

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STEVEN J. WYGAL & KARI M. WYGAL ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED AND RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 6 TO 12 TO 13 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JUNE 6, 2002, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #020002570.

THAT JANET M. DIXON IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 11 TO 6 THROUGH 10 TO 11, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 21, 2006, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #W060000034.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND RESUBDIVIDED THIS LAND AS SHOWN HEREON PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.2-2240 THROUGH 15.2-2276 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF SALEM LAND SUBDIVISION ORDINANCE, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON 15 DAY OF August, 2007.

BY: Steven J. Wygal
STEVEN J. WYGAL

BY: Kari M. Wygal
KARI M. WYGAL

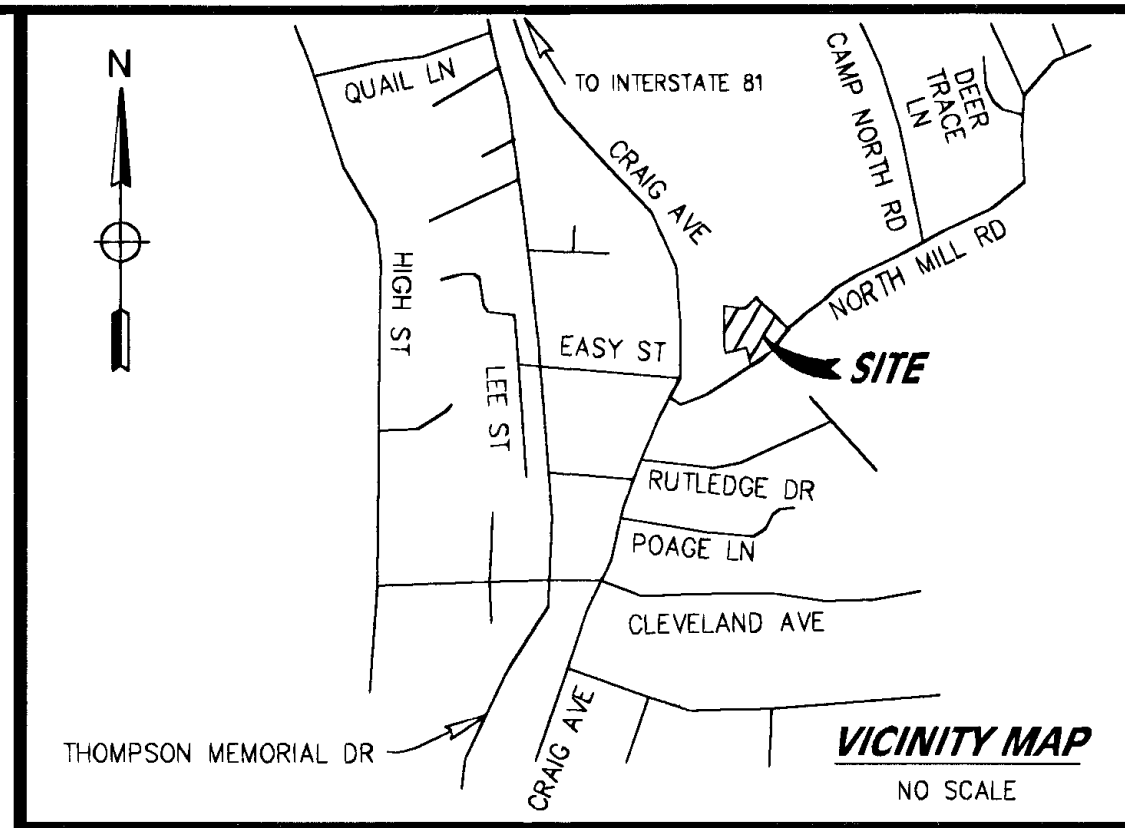
BY: Janet M. Dixon
JANET M. DIXON

STATE OF Virginia
City of Salem
I, Annitta H. Prickman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT STEVEN J. WYGAL & KARI M. WYGAL, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON August 7, 2007.

