

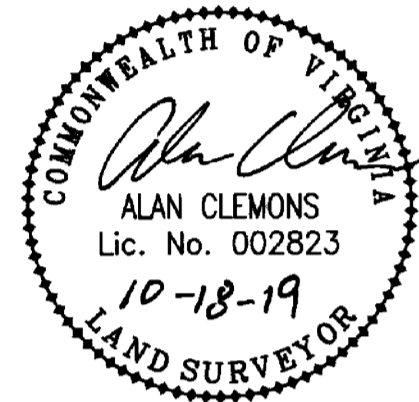
KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN HAGERMAN IS THE OWNER OF A 0.175 ACRE TRACT, BEING BOUNDED BY CORNERS 2 THRU 5 TO 2 INCLUSIVE, AND BEING THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED 14 AUGUST, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #080002590, AND THAT JOHNNY E. CATRON IS THE OWNER OF A 0.396 ACRE TRACT, BEING BOUNDED BY CORNERS 1,2,5, AND 6 TO 1 INCLUSIVE, AND BEING THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED 17 SEPTEMBER, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #140001950.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR 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. WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

John Hagerman 10-18-2019
JOHN HAGERMAN - OWNER
INSTRUMENT #080002590

Johnny E. Catron 10-18-2019
JOHNNY E. CATRON
INSTRUMENT #140001950



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. JOHN HAGERMAN IS THE OWNER IF RECORD, SEE INSTRUMENT #080002590, AND JOHNNY E. CATRON IS THE OWNER OF RECORD, SEE INSTRUMENT #140001950

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 ZONES "X-UNSHADED", "X-SHADED", & "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 G, EFFECTIVE DATE 28 SEPTEMBER, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. THE PROPERTIES SHOWN HEREON ARE ZONED "HBD" (LOT 61) & "RB" (PART LOT 60 & 59), AS OF THE DATE OF THIS PLAT.
5. LINE 2 TO 5 IS BEING VACATED.

CITY OF SALEM NOTES:

- 1. APPROVAL HEREOF BY THE CITY OF SALEM SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF SALEM SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
2. 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.

James E. Taliaferro, II, P.E., L.S. 10/22/19
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

Charles E. Van Allman, Jr., P.E., L.S. 10/21/2019
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SALEM, VIRGINIA

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 1:42 O'CLOCK P.M. ON THIS 18th DAY OF October, 2019.

TESTE: CHANCE CRAWFORD CLERK
BY: Stephen B. Smyth DEPUTY CLERK

STATE OF VIRGINIA City of Salem TO WIT:

Brenda H. Stephenson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN HAGERMAN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18 DAY OF October, 2019.

