

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT STEPHEN AND EDWYNNA MAGENBAUER ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNERS BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT NO. 160001927.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE 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 THEIR 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:

Stephen Magenbauer 12/16/2016 DATE: STEPHEN MAGENBAUER

Edwynna C. Magenbauer 12/16/2016 DATE: EDWYNNA MAGENBAUER

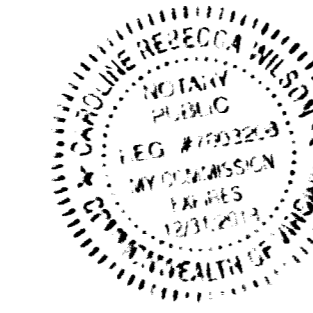
STATE OF VIRGINIA

City of Roanoke, Notary Public Caroline Rebecca Wilson, commission expires 12/31/18



STATE OF VIRGINIA

City of Roanoke, Notary Public Caroline Rebecca Wilson, commission expires 12/31/18



APPROVED: Charles E. Van Allman, Jr., P.E., L.S., Director of Community Development, City of Salem, 12/19/16

James E. Taliaferro, II, P.E., LS, Executive Secretary, City of Salem Planning Commission, 12/19/16

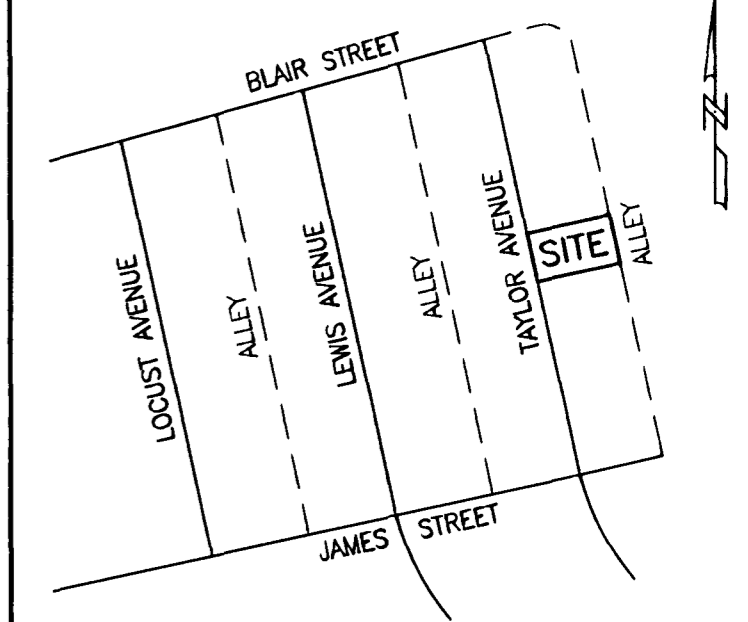
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:57 O'CLOCK A.M. ON THIS 22 DAY OF Dec, 2016, IN PLAT BOOK 14, PAGE 87.

