

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROCKY MOUNT REALTY, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 2 TO 6 TO 7 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 NO. 190001281.

THAT DENNIS J. MIZACK & SUN YONG MIZACK ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 3 THROUGH 6 TO 3, 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 DEED BOOK 221, PAGE 797.

THE SAID OWNERS HEREBY CERTIFIES THAT THEY HAVE 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 THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS 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:

ROCKY MOUNT REALTY, LLC

By: Dennis J. Mizack

ITS: MANAGING MEMBER

Dennis J. Mizack

Sun Yong Mizack

STATE OF VIRGINIA Massachusetts

Country of Salem

I, Holly Dumlao, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Dennis J. Mizack, whose NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20 DAY OF March, 2020.

Holly Dumlao REG. # 440288
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/30/2026
Holly Dumlao
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
10/30/2026

STATE OF VIRGINIA

City of Roanoke

I, Christy Thomas Vest, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DENNIS J. MIZACK & SUN YONG MIZACK, whose NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19 DAY OF March, 2020.

Christy Thomas Vest REG. # 7383145
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/30/23

APPROVED:
Charles E. Van Allman Jr. 3/5/2020
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE

DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliadro, II 3/5/2020
JAMES E. TALIADRO, II, P.E./LS DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:54 O'CLOCK A.M. ON THIS 10 DAY OF March, 2020 IN PLAT BOOK 15, PAGE 108.

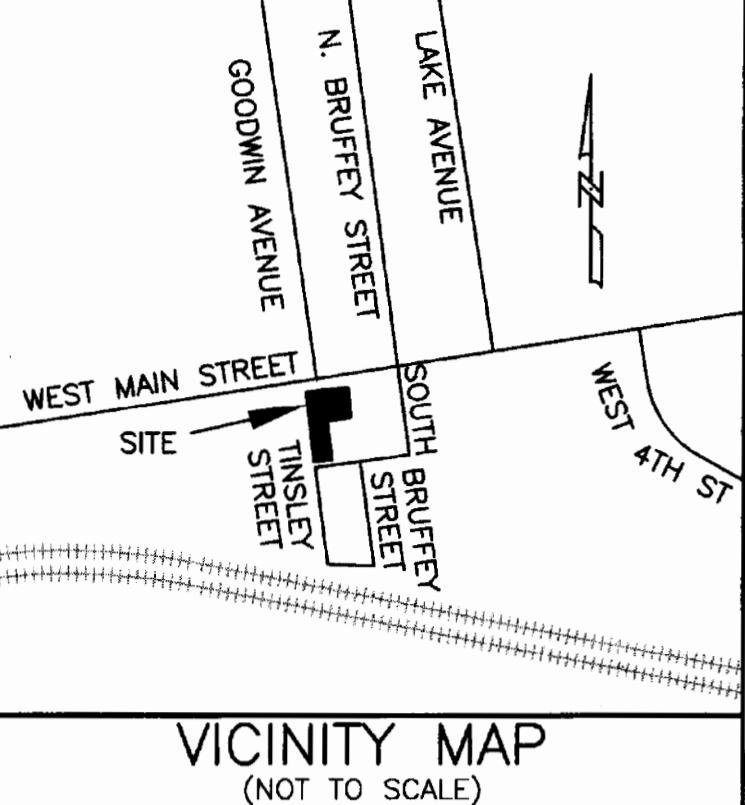
TESTE: GARY CHANCE CRAWFORD

CLERK
John R. McAden
DEPUTY CLERK

NOTES:

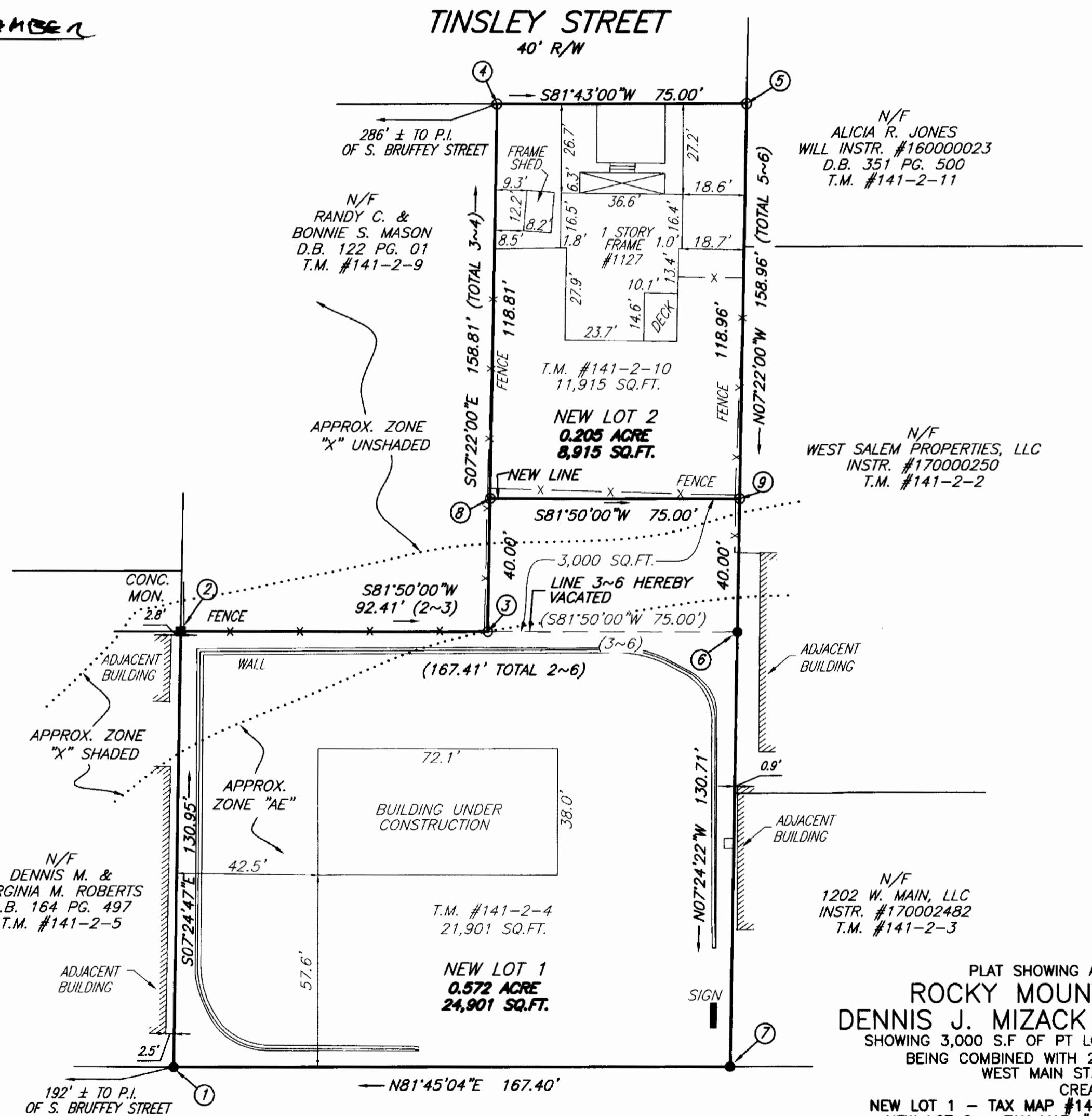
1. OWNER OF RECORD: ROCKY MOUNT REALTY, LLC
LEGAL REFERENCE: INSTRUMENT NO. 190001281
TAX MAP NUMBER: 141-2-4
2. OWNER OF RECORD: DENNIS J. MIZACK
SUN YONG MIZACK
LEGAL REFERENCE: DEED BOOK 221, PAGE 797
TAX MAP NUMBER: 141-2-10
3. PROPERTY IS CURRENTLY ZONED = HBD (T.M. #141-2-4)
LM (T.M. #141-2-9)
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 ZONES "AE", "X" SHADED AND "X" UNSHADED. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0137G (EFFECTIVE DATE:09/28/2007) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
7. THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.

INST. #050003968



LEGEND		
○	IRON PIN SET	
●	IRON PIN FOUND	
-X-	FENCE	

0' 30' 60' 90'
SCALE: 1" = 30'

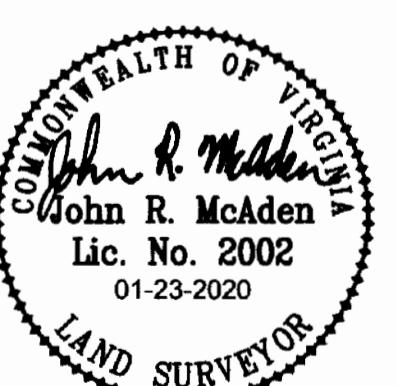


COORDINATE LIST(ASSUMED)		
Point	Northing	Eastng
1	5462.395	4944.461
2	5332.540	4961.354
3	5319.412	4869.881
4	5161.915	4890.243
5	5151.110	4816.023
6	5308.758	4795.641
7	5438.378	4778.793
8	5279.74	4875.01
9	5269.08	4800.77

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



PLAT SHOWING A LOT LINE ADJUSTMENT
ROCKY MOUNT REALTY, LLC &
DENNIS J. MIZACK & SUN YONG MIZACK
SHOWING 3,000 S.F. OF PT LOT TINSLEY ST (TAX MAP #141-2-10)
BEING COMBINED WITH 21,901 S.F. OF PT LOT 0.503 AC
WEST MAIN ST. (TAX MAP #141-2-4)

CREATING HEREON
NEW LOT 1 - TAX MAP #141-2-4 (0.572 ACRE, 24,901 S.F.) &
NEW LOT 2 - TAX MAP #141-2-9 (0.205 ACRE, 8,915 S.F.)
SITUATED ON WEST MAIN STREET
CITY OF SALEM, VIRGINIA
SURVEYED JANUARY 23, 2020
JOB #04180054.00
SCALE 1' = 30'
SHEET 1 OF 1

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: AP
CHECKED BY: JRM

BA
BALZER & ASSOCIATES