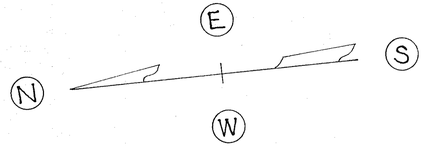
COMM. No. 16922
F.W. = W.H.L.
N.B.= 11158
CK'D. BY: M.S., comp

BOUNDARY DATA - ORIGIN OF COORDINATES ASSUMED.

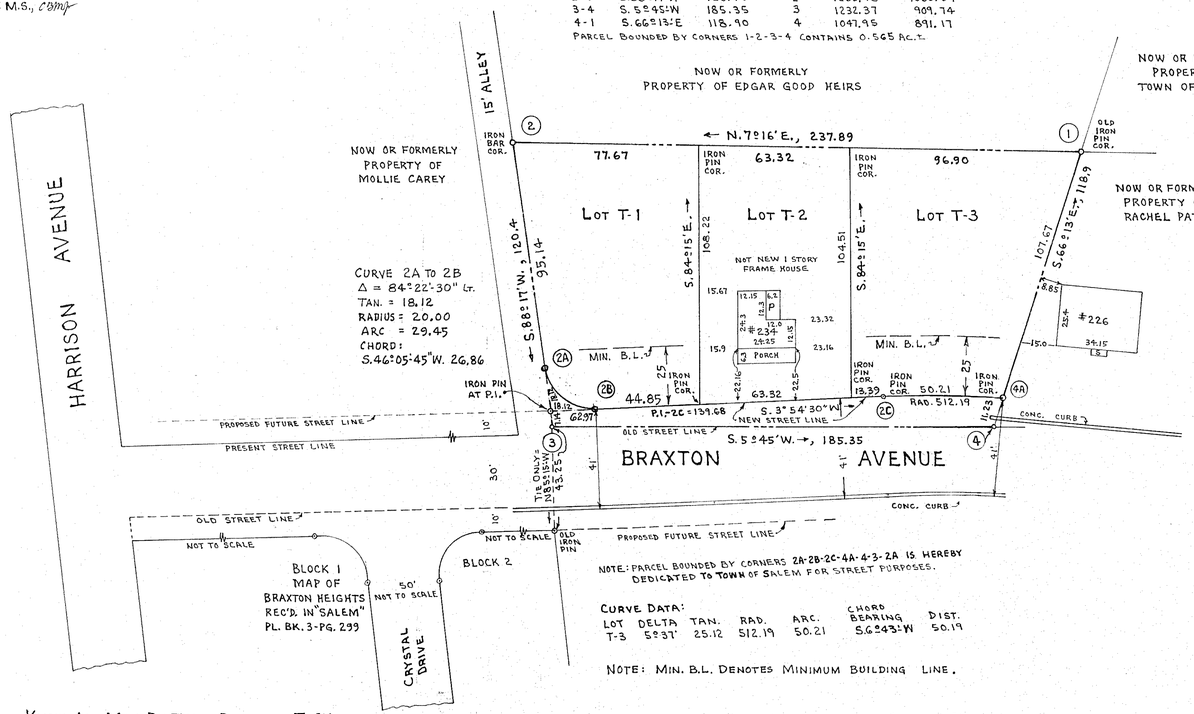
CORS	BEARING	DISTANCE	COR.	NORTH	EAST
1-2	N 7°16'E	237.89	1	1000.00	1000.00
2-3	S.88°17'W	120.40	2	1235.98	1030.09
3-4	S. 5°45'W	185.35	3	1232.37	909.74
4-1	S.66°13'E	118.90	4	1047.95	891.17

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.



LINES BETWEEN CORNERS 1-2-3-4-1 AS SHOWN ON PLAT SHOWING SURVEY PROPERTY OF LETTIE TUNING BY C. B. MALCOLM & SON, ENGR. DATED: APRIL 23, 1955. LINE 3-4 SHOWN AS EAST SIDE OF BRAXTON ROAD-30FT WIDE-ON THIS SURVEY.

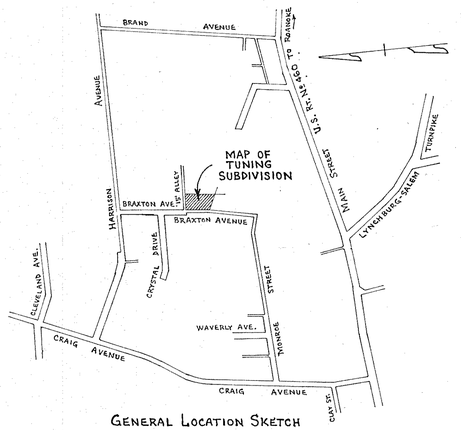


NOTE: PARCEL BOUNDED BY CORNERS 2A-2B-2C-4A-4-3-2A IS HEREBY DEDICATED TO TOWN OF SALEM FOR STREET PURPOSES.

CURVE DATA:

LOT	DELTA	TAN.	RAD.	ARC.	CHORD BEARING	DIST.
T-3	5°37'	25.12	512.19	50.21	S.6°43'W	50.19

NOTE: MIN. B.L. DENOTES MINIMUM BUILDING LINE.



GENERAL LOCATION SKETCH

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 DOTH 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 DOTH, 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 DOTH 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, DOTH 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

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.

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

APPROVED:

EXECUTIVE SECRETARY OF TOWN OF SALEM PLANNING COMMISSION. — 7-19-65 DATE

F. A. Suggle — TOWN ENGINEER OF TOWN OF SALEM — 7-19-65 DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP IS PRESENTED ON THIS 21 DAY OF July, 1965, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 11:50 O'CLOCK AM.

TESTE: N.C. LOGAN, CLERK — BY: Mary Lou Hunt, DEPUTY CLERK

COMMONWEALTH OF VIRGINIA
C. B. MALCOLM, JR.
CERTIFICATE NO. 666
CERTIFIED LAND SURVEYOR

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

SALEM, VIRGINIA.

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

DATE: JULY 7, 1965. SCALE: 1" = 30'.

#16922