

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BECKNER LIVING TRUST IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY CORNERS 1 THROUGH 8 TO 1, INCLUSIVE, WHICH COMPRISES PART (LOTS 6 & 7) OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 20, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #090000687.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 28 "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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 28th DAY OF December, 2017.

OWNER: BECKNER LIVING TRUST

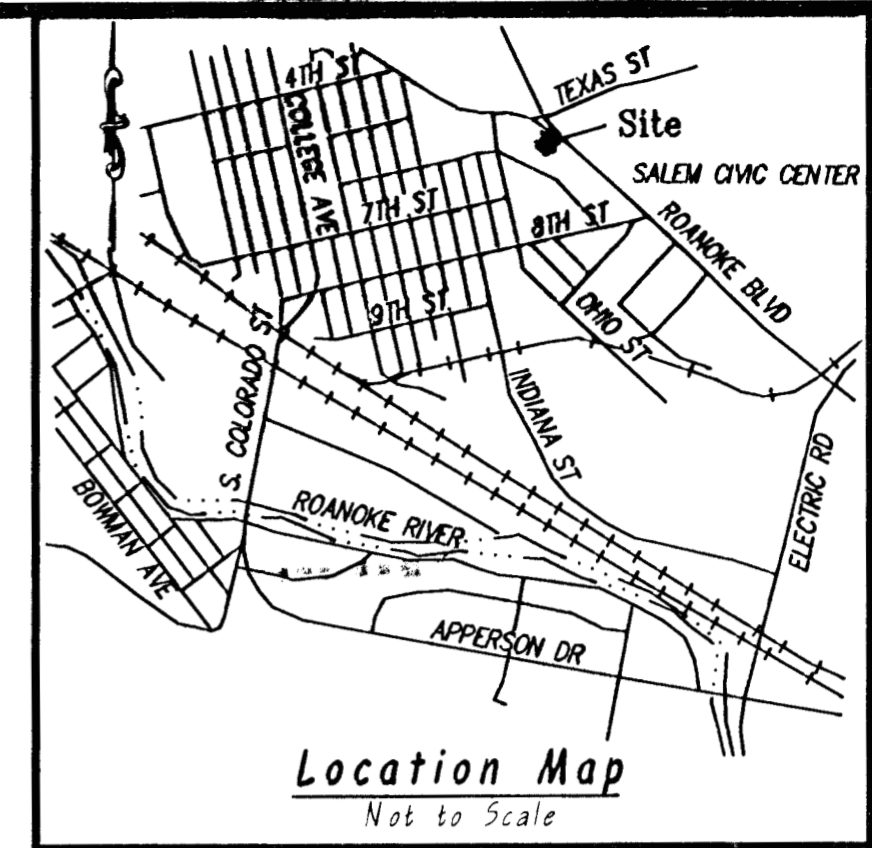
BY: Daryl W. Beckner, DARYL W. BECKNER, TRUSTEE

BY: Marlene K. Beckner, MARLENE K. BECKNER, TRUSTEE

STATE OF VIRGINIA

County of Roanoke, I, Diane C. Helvey, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT DARYL W. BECKNER AND MARLENE K. BECKNER, TRUSTEES FOR BECKNER LIVING TRUST, OWNER, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON December 8, 2017.

