

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT T. IVEY ADAMS, JR. AND RUTH B. ADAMS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1, 2, 11, 7, THROUGH 10 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 2, 2001, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 344, PAGE 236.

THAT DORIS B. KAUFFMAN IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BOUNDED BY OUTSIDE CORNER 2 THROUGH 7, 11, TO 2, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 24, 2009, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT NUMBER 080002428.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND SUBDIVIDED THE FOLLOWING DESCRIBED LAND, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, OR TRUSTEES, IF ANY AS RECORDED BY SECTIONS 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF SALEM, VIRGINIA.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON 30<sup>th</sup> DAY OF May, 2012.

BY: T. Ivey Adams, Jr. T. IVEY ADAMS, JR. BY: Ruth B. Adams RUTH B. ADAMS

BY: Doris B. Kauffman DORIS B. KAUFFMAN

**STATE OF VIRGINIA COMMONWEALTH AT LARGE**

I, Cheryl Ruth Spence, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT T. IVEY ADAMS, JR. AND RUTH B. ADAMS OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30<sup>th</sup> DAY OF May, 2012.

MY COMMISSION EXPIRES: June 30, 2015  
Cheryl Ruth Spence  
 NOTARY PUBLIC REG. No. 7503334

**STATE OF VIRGINIA COMMONWEALTH AT LARGE**

I, Cheryl Ruth Spence, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DORIS B. KAUFFMAN OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30<sup>th</sup> DAY OF May, 2012.

MY COMMISSION EXPIRES: June 30, 2015  
Cheryl Ruth Spence  
 NOTARY PUBLIC REG. No. 7503334

**APPROVED:**

Charles E. Van Allman, Jr. 5/30/12  
 CHARLES E. VAN ALLMAN, JR., P.E., L.S.  
 CITY ENGINEER, CITY OF SALEM, VIRGINIA DATE

James E. Taliaferro, II 5/30/12  
 JAMES E. TALIAFERRO, II, P.E., L.S.  
 EXECUTIVE SECRETARY,  
 CITY OF SALEM PLANNING COMMISSION DATE

