

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ANNA BEEBE SACHS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 6 INCLUSIVE TO 1, BEING LOT 58-A (RESUBDIVISION PLAT FOR TIMOTHY A. KELLY, P.B. 13, PG. 5, SLIDE 209) AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 10, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 100001347.

THAT FRIC & FRAC, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 2, 3, 4, 7 TO 2, BEING LOTS 59 AND 60 OF THE J.H. PALMER ADDITION (P.B. 1, PG. 11, ROANOKE COUNTY) ALONG WITH A PORTION OF A 10' VACATED ALLEY (D.B. 139, PG. 197) AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 24, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 120002759.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS;

Anna Beebe Sachs

2/18/20

ANNA BEEBE SACHS - OWNER
(INSTRUMENT No. 100001347)

Caroline A. Kelly

2-18-20

FRIC & FRAC, LLC - AUTHORIZED AGENT
(INSTRUMENT No. 120002759)

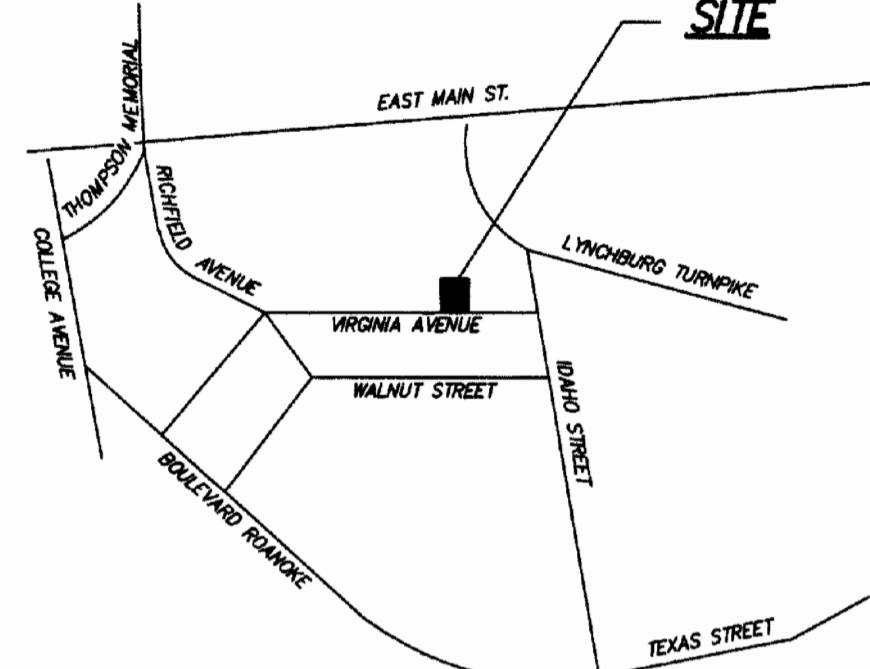
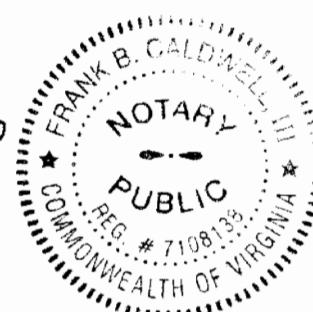
STATE OF VIRGINIA

CITY OF Roanoke

TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
ANNA BEEBE SACHS WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
18th DAY OF Feb, 2020.

MY COMMISSION EXPIRES 31 JULY 2023

7108138 *Frank B. Caldwell III*
NOTARY REGISTRATION NUMBER NOTARY PUBLIC



VICINITY MAP
NO SCALE

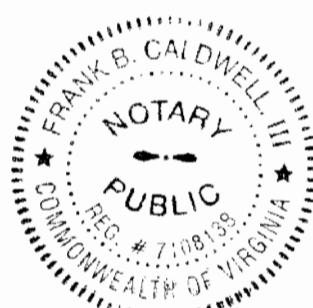
STATE OF VIRGINIA

CITY OF Roanoke

TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
CAROLINE A. KELLY WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
18th DAY OF Feb, 2020.

MY COMMISSION EXPIRES 31 JULY 2023

7108138 *Frank B. Caldwell III*
NOTARY REGISTRATION NUMBER NOTARY PUBLIC



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES NOT SHOWN WHICH AFFECT THE SUBJECT PROPERTY.
2. THE SUBJECT PROPERTY LIES WITHIN ZONE "X UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP No. 51161C0141G, DATED SEPTEMBER 28, 2007.
3. REFERENCE: SUBDIVISION OF J.H. PALMER'S PROPERTY, BY S.A. WILLSON, DATED DECEMBER 1889, RECORDED IN P.B. 1, PG. 11 (ROANOKE COUNTY).
4. REFERENCE: RESUBDIVISION PLAT FOR TIMOTHY A. KELLY, BY CALDWELL & WHITE ASSOCIATES, DATED MAY 5, 2009, REVISED JUNE 5, 2009 AND RECORDED IN P.B. 13, PG. 5, SLIDE 209.
5. REFERENCE OF PROPERTY CONVEYANCE:
 - * INSTRUMENT No. 100001347 (CITY OF SALEM), BEING TAX PARCEL 119-1-6 CONVEYED TO ANNA BEEBE SACHS.
 - * INSTRUMENT No. 120002759 (CITY OF SALEM), BEING TAX PARCEL 119-1-5 CONVEYED TO FRIC & FRAC, LLC.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
7. THE SUBJECT PROPERTIES ARE ZONED RSF (RESIDENTIAL SINGLE FAMILY) AT THE DATE OF THIS PLAT.
8. THE RECORDATION OF THIS PLAT 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.

LOT LINE VACATION AND
RESUBDIVISION PLAT

FOR

ANNA BEEBE SACHS,
AND FRIC & FRAC, LLC

SHOWING LOT 58-A RESUBDIVISION PLAT FOR TIMOTHY A. KELLY (P.B. 13, PG. 5, SLIDE 209), LOT 59 AND LOT 60 AND A PORTION OF A VACATED ALLEY OF THE J.H. PALMER'S ADDITION (P.B. 1, PG. 11, ROANOKE COUNTY) CREATING HEREON

LOT 58-A-1 - 0.5109 ACRE
LOT 59-A - 0.3347 ACRE

SITUATE VIRGINIA AVENUE
CITY OF SALEM, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 6260
ROANOKE, VIRGINIA 24017
(540) 366-5400 FAX: (540) 366-8702

TAX NO.: 119-1-6, 119-1-5
DRAWN: CLH
CALC.: CLH CHK'D.: FBC, III
CLOSED: CLH

SCALE: 1" = 20'
DATE: FEB. 6, 2020
N.B.: CH-19
W.O.: 19-0096

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
SALEM, VIRGINIA. THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF
ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON
Feb 18 2020, AT 12:31 O'CLOCK
P.M.

TESTE: CHANCE CRAWFORD

Chance Crawford
DEPUTY CLERK

APPROVED:

James E. Taliroff
JAMES E. TALIAFERRO, II, P.E., L.S.
DATE
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION



APPROVED:

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

2/18/2020

REV.: FEB. 13, 2020

SHEET 1 OF 2

