

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD C. & ROBYN A. GOODPASTURE ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 7 TO 13 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 #080001611 (LOT 7) AND INSTRUMENT #170003065 (LOT 8).

THAT MARVIN L. LOYD, JR. & KRISTEN C. LOYD ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 13 TO 18 TO 7 THROUGH 12 TO 13, 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 #080001655.

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:

RICHARD C. GOODPASTURE

ROBYN A. GOODPASTURE

MARVIN L. LOYD, JR.

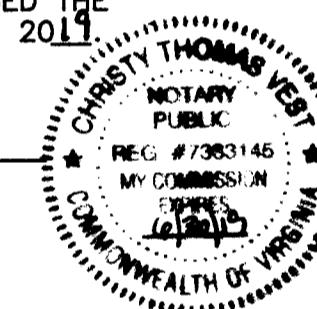
KRISTEN C. LOYD

STATE OF VIRGINIA

City of Roanoke

I, Christy Thomas Vest, a notary public in and for the aforesaid state do hereby certify that Richard C. Goodpasture, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 15th day of March, 2019.

Christy Thomas Vest
NOTARY PUBLIC
REG. # 7383145
MY COMMISSION EXPIRES 4/30/19

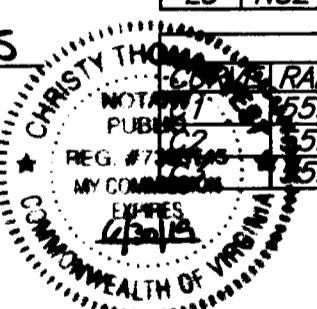


STATE OF VIRGINIA

City of Roanoke

I, Christy Thomas Vest, a notary public in and for the aforesaid state do hereby certify that Robyn A. Goodpasture, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 15th day of March, 2019.

Christy Thomas Vest
NOTARY PUBLIC
REG. # 7383145
MY COMMISSION EXPIRES 4/30/19

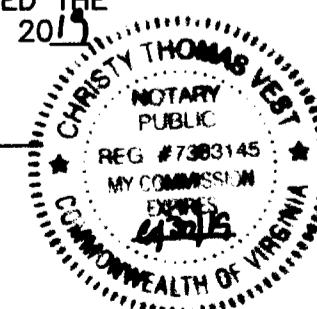


STATE OF VIRGINIA

City of Roanoke

I, Christy Thomas Vest, a notary public in and for the aforesaid state do hereby certify that Marvin L. Loyd, Jr., whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 15th day of March, 2019.

Christy Thomas Vest
NOTARY PUBLIC
REG. # 7383145
MY COMMISSION EXPIRES 4/30/19

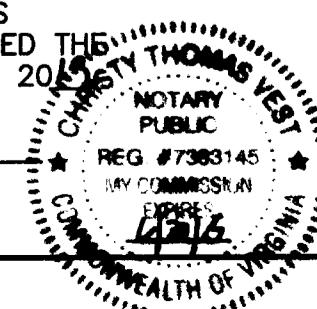


STATE OF VIRGINIA

City of Roanoke

I, Christy Thomas Vest, a notary public in and for the aforesaid state do hereby certify that Kristen C. Loyd, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 15th day of March, 2019.

Christy Thomas Vest
NOTARY PUBLIC
REG. # 7383145
MY COMMISSION EXPIRES 4/30/19



NOTES:

1. OWNERS OF RECORD: RICHARD C. & ROBYN A. GOODPASTURE (T.M.#'S 10-1-1.7, 1.8)
MARVIN L. LOYD, JR. & KRISTEN C. LOYD (T.M.#10-1-1.9)
2. LEGAL REFERENCE: INST. #080001611 (T.M.#10-1-1.7)
INST. #170003065 (T.M.#10-1-1.8)
INST. #080001655 (T.M.#10-1-1.9)
3. PROPERTY IS CURRENTLY ZONED RSE
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED.
SEE FEMA MAP #51161C0133G
(REVISED DATE: SEPTEMBER 28, 2007)
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
7. NOT ALL IMPROVEMENT SHOWN HEREON.

