

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE SEWELL FAMILY PARTNERSHIP, A LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 3.124 ACRES BOUNDED BY OUTSIDE CORNERS 1 THRU 16 TO 1 INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY STEPHEN H. SEWELL AND PATRICIA C. SEWELL BY DEED DATED DECEMBER 31, 1993 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 214, PAGE 397, AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED JUNE 28, 1989 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 150, PAGE 541 TO RAYMOND R. ROBRECHT, TRUSTEE SECURING A NOTE TO FIRST UNION BANK, SUCCESSOR TO DOMINION BANK, NATIONAL ASSOCIATION.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LAND INTO A LOT AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND VACATED LINE 6-13 BETWEEN LOT 10 AND LOT 11 AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

STEPHEN H. SEWELL, PARTNER DATE
D.B. 148, PG. 749

PATRICIA C. SEWELL, PARTNER DATE
D.B. 148, PG. 749

DEED OF TRUST D.B. 150, PG. 541 FIRST UNION BANK SUCCESSOR TO DOMINION BANK, N.A. BENEFICIARY
RAYMOND R. ROBRECHT TRUSTEE AUTHORIZED AGENT DATE

STATE OF VIRGINIA OF SALEM TO WIT:

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT STEPHEN H. SEWELL AND PATRICIA C. SEWELL, PARTNERS IN THE SEWELL FAMILY PARTNERSHIP, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF 1994.

MY COMMISSION EXPIRES: 2/31/97 NOTARY PUBLIC

STATE OF VIRGINIA OF SALEM TO WIT:

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RAYMOND R. ROBRECHT, TRUSTEE FOR FIRST UNION BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF 1994.

MY COMMISSION EXPIRES: 3/31/97 NOTARY PUBLIC

STATE OF VIRGINIA OF SALEM TO WIT:

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RAYMOND R. ROBRECHT, AUTHORIZED AGENT FOR FIRST UNION BANK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE MY AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF 1994.

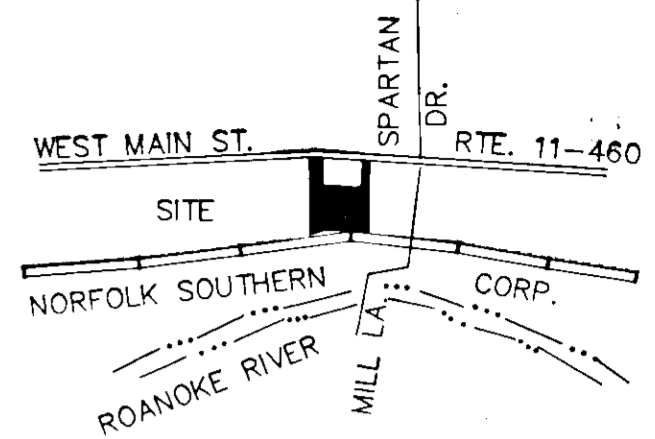
MY COMMISSION EXPIRES: 12/31/97 NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT O'CLOCK P.M. ON THIS DAY OF 1994.