TESTE: GARY CHANCE CRAWFORD, CLERK, Deputy Clerk

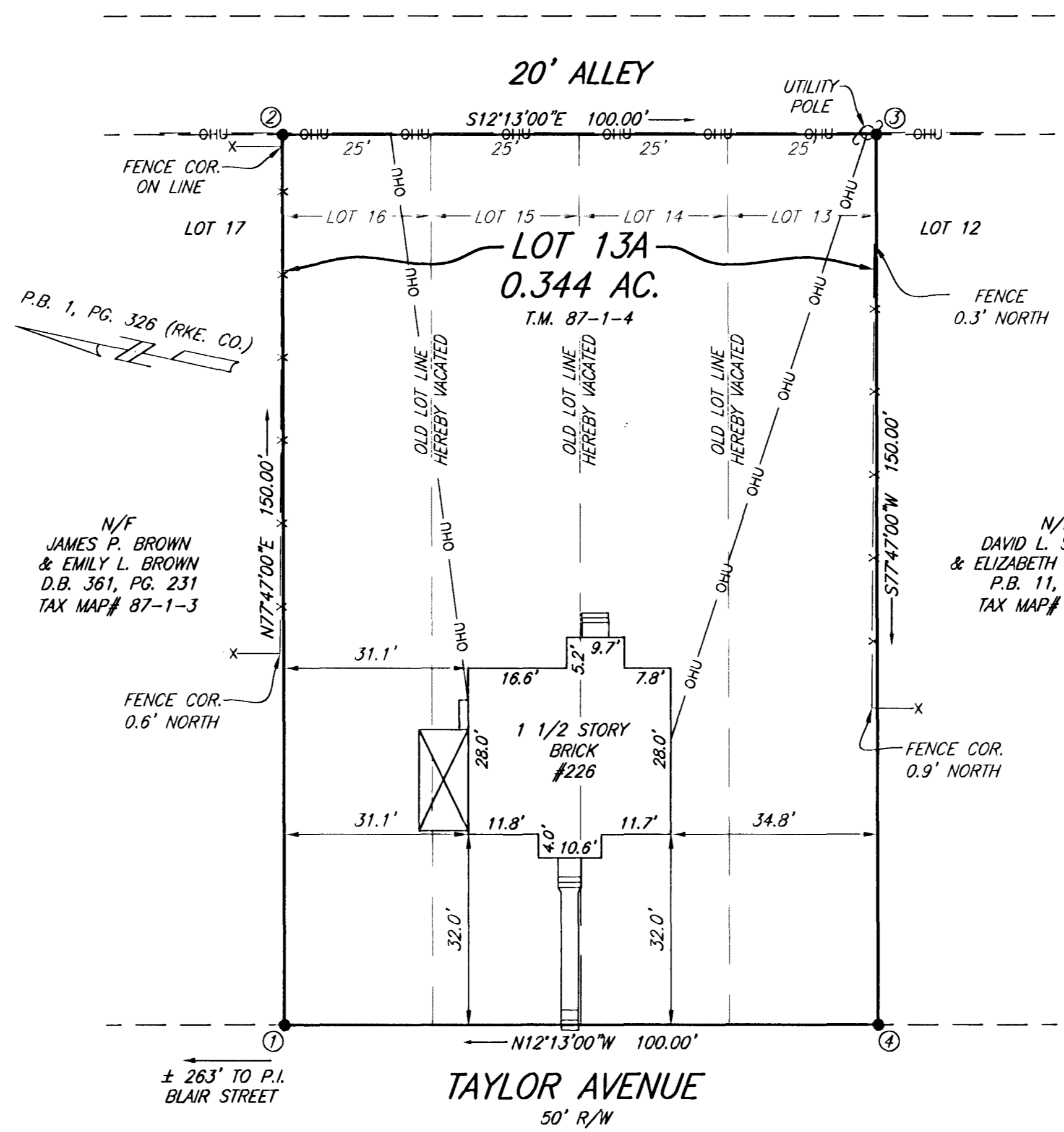
NOTES:

- 1. OWNERS OF RECORD: STEPHEN MAGENBAUER & EDWYNNA MAGENBAUER
2. LEGAL REFERENCE: INSTRUMENT NO. 160001927
3. PROPERTY IS CURRENTLY ZONED RSF - RESIDENTIAL SINGLE FAMILY AS OF THE DATE OF THIS PLAT.
4. THE CURRENT TAX MAP NUMBER: 87-1-4
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED SEE FEMA MAP #51161C0137G (REVISED DATE: SEPTEMBER 28, 2007)
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LEGEND: O IRON PIN SET, ● IRON PIN FOUND



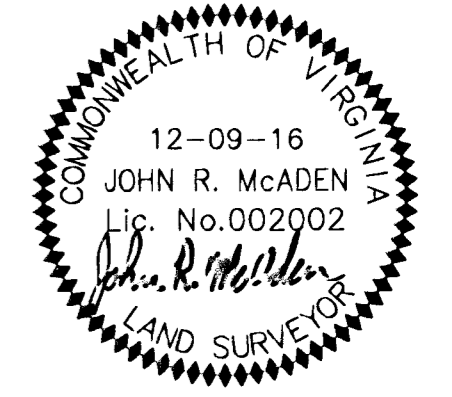
VICINITY MAP (NOT TO SCALE)



COORDINATE LIST (ASSUMED) table with columns: CORNER, NORTHING, EASTING. Data points for corners 1, 2, 3, 4.

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

John R. McAden, JOHN R. MCADEN, 002002



VACATION & COMBINATION PLAT FOR STEPHEN MAGENBAUER & EDWYNNA MAGENBAUER BEING THE COMBINATION OF LOTS 13 THROUGH 16, SECTION 5 LANGHORNE PLACE PLAT BOOK 1, PAGE 326 (RKE. CO.) CREATING HEREON LOT 13A (0.344 ACRE) SITUATE ALONG TAYLOR AVENUE CITY OF SALEM, VIRGINIA SURVEYED 12-09-16 JOB #05160284 HS SCALE: 1" = 20' SHEET 1 OF 1



DRN: SJB, CHK: JRM, PLANNERS ARCHITECTS ENGINEERS SURVEYORS, Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018