

KNOW ALL MEN BY THESE PRESENTS, TO WIT: THAT STEVEN M. COFFMAN IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE SALEM, VIRGINIA CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NUMBER W06000228.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THE PROPERTY SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA, AS AMENDED, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE SALEM LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

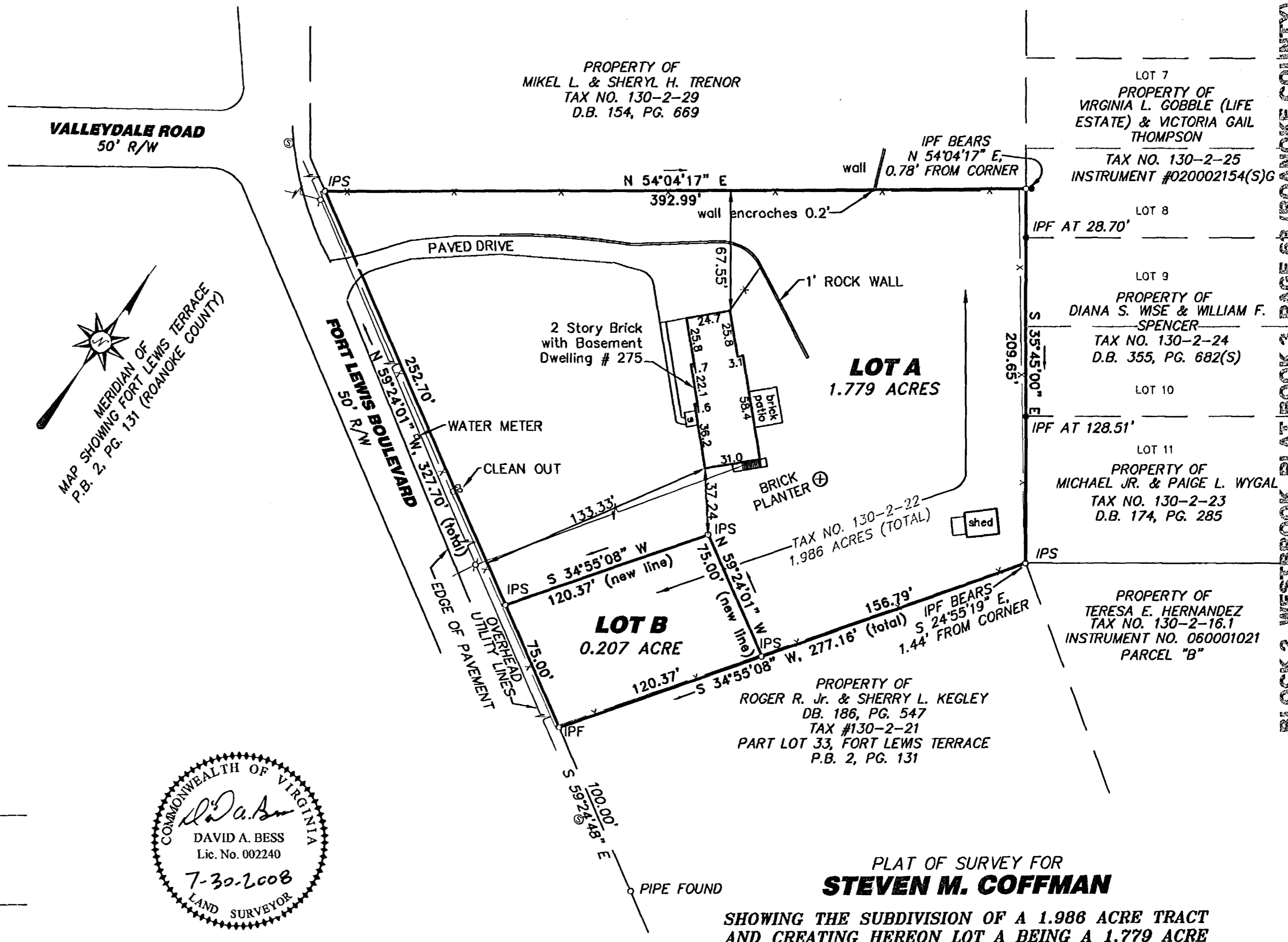
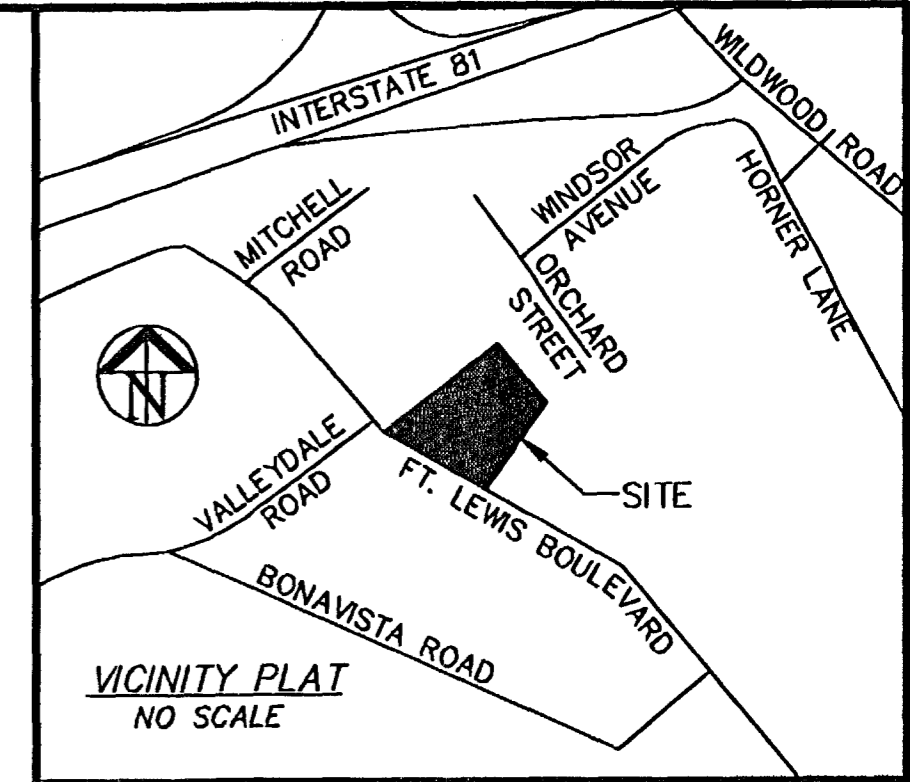
*Steven M. Coffman* 8/13/08  
STEVEN M. COFFMAN DATE