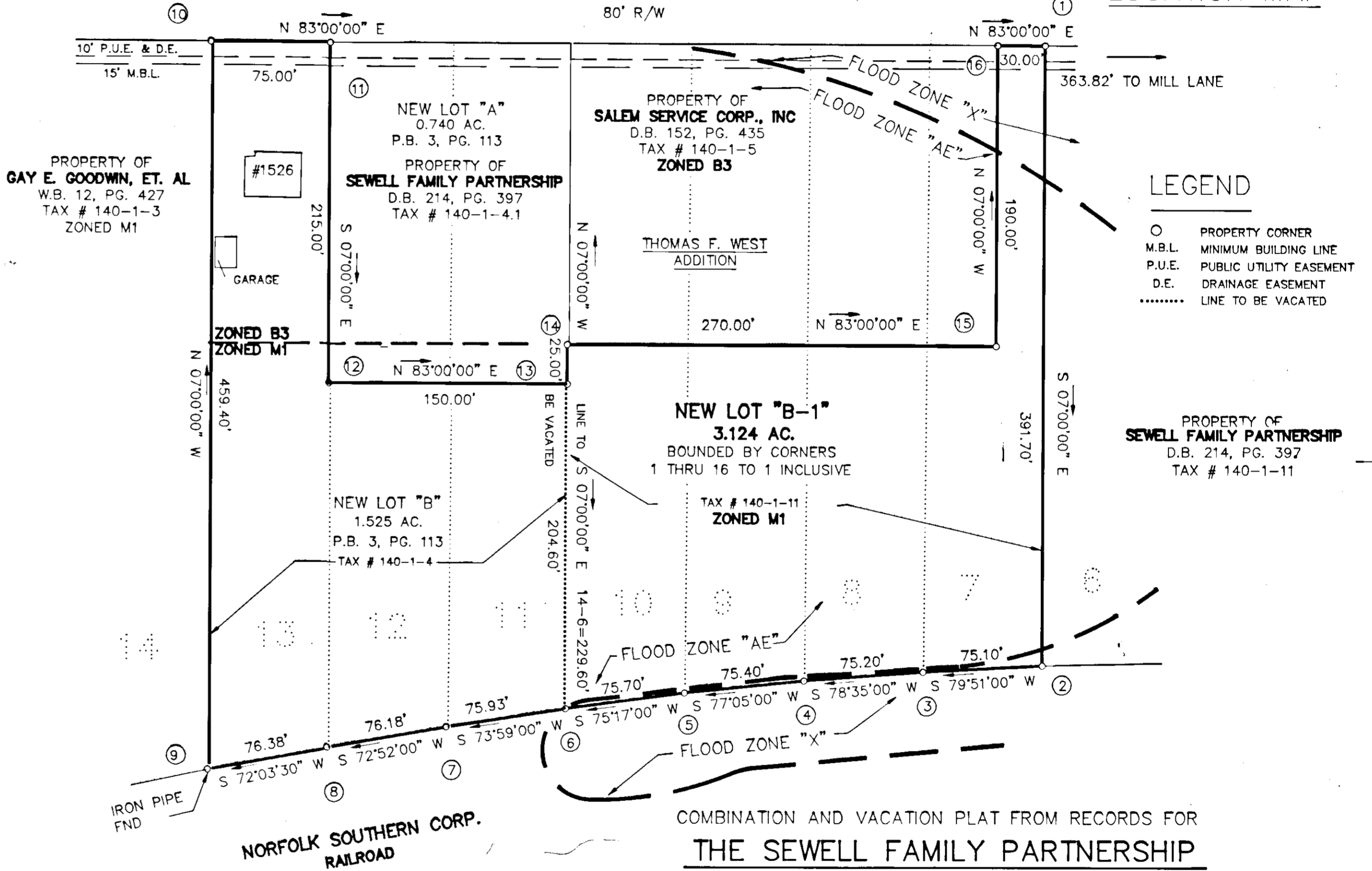
TESTE: CHANCE CRAWFORD CLERK BY: Aaron W. Kew DEPUTY CLERK

1. THE SUBJECT PROPERTY IS WITHIN ZONES "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT OF COMBINATION AND VACATION IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

APPROVED: Forest J. Jones 9-7-94 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION DATE
John D. White 9-7-94 CITY ENGINEER, CITY OF SALEM, VIRGINIA DATE



WEST MAIN STREET - U.S. RTE. 11-460



LEGEND: O PROPERTY CORNER, M.B.L. MINIMUM BUILDING LINE, P.U.E. PUBLIC UTILITY EASEMENT, D.E. DRAINAGE EASEMENT, LINE TO BE VACATED

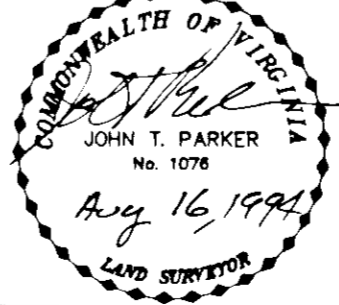
COMBINATION AND VACATION PLAT FROM RECORDS FOR THE SEWELL FAMILY PARTNERSHIP

A LIMITED LIABILITY COMPANY SHOWING THE COMBINATION OF A PORTION OF LOTS 7 THRU 13 AND THE VACATION OF THE LOT LINE BETWEEN LOT 10 AND LOT 11 THOMAS F. WEST ADDITION, P.B. 1, PG. 285 CREATING NEW LOT B-1, CONTAINING 3.124 ACRE SITUATE ON WEST MAIN STREET SALEM, VIRGINIA

THIS COMBINATION AND VACATION PLAT IS PLATTED FROM RECORDS SEE D.B. 214, PG. 397.

John T. Parker August 16, 1994 JOHN T. PARKER, L.S. DATE

T. P. PARKER & SON engineers & surveyors, ltd. SALEM, VIRGINIA



TAX # 140-1-4, 11 CALC: LRD DRAWN: LRD/89

SCALE: 1" = 60' DATE: AUGUST 3, 1994 W.O. 94-1018

