

COMM. No. 16922
F.W. = W.H.L.
N.B. = 11158
CK'D. BY: M.S., OBM

BOUNDARY DATA - ORIGIN OF COORDINATES ASSUMED.
CORS BEARING DISTANCE COR. NORTH EAST
1-2 N 72° 16'E 237.89 1 1000.00 1000.00
2-3 S 88° 17'W 120.40 2 1235.98 1030.09
3-4 S. 52° 45'W 185.35 3 1232.31 909.74
4-1 S. 66° 13'E 118.90 4 1047.96 891.17
PARCEL BOUNDED BY CORNERS 1-2-3-4 CONTAINS 0.565 AC.±

MERIDIAN OF DEED DATED NOV. 4, 1909, OF CONVEYANCE TO
AUSTIN TUNING FROM ALEX MASON AND KATE E. MASON
OF RECORD IN "SALEM" DEED BOOK 58 - PAGE 150.

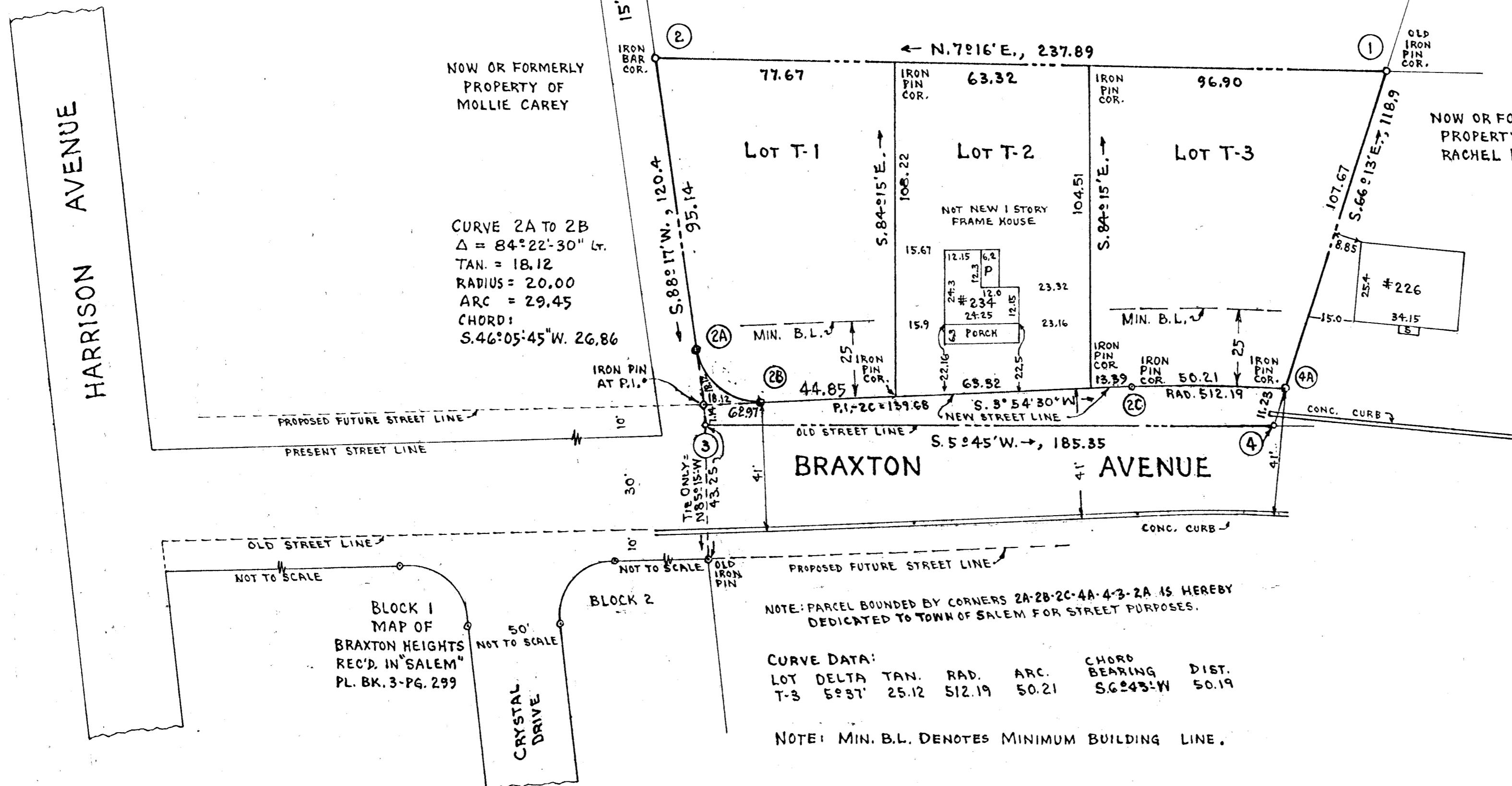
(E)

