

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MOHAMED HOSNY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #100000481.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH HIS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

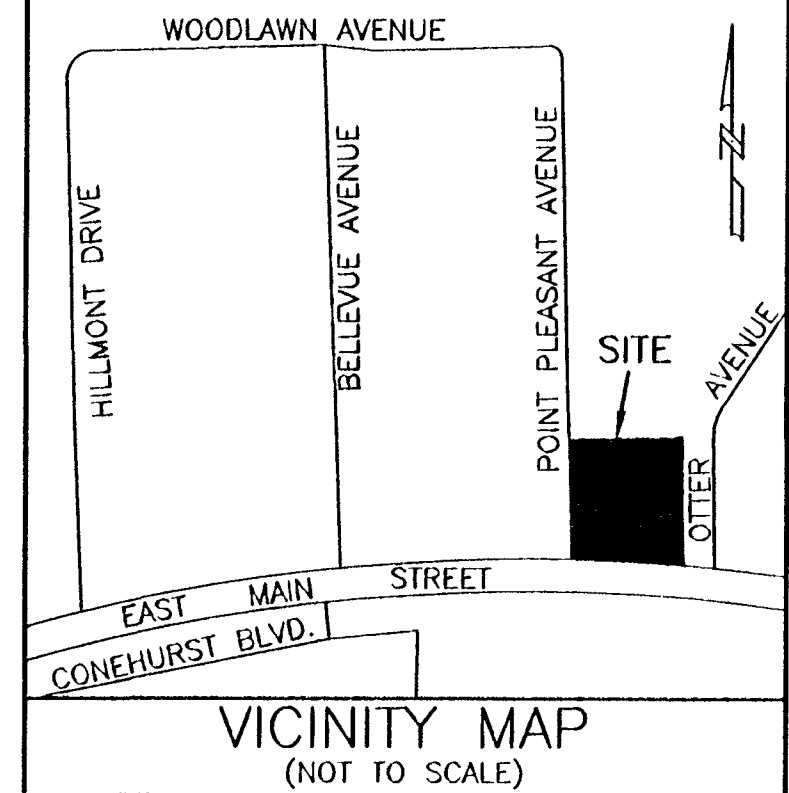
Mohamed Hosny
MOHAMED HOSNY

NOTES:

- OWNERS OF RECORD: MOHAMED HOSNY
- LEGAL REFERENCE: INSTRUMENT #100000481
- PROPERTY IS CURRENTLY ZONED RSF (RESIDENTIAL SINGLE FAMILY)
- THE CURRENT TAX MAP NUMBER: 78-2-2
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" UNSHADED. SEE FEMA MAP #51161C0142 G (REVISED DATE: SEPTEMBER 28, 2007)
- SEE RIGHT-OF-WAY TAKE GRANTED TO THE COMMONWEALTH OF VIRGINIA IN DEED BOOK 513, PAGE 307.
- PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON ARE BASED UPON A PHYSICAL IMPROVEMENT SURVEY PREPARED BY BALZER & ASSOCIATES, INC. DATED FEBRUARY 18, 2010.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

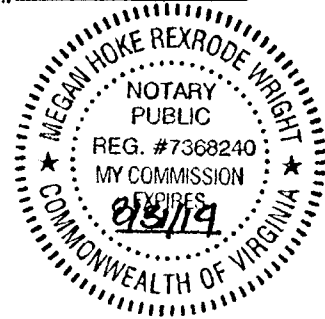
LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ UTILITY POLE
- ⊕ STORM DRAINAGE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊠ ELECTRICAL PEDESTAL
- DHU — OVERHEAD WIRES
- X — FENCE



STATE OF VIRGINIA COMMONWEALTH AT LARGE
I, Megan Hoke Rexrode Wright A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mohamed Hosny WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 5th DAY OF AUGUST, 2011.

Megan Hoke Rexrode Wright
NOTARY PUBLIC
REG. # 73168240 MY COMMISSION EXPIRES 8/31/14



APPROVED: Charles E. Van Allman, Jr. 8/8/11
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II 8-8-11
JAMES E. TALIAFERRO, II, P.E. LS DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:50 O'CLOCK P.M. ON THIS 8th DAY OF AUG, 2011, IN PLAT BOOK 13, PAGE 55.