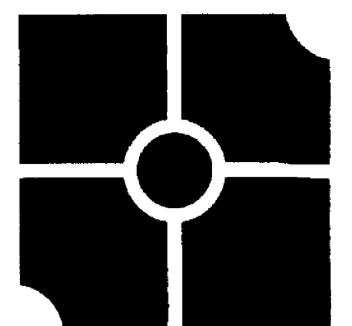
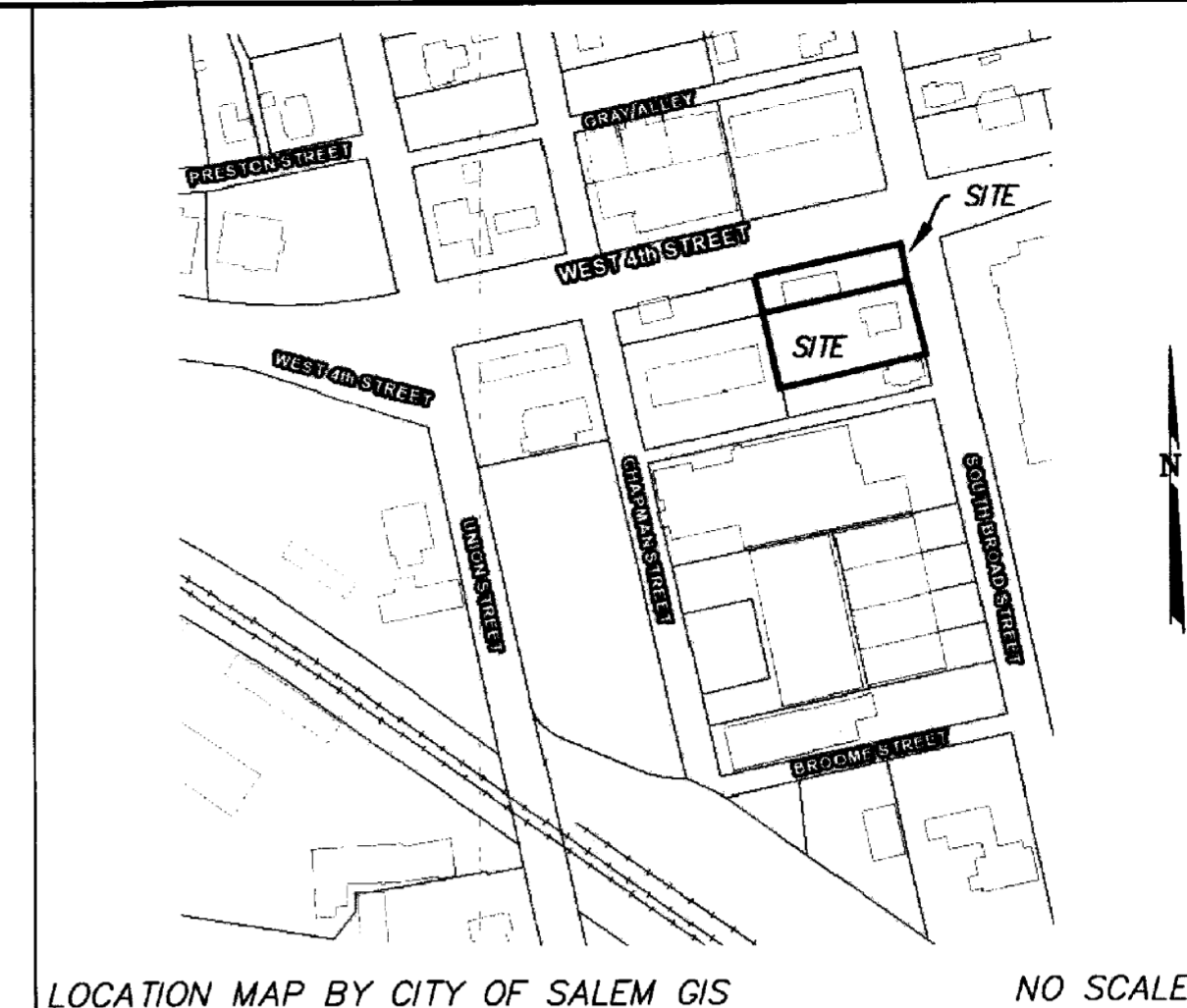
Brenda H. Stephenson 10-18-2019
NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 7184798