STATE OF VIRGINIA  
City of Roanoke

I, Donna W. Kaffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, HEREBY CERTIFY THAT Steven M. Coffman, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE SAME ON THIS 13 DAY OF August, 2008.

Donna W. Kaffer April 30 2012  
NOTARY PUBLIC MY COMMISSION EXPIRES  
REGISTRATION # 243063

- GENERAL NOTES:
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
  2. THE SUBJECT PROPERTY IS LOCATED IN UNSHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE FLOOD INSURANCE RATE MAP NO. 51161C0136G EFFECTIVE DATE SEPTEMBER 28, 2007).
  3. THE SUBJECT AREA IS ZONED RSF, RESIDENTIAL SINGLE FAMILY.
  4. THE 1.986 ACRE TRACT SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
  5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE SALEM, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.
  6. UNDERGROUND UTILITIES MAY EXIST ON THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.



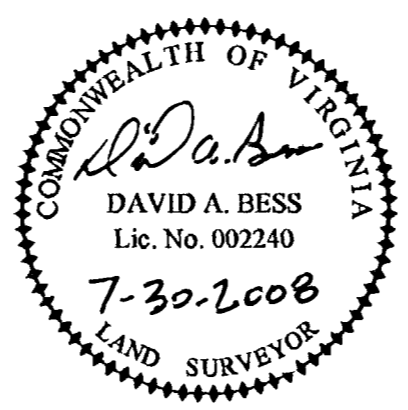
- LEGEND
- IPS.....Iron Pin Set
  - IPF.....Iron Pin Found
  - .....Utility Lines
  - .....Fence Line
  - ⊙.....Sanitary Sewer Manhole
  - ⊔.....Utility Pole

**ACS DESIGN**  
ENGINEERING - SURVEYING  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
2203 Peters Creek Road, NW  
Roanoke, Virginia 24017  
Phone: 540-562-2345  
Fax: 540-562-2344  
Email: survey@acsdesignllc.com  
www.acsdesignllc.com

APPROVED:

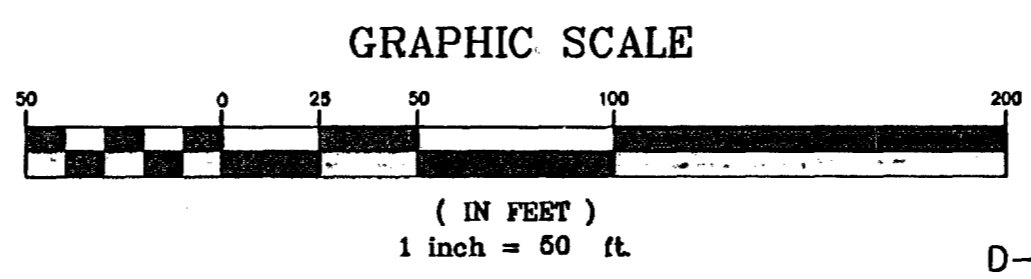
*James E. Taliaferro, II* 8/19/08  
JAMES E. TALIAFERRO, II, P.E., L.S. DATE  
EXEC. SECRETARY, CITY OF SALEM PLANNING COMMISSION

*Charles E. Van Allman, Jr.* 8/18/08  
CHARLES E. VAN ALLMAN, JR., P.E. DATE  
CITY ENGINEER, CITY OF SALEM, VIRGINIA



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP IS PRESENTED AND WITH THE CERTIFICATES OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:05 O'CLOCK A.M. ON THIS 21st DAY OF August, 2008.

TESTE: CHANCE CRAWFORD, CLERK BY: *Elyse M. Kelley* DEPUTY CLERK



PLAT OF SURVEY FOR  
**STEVEN M. COFFMAN**  
SHOWING THE SUBDIVISION OF A 1.986 ACRE TRACT AND CREATING HEREON LOT A BEING A 1.779 ACRE TRACT AND LOT B BEING A 0.207 ACRE TRACT.  
SALEM, VIRGINIA  
DATED: JULY 30, 2008  
SCALE: 1" = 50'

BLOCK 2, WESTBROOK PLAT BOOK 3, PAGE 68 ROANOKE COUNTY