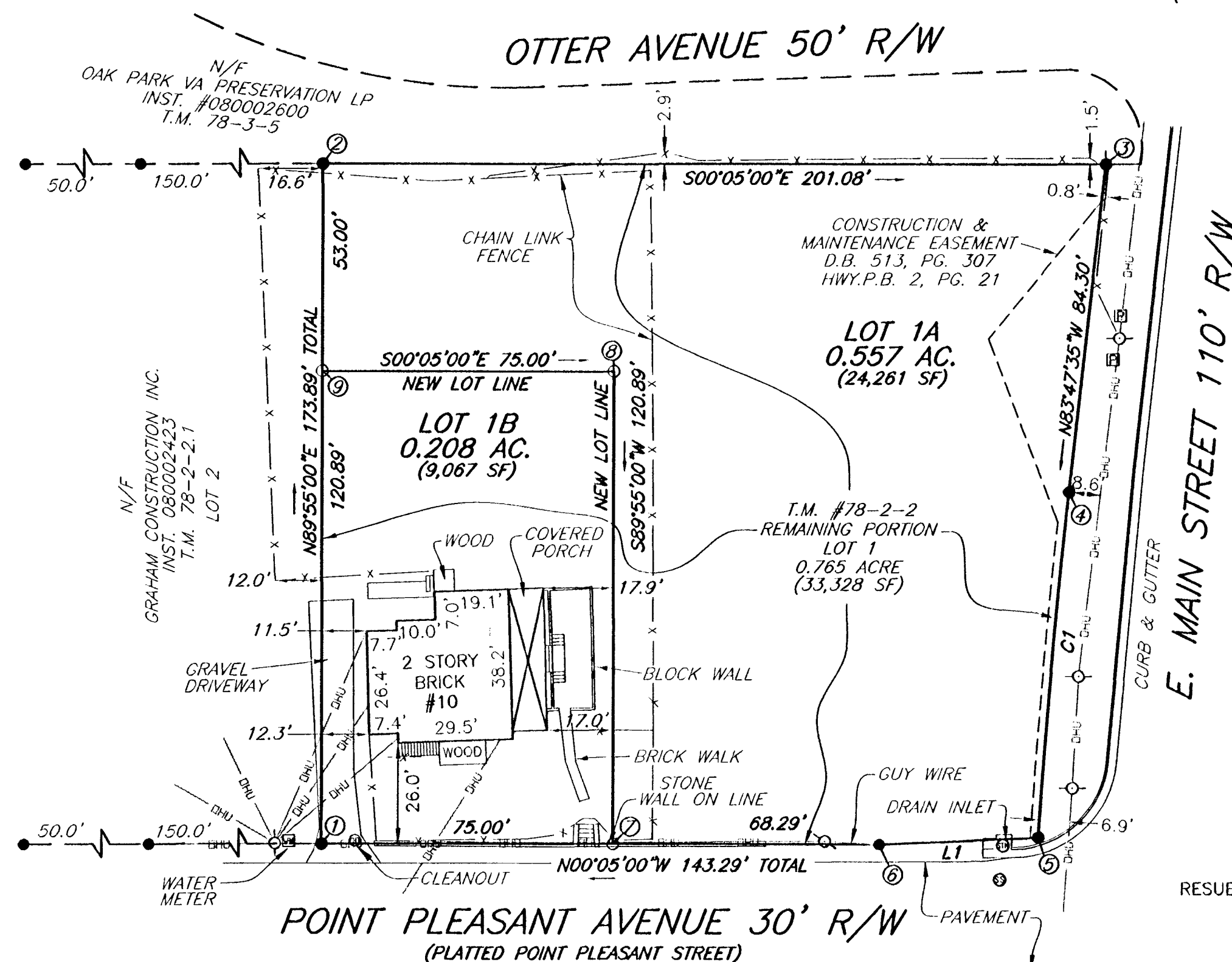
TESTE: GARY CHANCE CRAWFORD
CLERK
Gary Chance Crawford
DEPUTY CLERK

LINE	BEARING	LENGTH
L1	N02°34'34"W	40.94'

CURVE= C1
LENGTH= 88.66'
RADIUS= 1893.86'
TANGENT= 44.34'
CHORD BRG.= N85°08'03"W
CHORD DIST.= 88.65'
DELTA= 2°40'56"

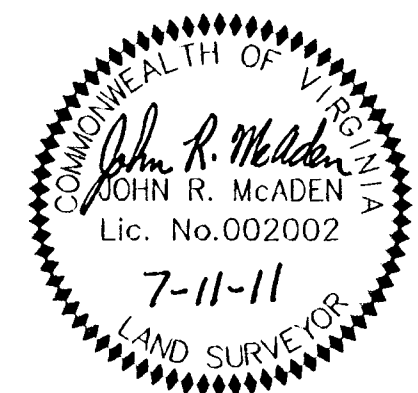
P.B. 1, PG. 315
(ROA. CO.)

CORNER	NORTHING	EASTING
1	16498.9610	7222.6970
2	16499.2140	7396.5868
3	16298.1362	7396.8792
4	16307.2504	7313.0779
5	16314.7702	7224.7454
6	16355.6687	7222.9054
7	16423.9611	7222.8060
8	16424.1370	7343.6959
9	16499.1369	7343.5868
1	16498.9610	7222.6970



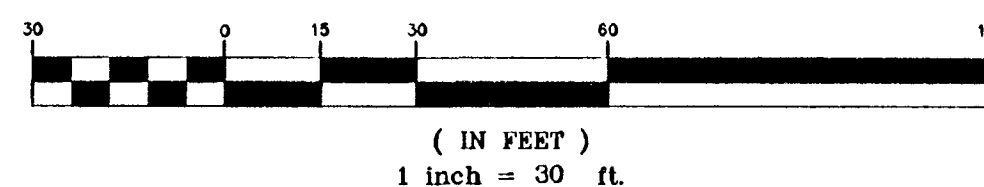
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. MCADEN 002002



RESUBDIVISION PLAT FROM RECORDS FOR MOHAMED HOSNY
BEING THE RESUBDIVISION OF REMAINING LOT 1, SECTION 1 BELLVIEW PARK ADDITION PLAT BOOK 1, PAGE 315(ROA. CO.)
CREATING HEREON
LOT 1A (0.557 ACRE) & LOT 1B (0.208 ACRE)
SITUATED ON POINT PLEASANT AVENUE CITY OF SALEM, VIRGINIA
DATED JULY 11, 2011
JOB #R1100048.00
SCALE: 1"= 30'

GRAPHIC SCALE



DRN: SCB
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