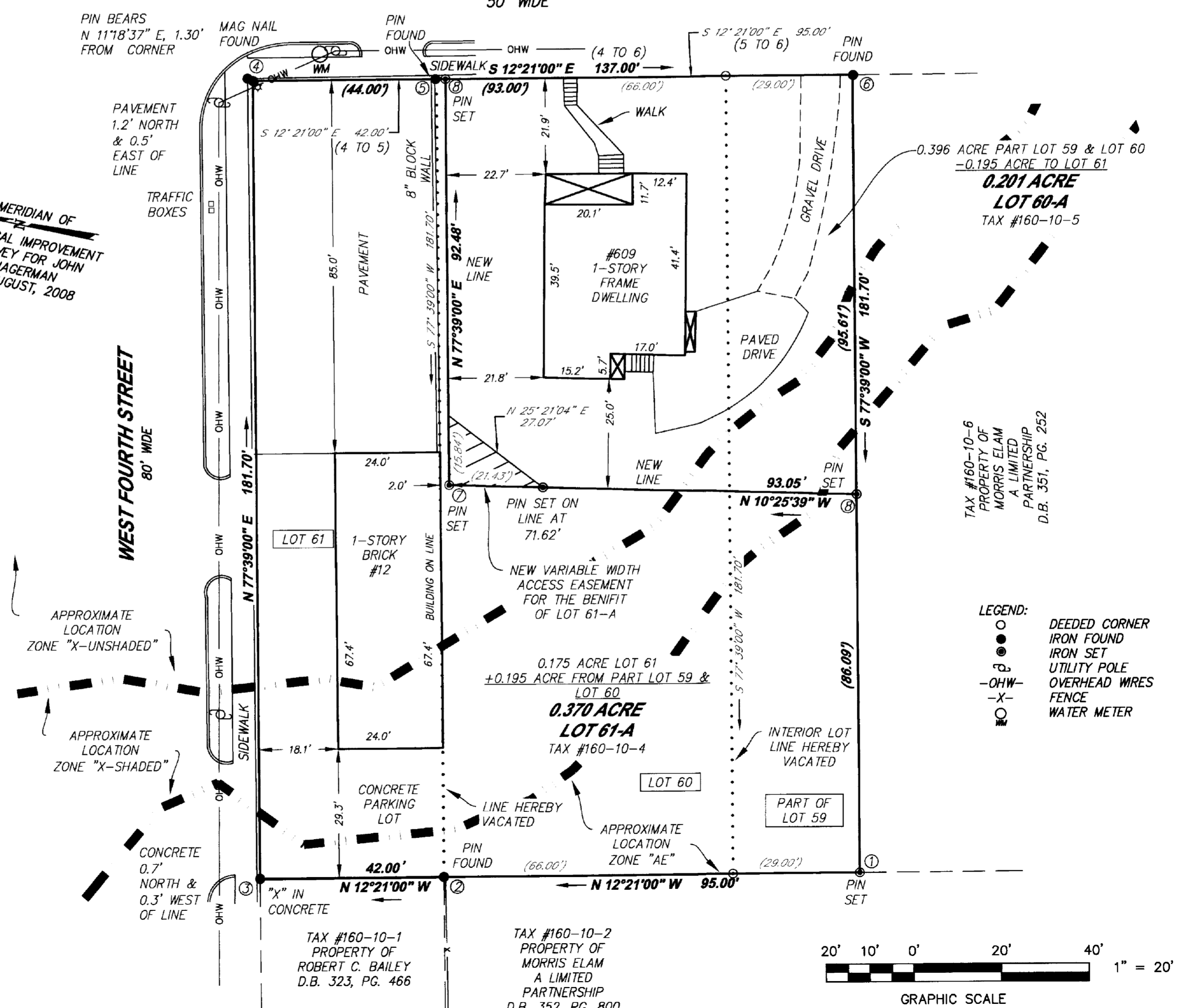
STATE OF VIRGINIA City of Salem TO WIT:

Brenda H. Stephenson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHNNY E. CATRON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18 DAY OF October, 2019.

Brenda H. Stephenson 10-18-19
NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 7184798



parker DESIGN GROUP
ENGINEERS • SURVEYORS
PLANNERS • LANDSCAPE ARCHITECTS
2122 Carolina Ave, SW
Roanoke, VA 24014
Ph: 540-387-1153
Fax: 540-389-5767
1915-B W. Cary Street
Richmond, VA 23220
Phone: 804-358-2947
Fax: 804-359-9645
www.parkerdg.com



PLAT OF SURVEY FOR JOHN HAGERMAN & JOHNNY E. CATRON
SHOWING THE LOT LINE VACATION AND BOUNDARY LINE ADJUSTMENT BETWEEN LOT 61 (0.175 ACRE) & PART LOT 59 AND LOT 60 (0.396 ACRE)
DROPPED MAP - SITUATE ON WEST 4TH STREET & PART LOT 59 AND LOT 60 (0.396 ACRE)
DROPPED MAP - SITUATE ON SOUTH BROAD STREET
CREATING HEREON LOT 61-A (0.370 ACRE) AND 60-A (0.201 ACRE) CITY OF SALEM, VIRGINIA

Table with columns for REVISIONS, CALCULATED BY (REC), DRAWN BY (BDR), CHECKED BY (MAC, REC), SCALE (1" = 20'), DATE (18 OCTOBER, 2019), PROJECT NUMBER (19-0189:01), SHEET NO. (1 OF 1)

Vertical text on the left edge: S:\2019 Projects\19-0189 Hagerman's DWG\01 Survey Base - Production\01 B.L.A.dwg October 18, 2019 10:27:28 AM