

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT EMMETT H. COFFEY IS THE OWNER OF A 1.80± TRACT, BOUNDED BY OUTSIDE CORNERS 2 THRU 9 TO 2 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY EMMETT H. COFFEY & RHONDA A. COFFEY BY DEED DATED DECEMBER 27, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS WILL INSTRUMENT NUMBER 040000215.

THAT CHARLES J. PENDLETON AND EMILY A. PENDLETON ARE THE OWNERS OF TRACT 1A, BOUNDED BY OUTSIDE CORNERS 1, 2, 9, 8 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY EMMETT H. COFFEY & RHONDA A. COFFEY BY DEED DATED JUNE 24, 1993 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 205, PAGE 711.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE LINE 2-9 SHOWN DOTTED HEREON. WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Emmett H. Coffey ROA. Emmett H. Coffey
EMMETT H. COFFEY - OWNER DATE 12-22-09
WILL INST. # 040000215

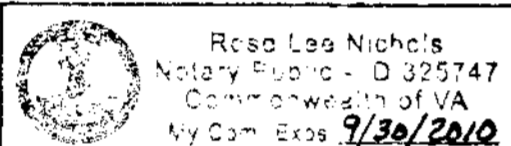
Charles J. Pendleton 12-30-09
CHARLES J. PENDLETON - OWNER DATE
DEED BOOK 205, PAGE 711

Emily A. Pendleton 12-30-09
EMILY A. PENDLETON - OWNER DATE
DEED BOOK 205, PAGE 711

STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EMMETT H. COFFEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 22 DAY OF December 2009.

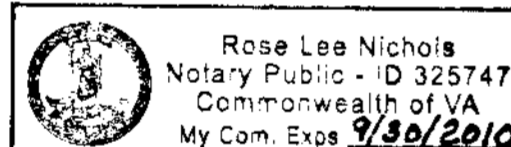
Rose Lee Nichols
NOTARY PUBLIC, DATE & SEAL
REGISTRATION #: 325747



STATE OF VIRGINIA
County of Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHARLES J. & EMILY A. PENDLETON, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 30 DAY OF December 2009.

Rose Lee Nichols
NOTARY PUBLIC, DATE & SEAL
REGISTRATION #: 325747



APPROVED:

James E. Taliaferro 1/6/10
JAMES E. TALIAFERRO, P.E., L.S. DATE
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

Charles E. Van Allman Jr 1/5/10
CHARLES E. VAN ALLMAN, JR., P.E., L.S. - CITY ENGINEER DATE
CITY OF SALEM, VIRGINIA

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:41 O'CLOCK P.M. ON THIS 7th DAY OF January, 2010