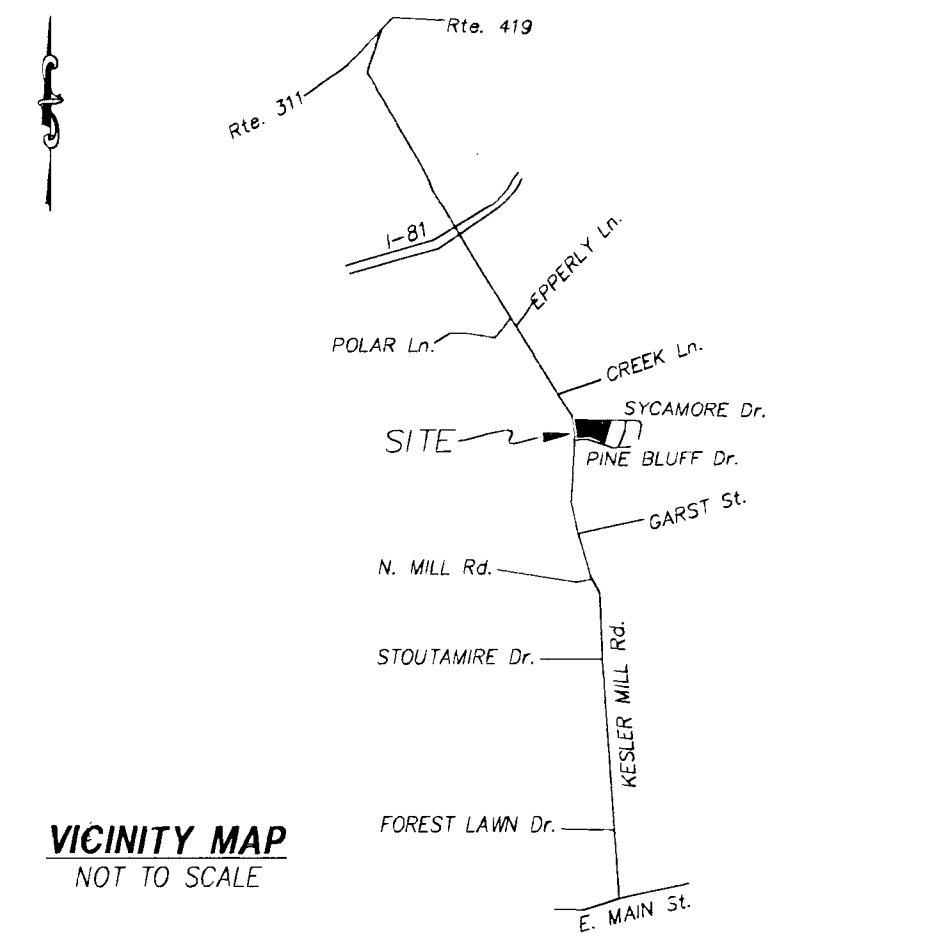
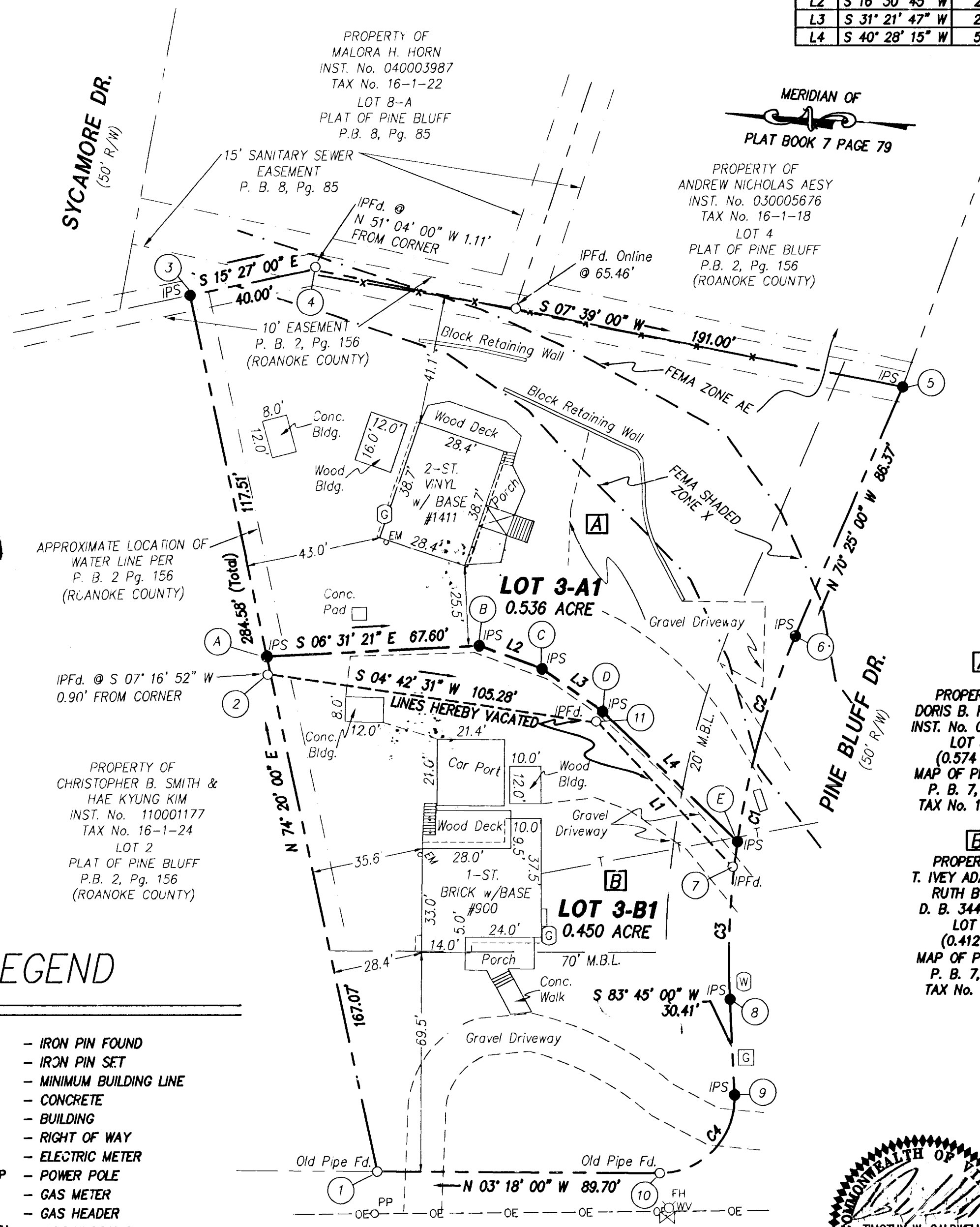
**CLERK'S CERTIFICATE:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:53 O'CLOCK PM ON THIS 6th DAY OF July, 2012.