(S)

NOW OR FORMERLY
PROPERTY OF
TOWN OF SALEM

(N)

(W)



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT LETTIE L.M. TUNING (SINGLE) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON SUBDIVIDED KNOWN AS TUNING SUBDIVISION BOUNDED AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS ①, ②, ③, AND ④ AND WHICH SAID TRACT OF LAND IS NOT SUBJECT TO ANY LIEN OR ENCUMBRANCE.

THE SAID OWNER AND PROPRIETOR DOETH HEREBY CERTIFY THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF SAME IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND LAND SUBDIVISION REGULATIONS, AS AMENDED, OF TOWN OF SALEM.

THE UNDERSIGNED OWNER DOETH, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE TO THE TOWN OF SALEM IN FEE SIMPLE ALL THE LAND SHOWN HEREON WITHIN THE LIMITS OF BRAXTON AVENUE AFFECTED BY THIS SUBDIVISION.

THE SAID OWNER DOETH FURTHER, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF LAND FOR STREET PURPOSES SHOWN HEREON, BY THE PLANNING COMMISSION AND ITS COUNCIL, DOETH ON HER OWN BEHALF AND FOR AND ON ACCOUNT OF HER SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE THE TOWN OF SALEM FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, HER SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE TOWN OF SALEM BY REASON OF ESTABLISHING PROPER GRADE LINES ALONG AND ON SUCH STREETS AND ALLEYS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS OR ALLEYS 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 AND ALLEYS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID TOWN, AND SAID TOWN SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREOF

IN WITNESS WHEREOF IS HEREBY PLACED THE SIGNATURE AND SEAL OF SAID OWNER ON THIS 16 DAY OF

JULY, 1965.

Lettie L.M. Tuning (SEAL)
LETTIE L.M. TUNING, OWNER

APPROVED:

John L. Johnson
EXECUTIVE SECRETARY OF TOWN OF SALEM
PLANNING COMMISSION.

7-19-65

DATE

F. A. Gugle
TOWN ENGINEER OF TOWN OF SALEM

7-19-65

DATE

STATE OF VIRGINIA
CITY OF ROANOKE TO WIT:

I, MARY LINDA M. SMILEY, A NOTARY PUBLIC IN AND FOR THE CITY OF ROANOKE, IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT LETTIE L.M. TUNING (SINGLE), OWNER AND PROPRIETOR, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED JULY 16, 1965, HAS PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID AND ACKNOWLEDGED THE SAME.

GIVEN UNDER MY HAND THIS 16 DAY OF JULY, 1965.

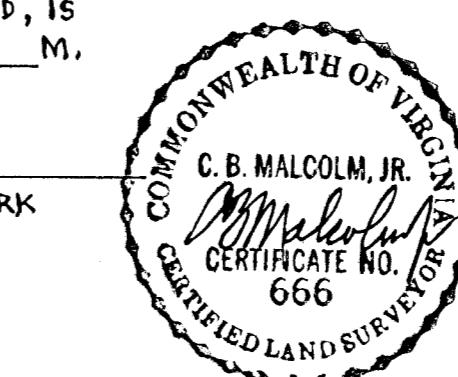
Mary Linda M. Smiley
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 13, 1968.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON THIS 16 DAY OF JULY, 1965, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 12 O'CLOCK M.