MY COMMISSION EXPIRES May 31, 2010
Annitta H. Prickman #308449
NOTARY PUBLIC

STATE OF Virginia
City of Salem
I, Annitta H. Prickman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT JANET M. DIXON, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON August 8, 2007.

MY COMMISSION EXPIRES May 31, 2010
Annitta H. Prickman #308449
NOTARY PUBLIC



3152 BRIAN ROAD
SALEM, VIRGINIA 24153
(540) 384-7300 OFFICE
(540) 580-5279 MOBILE
LTOGLE@COMCAST.NET EMAIL

LINE	BEARING	DISTANCE
L1	N03°31'27"W	38.48'
L2	S75°59'21"E	30.93'
L3	S50°57'22"W	4.71'
L4	S37°11'58"E	10.04'

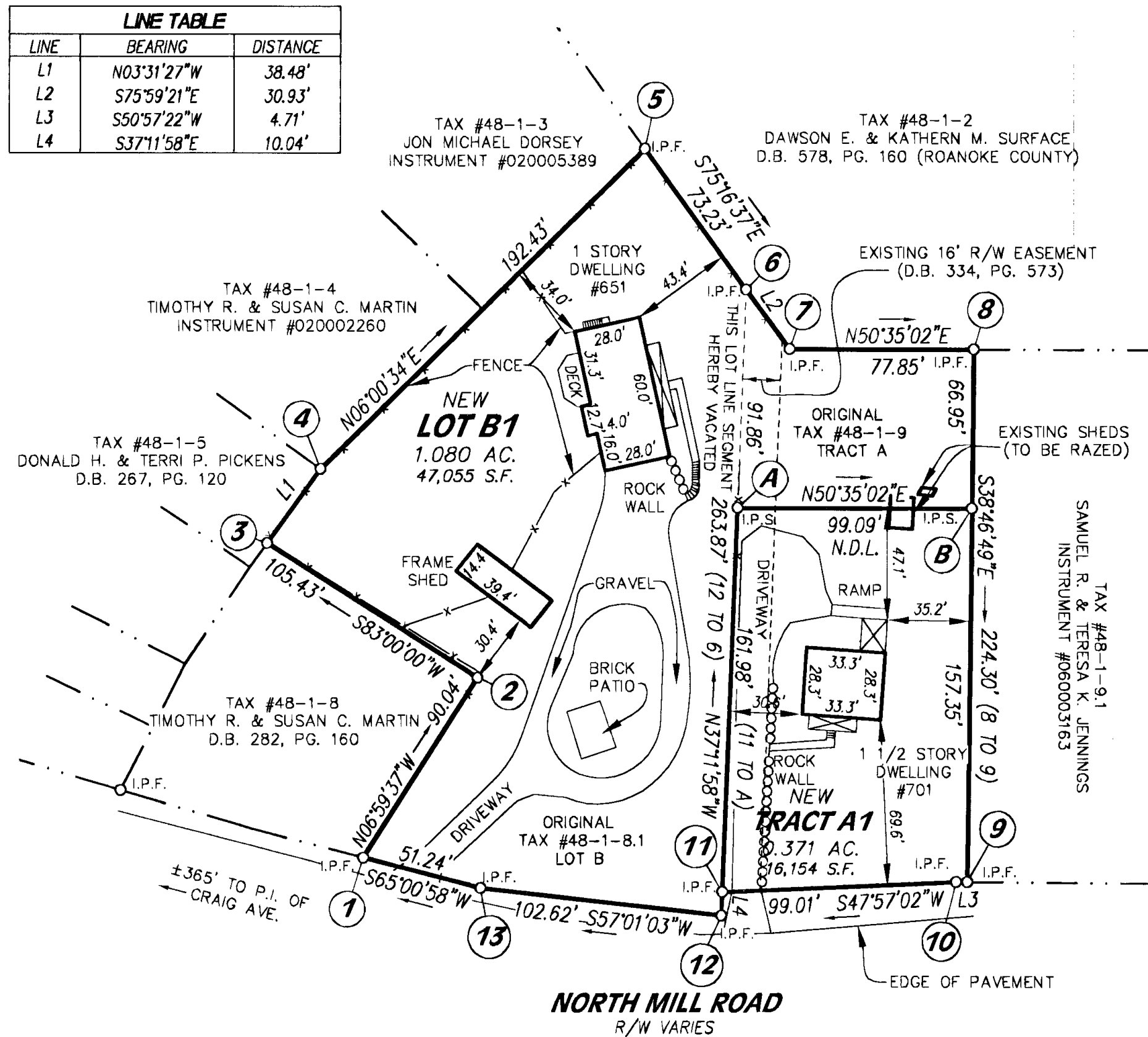
BOUNDARY COORDINATES		
ORIGIN ASSUMED		
CORNER#	NORTHING	EASTING
1	7136.52597	5519.30120
2	7225.89783	5508.33783
3	7213.04914	5403.69369
4	7251.45637	5401.32834
5	7442.82890	5421.47430
6	7424.21843	5492.29708
7	7416.73021	5522.30665
8	7466.16250	5582.45207
9	7291.31046	5722.93791
10	7288.34356	5719.27982
11	7222.03238	5645.76144
12	7214.03491	5651.83172
13	7158.16802	5565.74681
1	7136.52597	5519.30120
TOTAL AREA 1.451 ACRES 63,209 S.F.		