MY COMMISSION EXPIRES ON 31st day of March, 2020 REGISTRATION # 145381

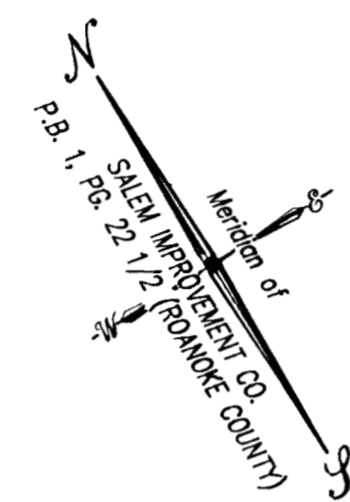


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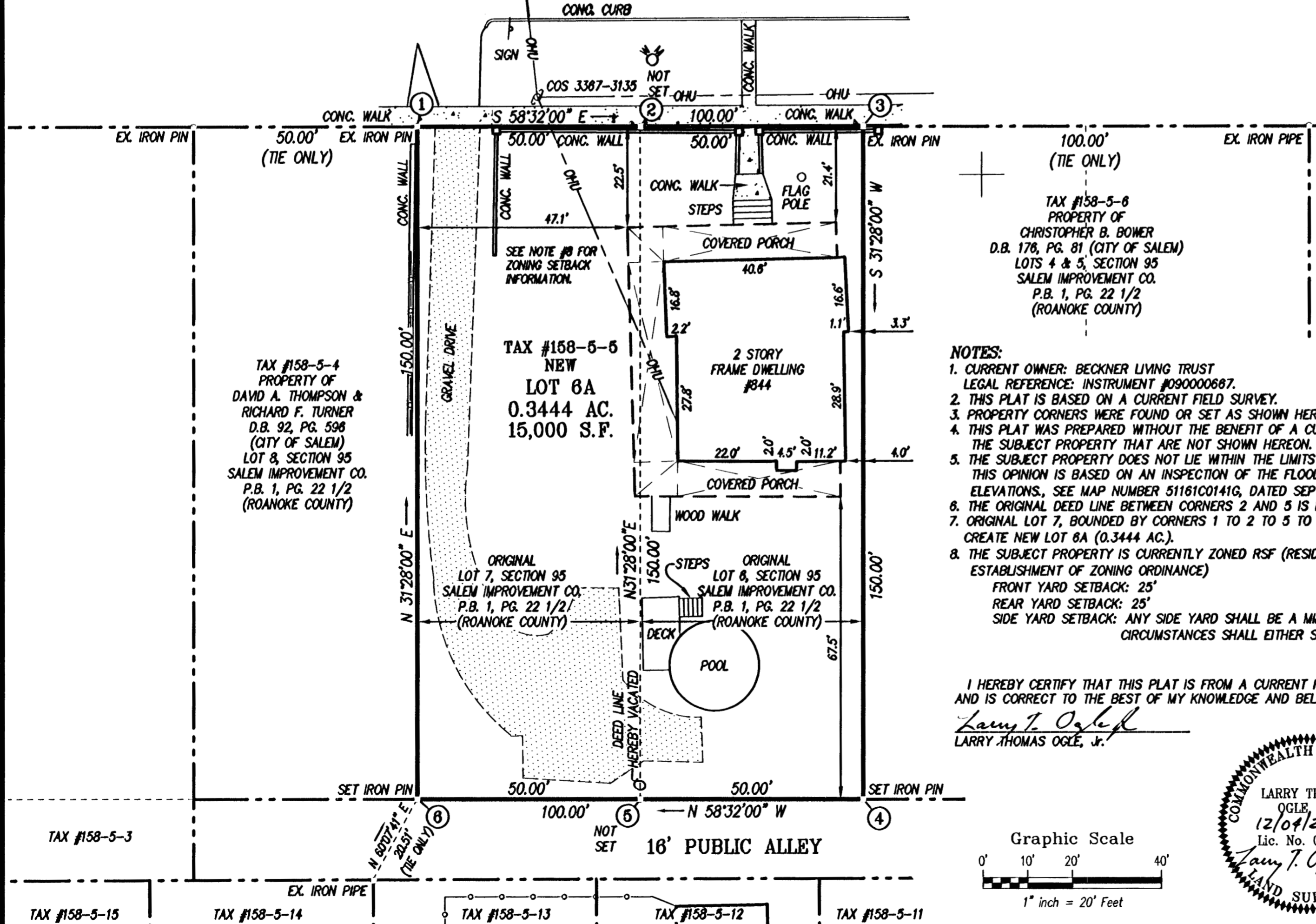
BOUNDARY COORDINATES THE ORIGIN OF THE COORDINATES IS ASSUMED. Table with columns: CORNER, NORTHING, EASTING. Rows 1-6. AREA = 15,000 S.F. = 0.3444 ACRES.