TESTEE: GARY CHANCE CRAWFORD  
 CLERK  
Elizabeth M. Kelley  
 DEPUTY CLERK

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	DISTANCE
C1	25°50'07"	261.62'	117.97'	N 83° 19' 56" W	116.97'
C2	14°52'57"	261.62'	67.95'	N 77° 51' 21" W	67.76'
C3	10°57'10"	261.62'	50.01'	S 89° 13' 36" W	49.94'
C4	92°57'44"	23.74'	38.52'	N 49° 46' 30" W	34.43'

LINE	BEARING	DISTANCE
L1	S 43° 34' 53" W	63.32'
L2	S 16° 30' 45" W	21.28'
L3	S 31° 21' 47" W	23.48'
L4	S 40° 28' 15" W	59.56'



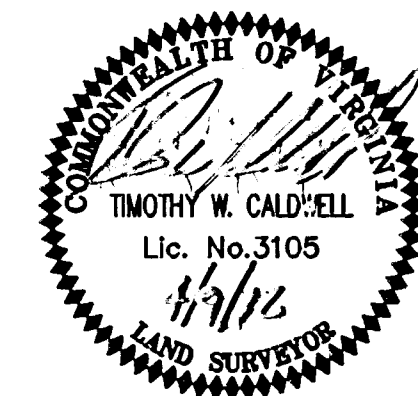
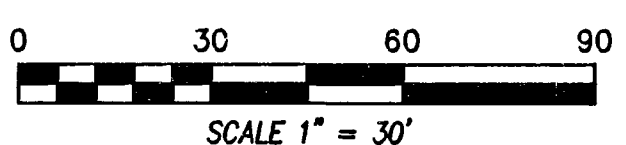
- NOTES:**
1. THIS PLAT WAS PREPARED FROM A CURRENT FIELD SURVEY.
  2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PREPARED BY A LICENSED ATTORNEY OR TITLE COMPANY AND MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  3. PORTIONS OF THE SUBJECT PROPERTY IS IN FEMA DEFINED ZONE AE, SHADED ZONE X AND UNSHADED ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51161C01336, PANEL 133 OF 310 EFFECTIVE DATE SEPTEMBER 28, 2007. THIS OPINION IS BASED ON AN INSPECTION OF THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
  4. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL VISIBLE EASEMENTS ARE SHOWN.
  5. THIS PROPERTY IS ZONED "RSF" AS PER THE DATE OF THIS PLAT.
  6. LEGAL REFERENCE: DEED BOOK 344, PAGE 236, INSTRUMENT No. 080002428, AND PLAT BOOK 7 PAGE 79.
  7. LINES BETWEEN CORNERS A THROUGH E ARE NEW DIVISION LINES.
  8. LINES BETWEEN CORNERS 2 TO 11 TO 7 ARE HEREBY VACATED.

**[A]**  
 PROPERTY OF  
 DORIS B. KAUFFMAN  
 INST. No. 080002428  
 LOT 3-A  
 (0.574 ACRE)  
 MAP OF PINE BLUFF  
 P. B. 7, Pg. 79  
 TAX No. 16-1-23.1

**[B]**  
 PROPERTY OF  
 T. IVEY ADAMS, JR. &  
 RUTH B. ADAMS  
 D. B. 344, Pg. 236  
 LOT 3-B  
 (0.412 ACRE)  
 MAP OF PINE BLUFF  
 P. B. 7, Pg. 79  
 TAX No. 16-1-23

**LEGEND**

- IPFD. - IRON PIN FOUND
- IPS - IRON PIN SET
- M.B.L. - MINIMUM BUILDING LINE
- CONC. - CONCRETE
- BLDG - BUILDING
- R/W - RIGHT OF WAY
- EM - ELECTRIC METER
- PP - POWER POLE
- G - GAS METER
- G - GAS HEADER
- FH - FIRE HYDRANT
- WV - WATER VALVE
- W - WATER METER
- - PROPERTY LINE
- OE--- - OVERHEAD ELECTRIC LINE
- T--- - OVERHEAD TELEPHONE LINE



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PLAT SHOWING THE RESUBDIVISION FOR  
**DORIS B. KAUFFMAN, T. IVEY ADAMS, JR.  
 & RUTH B. ADAMS**  
 SHOWING  
**LOT 3-A (0.574 ACRE) &  
 LOT 3-B (0.412 ACRE)**  
 MAP OF PINE BLUFF  
 PLAT BOOK 7, PAGE 79  
 CREATING HEREON  
**LOT 3-A1 (0.536 ACRE)**  
 AND  
**LOT 3-B1 (0.450 ACRE)**  
 SITUATED AT 900 KESLER MILL ROAD  
 AND 1411 PINE BLUFF DR.  
 CITY OF SALEM, VIRGINIA  
 DATE: APRIL 9, 2012  
 SCALE 1" = 30'