LEGEND

- AC. ACRES
- S.F. SQUARE FEET
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- I.P.S. IRON PIN SET
- I.P.F. IRON PIN FOUND
- R/W RIGHT-OF-WAY
- O.H.U. OVERHEAD UTILITIES
- N.D.L. NEW DIVISION LINE
- σ UTILITY POLE

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C0041F, COMMUNITY PANEL NUMBER 510141 0041 F, DATED FEBRUARY 4, 2005, ZONE "X", (UNSHADED).
- THIS PROPERTY IS ZONED "RSF" AS PER THE DATE OF THIS PLAT.
- LINE BETWEEN CORNERS A TO B IS A NEW DIVISION LINE.
- LEGAL REFERENCES: INSTRUMENT #040004445, INSTRUMENT #W060000034 INSTRUMENT #020002570, P.B. 4, PG. 39 AND P.B. 9, PG. 39.



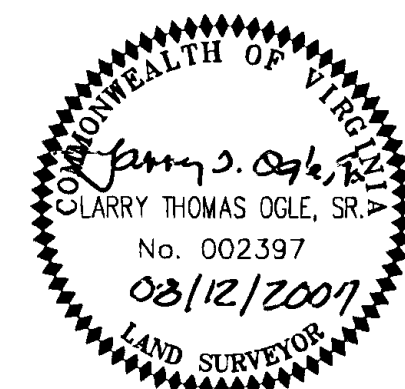
APPROVED:

Charles E. Van Allman, Jr. 8-13-07
CHARLES E. VAN ALLMAN, JR., P.E. L.S.
CITY ENGINEER, CITY OF SALEM, VIRGINIA
James E. Taliaferro, II 8/19/07
JAMES E. TALIAFERRO, II P.E. L.S.
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT HERETO ANNEXED IS ADMITTED TO RECORD ON Aug 12, 2007 AT 1:54 O'CLOCK P.M.

TESTEE: BARY CHANCE CRAWFORD, CLERK
Stacy
DEPUTY CLERK



PLAT SHOWING THE COMBINATION AND RESUBDIVISION OF
LOT B (0.924 AC.)
THE PROPERTY OF
STEVEN J. WYGAL & KARI M. WYGAL
(INSTRUMENT #020002570)
AND
TRACT A (0.527 AC.)
THE PROPERTY OF
JANET M. DIXON
(INSTRUMENT #W060000034)
CREATING HEREON NEW
LOT B1 (1.080 AC.)
AND NEW
TRACT A1 (0.371 AC.)
SITUATED ALONG NORTH MILL ROAD
SALEM, VIRGINIA
SURVEYED JULY 10, 2007
SCALE: 1" = 50

REVISIONS

LARRY T. OGLE, L.S., L.C.
LAND SURVEYOR

SHEET 1 OF 1