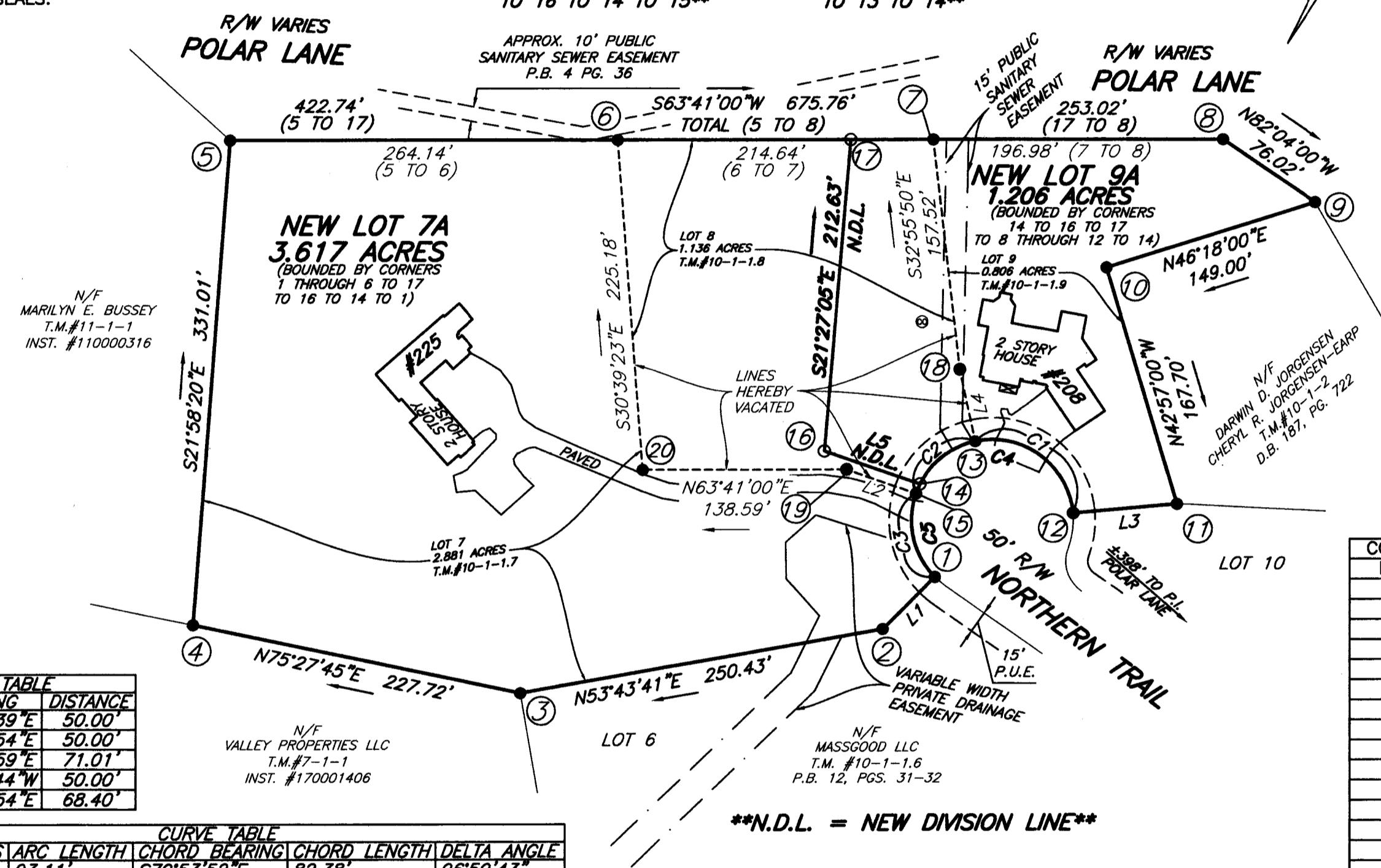
**0.736 ACRES BOUNDED
BY CORNERS 15 TO 19
TO 20 TO 6 TO 17
TO 16 TO 14 TO 15**

**0.400 ACRES BOUNDED
BY CORNERS 14 TO 16
TO 17 TO 7 TO 18
TO 13 TO 14**

P.B. 12, PG. 34

VICINITY MAP
(NOT TO SCALE)

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND



N.D.L. = NEW DIVISION LINE

C4 (12 TO 14)
NEW CURVE
L=142.41'
R=55.00'
A=148°21'21"
Chord Brg=N74°25'18"E
Chord Dist=105.83'
Tan=194.08'

C5 (14 TO 1)
NEW CURVE
L=68.59'
R=55.00'
A=71°26'59"
Chord Brg=N35°28'52"W
Chord Dist=64.23'
Tan=39.56'

0' 80' 160' 240'
SCALE: 1" = 80'

COORDINATE TABLE (ASSUMED)		
Point	Northing	Easting
1	8682.867	8292.532
2	8730.202	8308.641
3	8878.361	8510.542
4	8935.521	8730.968
5	8628.554	8854.818
6	8511.452	8618.055
7	8416.295	8425.659
8	8328.968	8249.095
9	8339.460	8173.803
10	8442.401	8281.525
11	8565.149	8167.261
12	8602.144	8227.868
13	8587.694	8308.973
14	8630.566	8329.813
15	8637.568	8329.395
16	8639.037	8398.136
17	8441.141	8475.895
18	8548.507	8340.027
19	8643.720	8379.015
20	8705.160	8503.239

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, AND RESUBDIVISION PLAT FOR
RICHARD & ROBYN GOODPASTURE
AND MARVIN LOYD, JR. & KRISTEN LOYD

SHOWING 0.736 ACRES OF
LOT 8 (TAX MAP #10-1-1.8) BEING COMBINED
WITH 2.881 ACRES OF LOT 7 (TAX MAP #10-1-1.7)
AND SHOWING 0.400 ACRES OF
LOT 8 (TAX MAP #10-1-1.8) BEING COMBINED
WITH 0.806 ACRES OF LOT 9 (TAX MAP #10-1-1.9)

CREATING HEREON
LOT 7A (3.617 ACRES) &
LOT 9A (1.206 ACRES)
SITUATED ON NORTHERN TRAIL
CITY OF SALEM, VIRGINIA
SURVEYED FEBRUARY 21, 2019
JOB #05190052.HS
SCALE 1" = 80'
SHEET 1 OF 1

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