

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BARACUS LLC IS THE OWNER OF NEW TRACT A, NEW TRACT B, LOTS 9 THRU 11 AND A PORTION OF A VACATED 16' ALLEY, SECTION 95, SALEM IMPROVEMENT COMPANY, BOUNDED BY OUTSIDE CORNERS 1 THRU 10 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY JOHN THOMAS PARKER, SR. BY DEED DATED JULY 22, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM AS INSTRUMENT NUMBER 160001692.

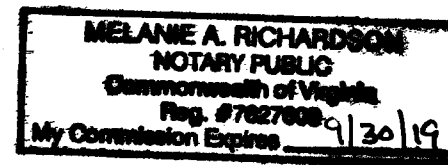
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTIES OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES THE LINES SHOWN DOTTED HEREON. WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

Jonathan Elliott 3/13/2019
 JONATHAN ELLIOTT - MEMBER, BARACUS LLC DATE
 INSTRUMENT NUMBER 160001692

STATE OF VIRGINIA

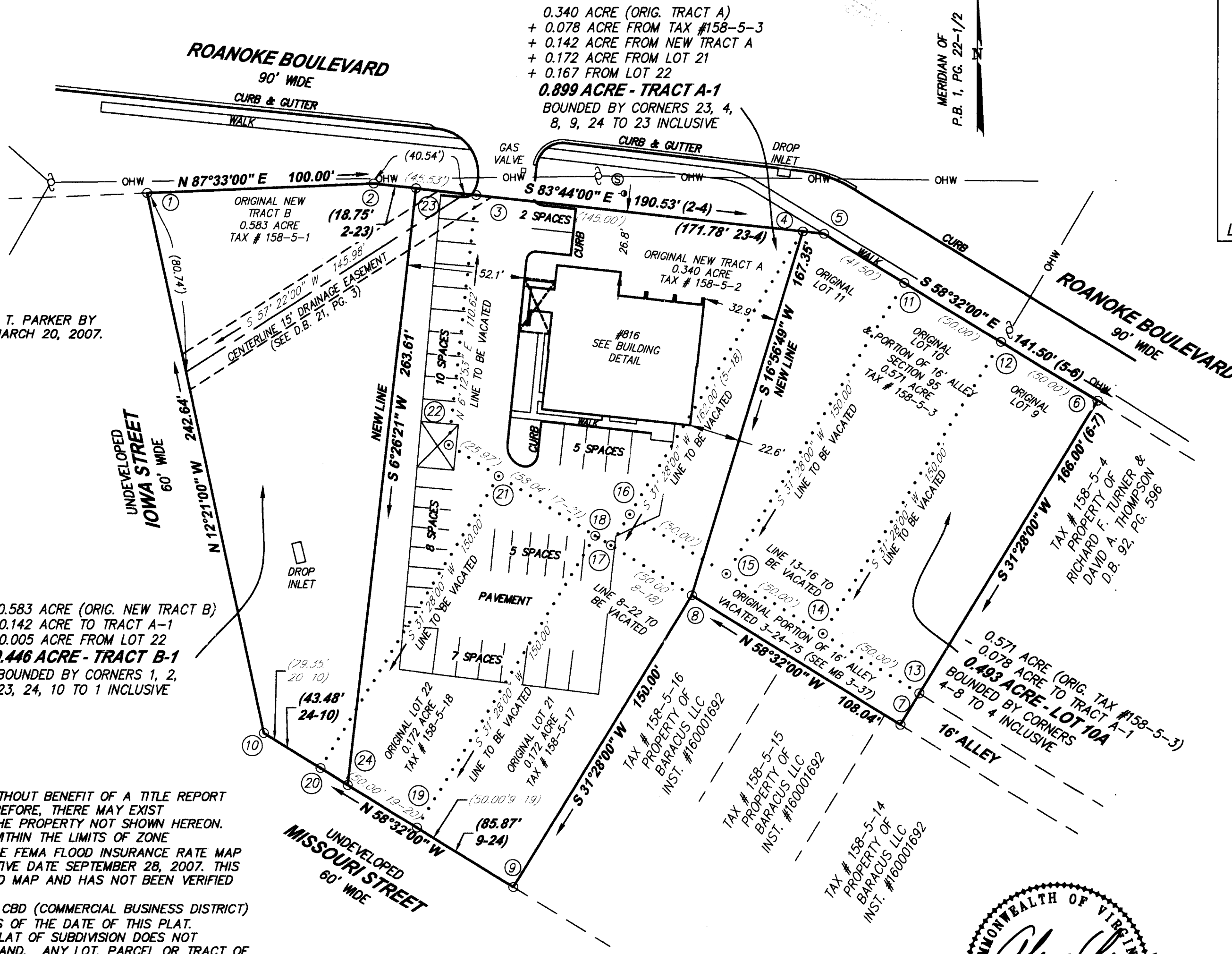
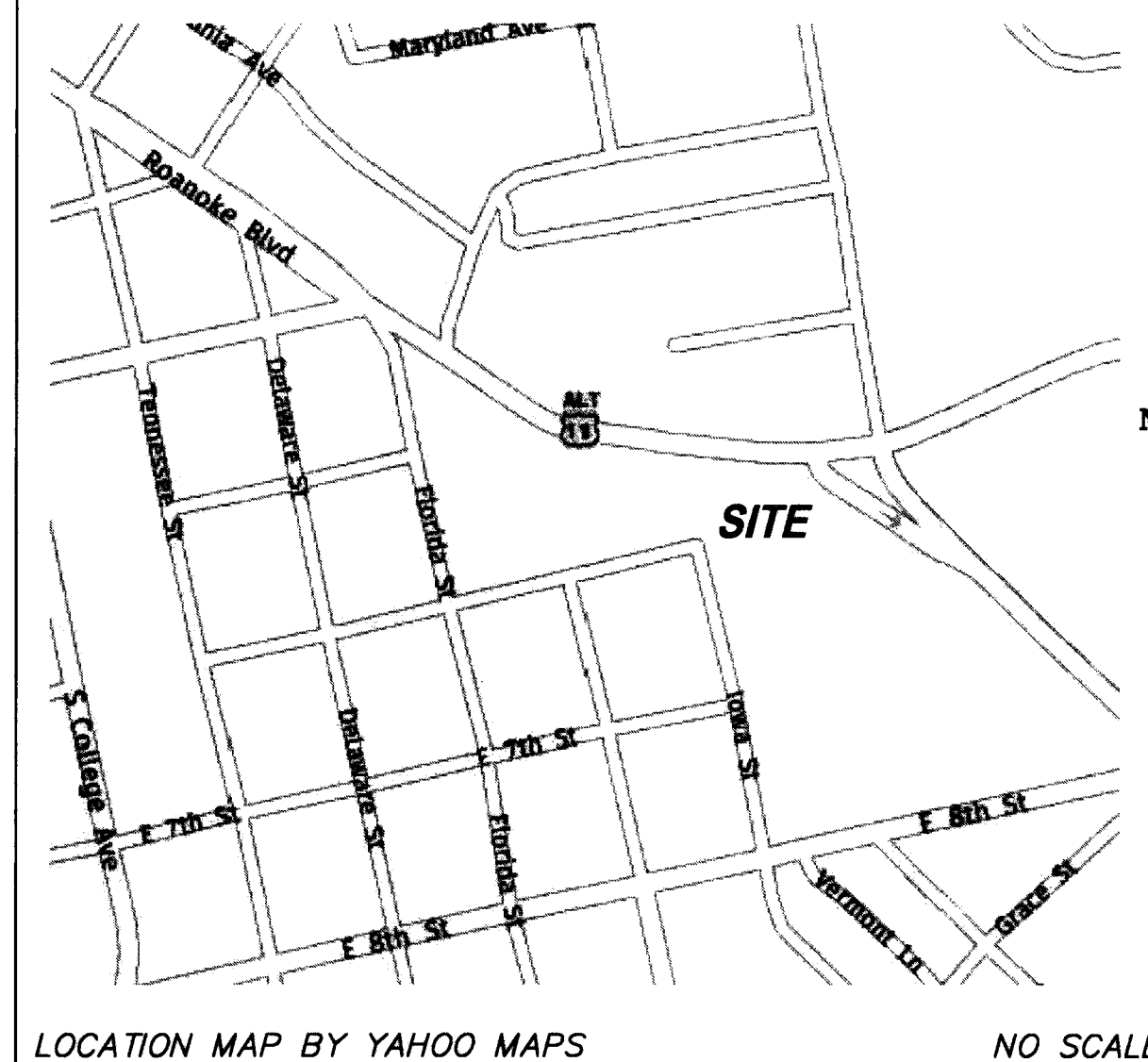
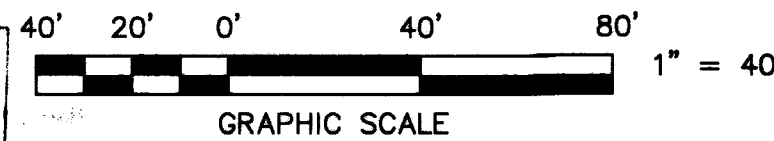
OF _____ TO WIT:
 I, *Melanie Richardson*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Jonathan Elliott*, MEMBER OF BARACUS, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th DAY OF March, 2019.