TESTE: N.C. LOGAN

CLERK

BY: DEPUTY CLERK



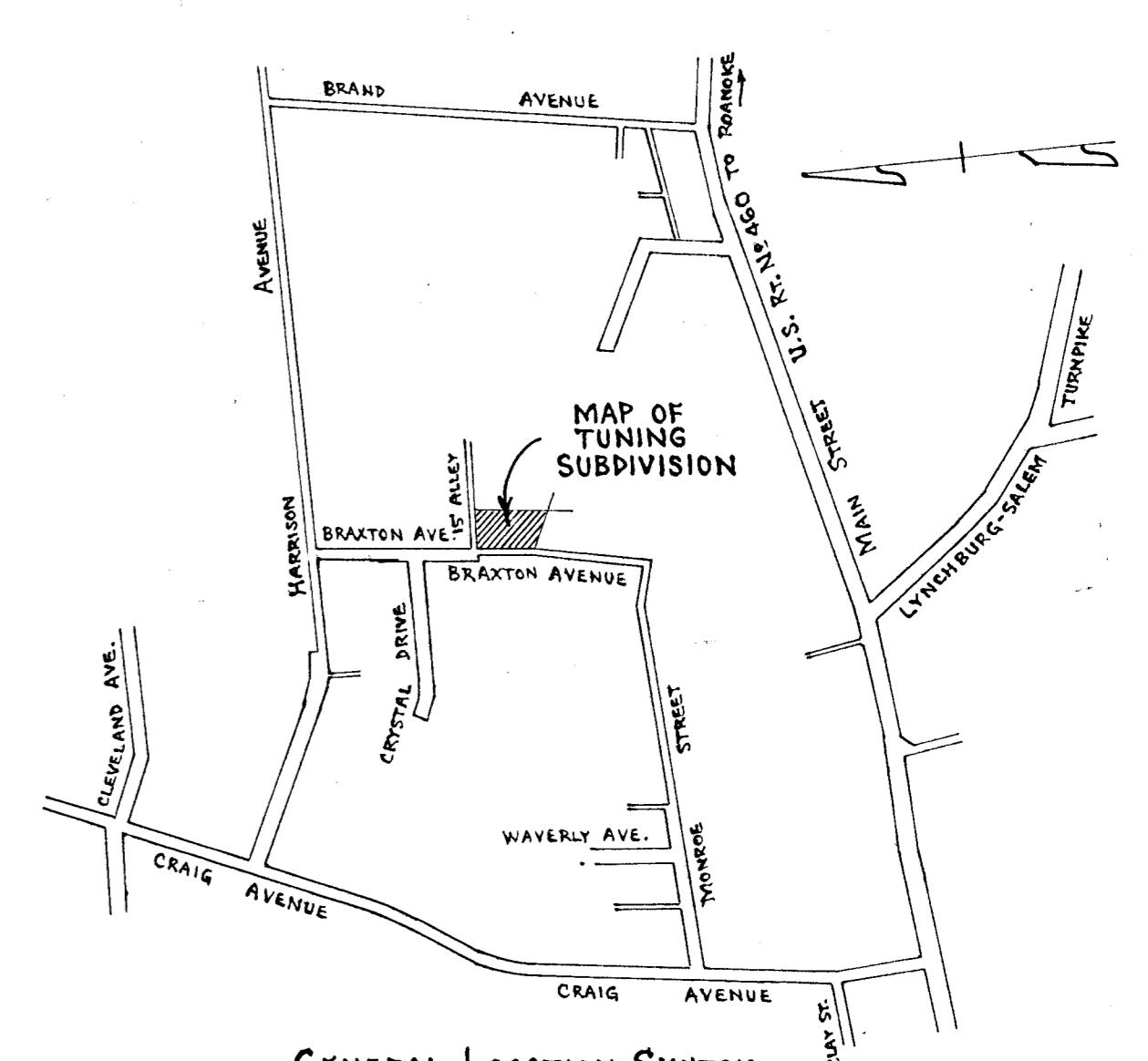
SALEM,

BY: C.B. MALCOLM & SON
STATE CERT. ENGRS.
ROANOKE, VIRGINIA.

DATE: JULY 7, 1965.

SCALE: 1" = 30'.

#16922



GENERAL LOCATION SKETCH

CAPTION LEGAL REFERENCE:
FORMERLY AUSTIN TUNING (NOW DECEASED)
SEE DEED BOOK "J" - PAGE 430
SEE DEED BOOK 58 - PAGE 150

MAP OF TUNING SUBDIVISION

PROPERTY OF
LETTIE L.M. TUNING (SINGLE)
BEING

ORIGINAL 0.565 ± ACRE TRACT SITUATE ON THE
EAST SIDE OF BRAXTON AVENUE

VIRGINIA.