown hereon, by the Council of the Town of Salem, they do specifically release the Town of Salem from any and all claim or claims for damages which said owners, their heirs, successors or assigns, may have or acquire against the Town of Salem by reason of establishing proper grade lines on and along such streets and alleys, and by reason of doing necessary grading or filling for the purpose of placing such streets and alleys upon proper grade, as may, from time to time, be established by said Town, and the Town of SALEM, shall not be required to build any retaining wall or walls along the streets and alleys and property lines; this release, as to damages by reason of establishing proper grade lines and the relieving of the Town of SALEM from the necessity of building any retaining wall or walls, shall also apply to the extension of CARL AVE. east and West, and the extension of the 20 ft. alley between lots 'B' and 'C', and to proposed ERVIN DRIVE, and to the proposed street, the centerline of which is the dividing line between the property of the undersigned owners and the property of Camille Wiley Sullivan.

Witness the Signatures and Seals of the undersigned owners this the 22nd day of March, 1956.

Carl Smarr Ervin (Seal) Eva Lavada Ervin (Seal)
OWNER OWNER

State of Virginia }
City of Roanoke }

I, Mary Linda M. Smiley, a Notary Public, in and for the aforesaid City and State, do hereby certify that Carl Smarr Ervin and Eva Lavada Ervin, whose names are signed to the annexed writing, dated March 23, 1956, have each personally appeared before me in my said City and State, and acknowledged the same on March 23, 1956.

Signed:-

Mary Linda M. Smiley Notary Public.

My Commission expires:- January 15, 1957.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this map is presented on 1956 and with the certificates of acknowledgment and dedication thereto annexed, is admitted to Record at... o'clock... M.

Teste: ROY K. BROWN. Clerk

Deputy Clerk.

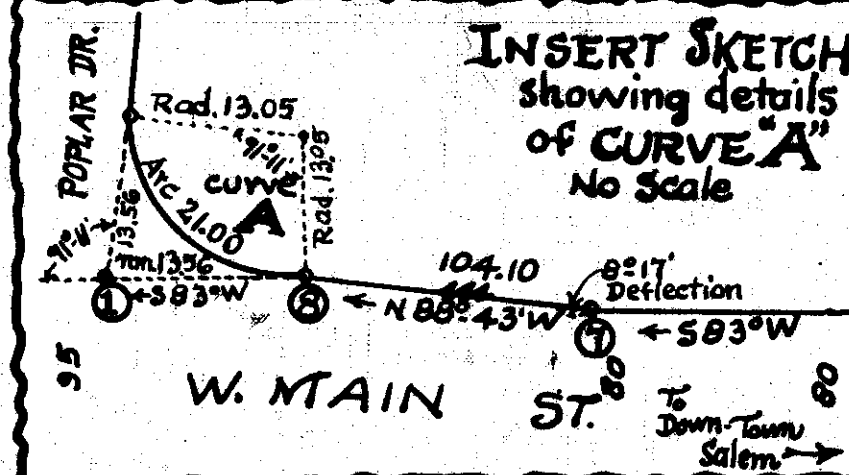
Field Work by: W.H.L.
Drawn by: [Signature]
Checked by: [Signature]

APPROVED:-

[Signature] Date: 3-30-56
Executive Secretary of Town of Salem Planning Commission.

F.A. Spiggle Date: 3-30-56
Town Engineer of Salem, Virginia.

INSERT SKETCH showing details of CURVE 'A' No Scale



CURVE 'C'
Arc = 30.97
Radius = 19.25
Tangent = 20.00
Angle = 92°11'

CURVE 'B'
Arc = 31.85
Radius = 20.78
Tangent = 20.00
Angle = 87°49'

CURVE 'A'
Arc = 21.00
Radius = 13.05
Tangent = 13.56
Angle = 92°11'