ABBREVIATIONS: EX. EXISTING, D.B. DEED BOOK, P.B. PLAT BOOK, PG. PAGE, CONC. CONCRETE, AC. ACRES, S.F. SQUARE FEET.

LEGEND: CHU OVERHEAD UTILITY LINE, SIGN, UTILITY POLE, WATER METER, ASPHALT PAVEMENT, CONCRETE, GRAVEL, BOUNDARY CORNER NUMBER.



ROANOKE BOULEVARD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



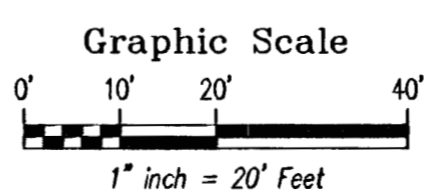
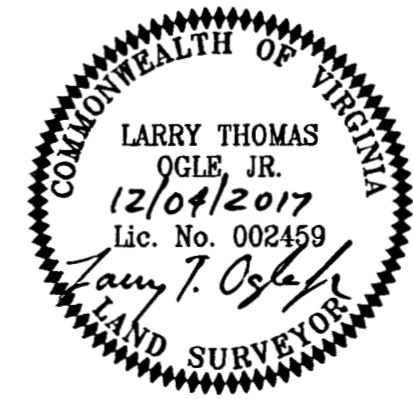
APPROVED: Charles E. Van Allman, Jr., P.E., L.S. DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM. DATE: 12/14/2017

APPROVED: James A. Taliaferro, II, P.E., L.S. EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION. DATE: 12/14/17

CLERK'S CERTIFICATE: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 28 DAY OF Dec 2017, AT 11:21 O'CLOCK A.M. IN PLAT BOOK 15 PAGE 19. TESTEE: GARY GRANCE CRAWFORD, CLERK.

- NOTES: 1. CURRENT OWNER: BECKNER LIVING TRUST. 2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. 3. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON. 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT... 5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA... 6. THE ORIGINAL DEED LINE BETWEEN CORNERS 2 AND 5 IS HEREBY VACATED. 7. ORIGINAL LOT 7, BOUNDED BY CORNERS 1 TO 2 TO 5 TO 6 TO 1 IS TO BE ADDED TO AND COMBINED WITH ORIGINAL LOT 6 TO CREATE NEW LOT 6A (0.3444 AC.). 8. THE SUBJECT PROPERTY IS CURRENTLY ZONED RSF (RESIDENTIAL SINGLE FAMILY) (EXISTING DWELLING CONSTRUCTED PRIOR TO ESTABLISHMENT OF ZONING ORDINANCE) FRONT YARD SETBACK: 25' REAR YARD SETBACK: 25' SIDE YARD SETBACK: ANY SIDE YARD SHALL BE A MINIMUM OF TEN PERCENT OF LOT WIDTH. HOWEVER, UNDER NO CIRCUMSTANCES SHALL EITHER SIDE YARD BE REQUIRED TO EXCEED 25'.

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



PLAT SHOWING THE VACATION AND COMBINATION OF LOT 6, 0.1722 AC. (7,500 S.F.) AND LOT 7, 0.1722 AC. (7,500 S.F.) SECTION 95, SALEM IMPROVEMENT COMPANY P.B. 1, PG. 22 1/2 (ROANOKE COUNTY) PROPERTY OF BECKNER LIVING TRUST INSTRUMENT #090000687 CREATING HEREON NEW LOT 6A, 0.3444 AC. (15,000 S.F.) SITUATED AT 844 ROANOKE BOULEVARD CITY OF SALEM, VIRGINIA

LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA



DATE: December 4, 2017 COMM. NO.: 2017-162 SCALE: 1" = 20' SHEET 1 OF 1