Melanie Richardson
 NOTARY PUBLIC, DATE & SEAL
 REGISTRATION # 7627609



LEGEND

OHW OVERHEAD WIRE
 POW POWER POLE
 O DEEDED CORNER



0.340 ACRE (ORIG. TRACT A)
 + 0.078 ACRE FROM TAX #158-5-3
 + 0.142 ACRE FROM NEW TRACT A
 + 0.172 ACRE FROM LOT 21
 + 0.167 FROM LOT 22
0.899 ACRE - TRACT A-1
 BOUNDED BY CORNERS 23, 4,
 8, 9, 24 TO 23 INCLUSIVE

0.583 ACRE (ORIG. NEW TRACT B)
 - 0.142 ACRE TO TRACT A-1
 + 0.005 ACRE FROM LOT 22
0.446 ACRE - TRACT B-1
 BOUNDED BY CORNERS 1, 2,
 23, 24, 10 TO 1 INCLUSIVE

REFERENCE MAP:
 1. BOUNDARY SURVEY FOR JOHN T. PARKER BY PARKER DESIGN GROUP DATED MARCH 20, 2007.

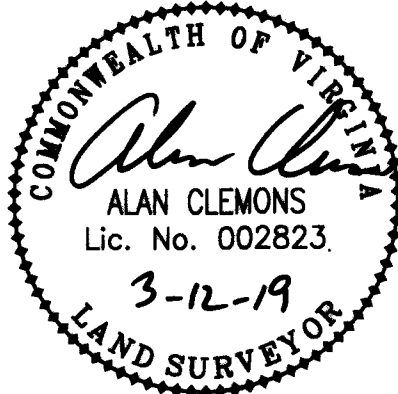
GENERAL NOTES:
 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 3. THE PROPERTIES ARE ZONED CBD (COMMERCIAL BUSINESS DISTRICT) & RB (RESIDENTIAL BUSINESS) AS OF THE DATE OF THIS PLAT.
 4. 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 12:51 O'CLOCK P. M. ON THIS 20 DAY OF March, 2019.