TESTE: CHANCE CRAWFORD
CLERK

BY *Elyse M. Kelly*
DEPUTY CLERK

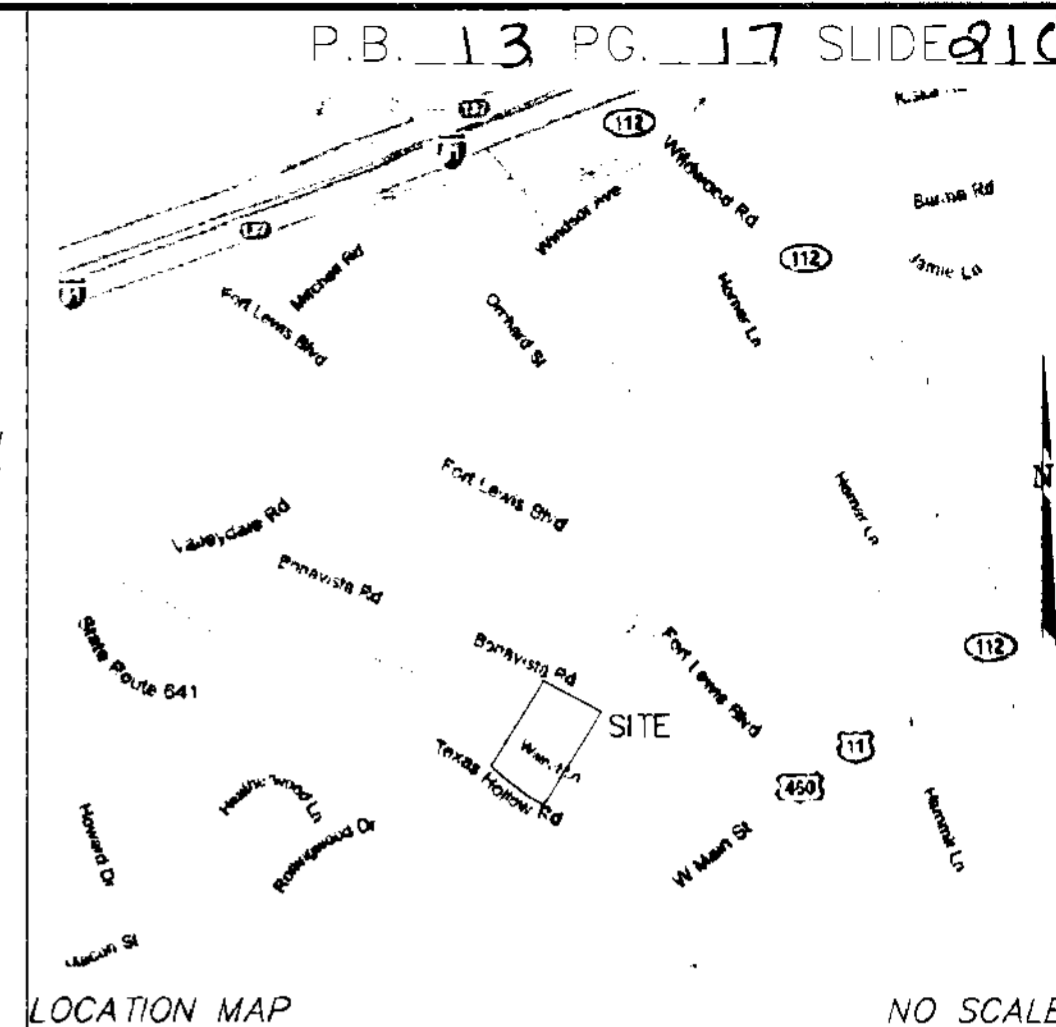
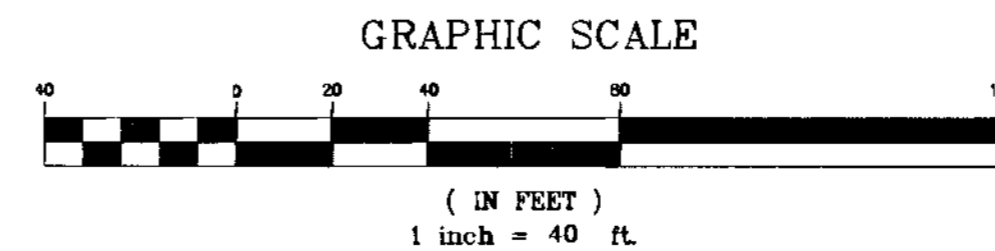
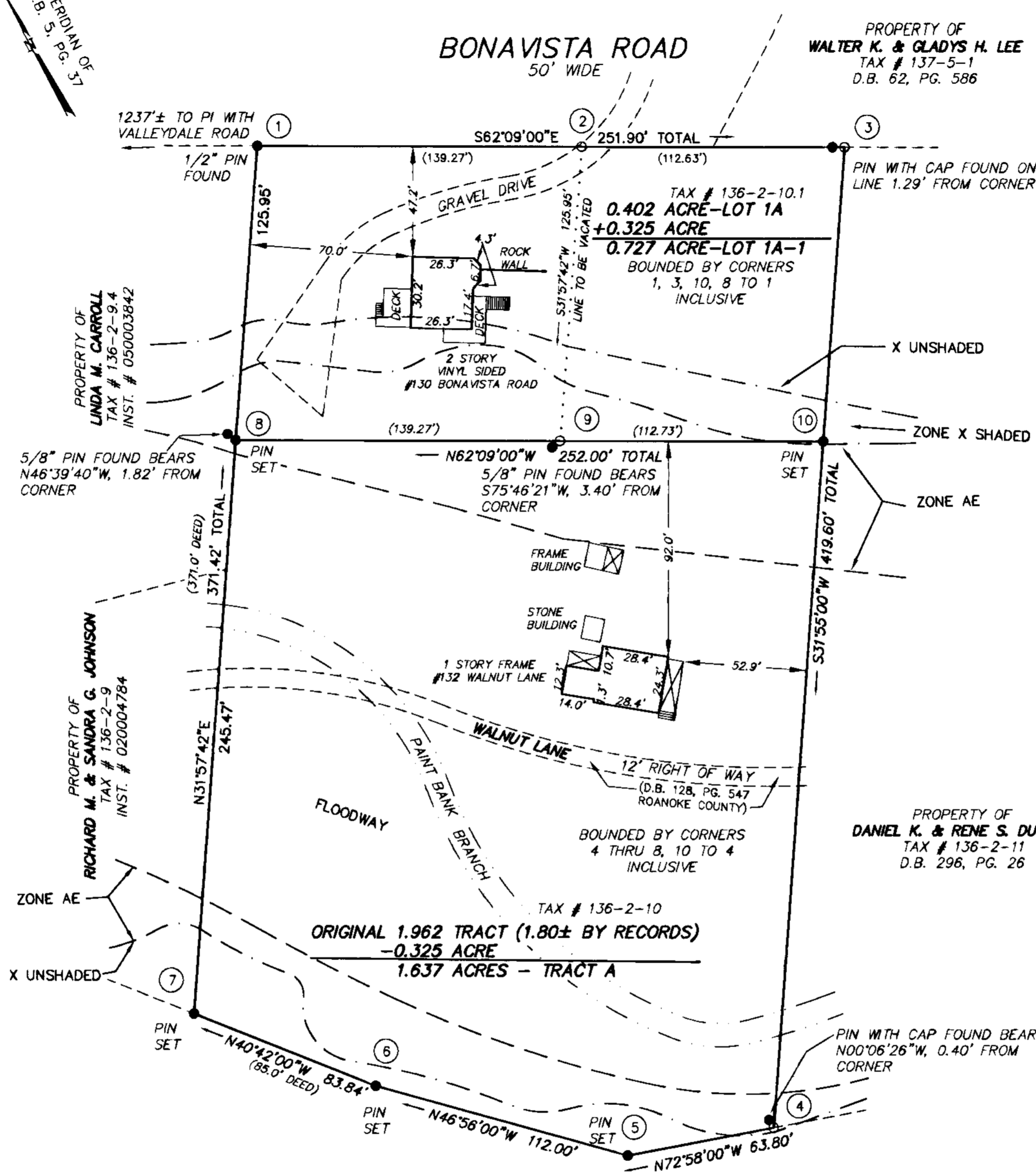
REFERENCE MAP:

1. COFFEY DIVISION BY BALZER AND ASSOCIATES, INC DATED JUNE 22, 1993 AND RECORDED IN P.B. 5, PG. 37.

LEGAL REFERENCE:

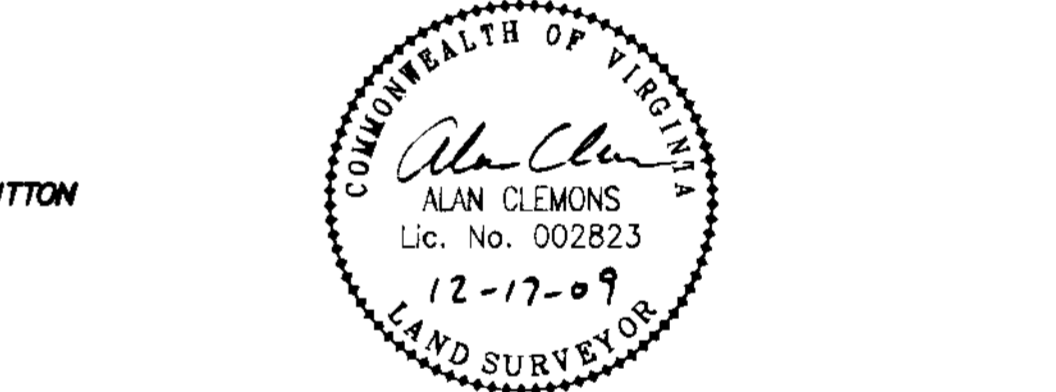
1. D.B. 199, PG. 363.

TEXAS HOLLOW ROAD
45' WIDE



LOCATION MAP NO SCALE

- GENERAL NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF THE FLOODWAY, ZONE "AE" & "X SHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0136 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
 4. THIS PROPERTY IS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THIS PLAT.



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. EMMETT H. COFFEY (WILL INST. # 040000215) AND CHARLES J. & EMILY A. PENDLETON (D.B. 205, PG. 711) ARE THE OWNERS OF RECORD.

PLAT OF SURVEY FOR
**EMMETT C. COFFEY AND
CHARLES J. & EMILY A. PENDLETON**

SHOWING THE VACATION AND COMBINATION OF
A 1.962 ACRE TRACT (1.80± ACRE BY RECORDS)
AND LOT 1A (0.402 ACRE)
COFFEY DIVISION - P.B. 5, PG. 37
SITUATE ON BONAIVISTA ROAD & TEXAS HOLLOW ROAD
CREATING HEREON LOT 1B (1.637 ACRES) &
LOT 1A-1 (0.727 ACRE)
CITY OF SALEM, VIRGINIA

TAX #: 136-2-10 & 136-2-10.1
DRAWN: REC
N.B.: BT-47
SCALE: 1"=40'
DATE: DECEMBER 17, 2009
W.O.: 09-0198-01



816 Boulevard
Salem, Virginia 24153
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com

CLOSED BY REC NOVEMBER 17, 2009