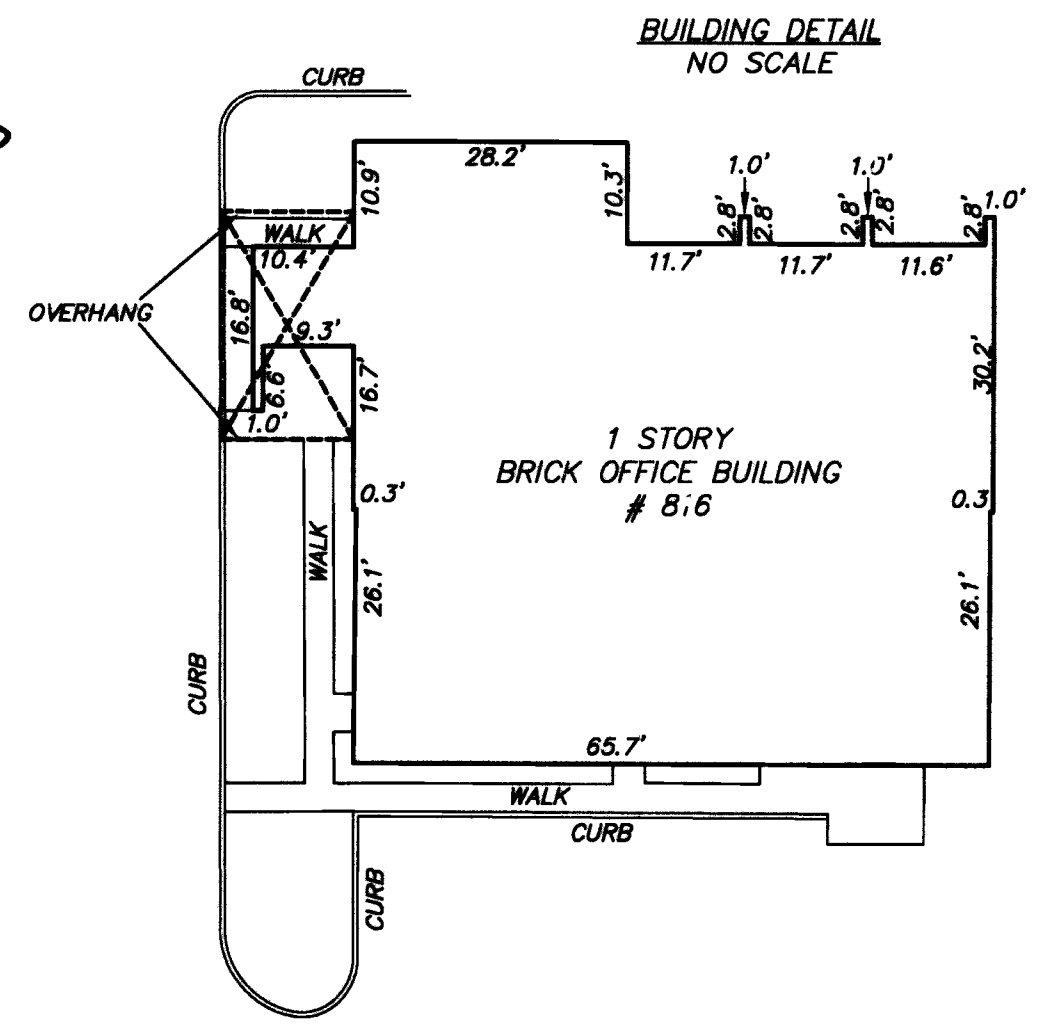
TESTE: CHANCE CRAWFORD CLERK
 BY: *Chance Crawford* DEPUTY CLERK

CITY OF SALEM APPROVAL:
 APPROVED: *James E. Taliaferro* 3/13/19
 JAMES E. TALIAFERRO, P.E., L.S. DATE
 EXECUTIVE SECRETARY/CITY OF SALEM PLANNING COMMISSION

Charles E. Van Allman Jr. 3/13/2019
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. - DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT
 CITY OF SALEM, VIRGINIA



THIS PLAT IS BASED ON RECORDS, NO CURRENT FIELD SURVEY FIELD SURVEY PERFORMED. BARACUS LLC IS THE OWNER OF RECORD, SEE INST. #160001692.



PLAT FROM RECORDS FOR BARACUS LLC
 SHOWING THE VACATION & COMBINATION AND BOUNDARY LINE ADJUSTMENT OF NEW TRACT A (0.340 ACRE), NEW TRACT B (0.583 ACRE), LOTS 9 THRU 11 & PORTION OF A 16' ALLEY (0.571 ACRE), LOT 21 (0.172 ACRE) AND LOT 22 (0.172 ACRE) SECTION 95 - SALEM IMPROVEMENT COMPANY P.B. 1, PG. 22-1/2
 CREATING HEREON TRACT A-1 (0.899 ACRE), TRACT B-1 (0.466 ACRE) & LOT 10-A (0.493 ACRE)
 SITUATE ON ROANOKE BOULEVARD, IOWA STREET (UNDEVELOPED) & MISSOURI STREET (UNDEVELOPED)
 CITY OF SALEM, VIRGINIA
 SCALE: 1" = 40'

TAX #: 158-5-1, 158-5-2, 158-5-3 DATE: 12 MARCH, 2019
 158-5-17 & 158-5-18 W.O.: 19-0033:01
 DRAWN: REC

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