

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BRIAN THOMPSON IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 5 THROUGH 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 NUMBER 130003255.

AND

THAT THE CITY OF SALEM IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 7 TO 6 TO 5 TO 2 THROUGH 4 TO 7, AND IS ALL PART OF THE LAND CONVEYED BY PLAT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN PLAT BOOK 1, PAGE 36.

THE SAID OWNERS HEREBY CERTIFY 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:

Brian Thompson  
BRIAN THOMPSON

THE CITY OF SALEM

BY Mayor R. Foley  
ITS

STATE OF VIRGINIA

City OF Roanoke

I, Sathirine Noel Murawski, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

Brian Thompson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF April, 2020.

Sathirine Noel Murawski REG. # 7664950  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2024

STATE OF VIRGINIA

City OF Salem

I, Crystal Williams, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

Brian R. Foley, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF April, 2020.

Crystal Williams REG. # 7676036  
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-31-2024

APPROVED:

Charles E. Van Allman Jr. 4/15/2020  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE  
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro II 4/15/2020  
JAMES E. TALIAFERRO, II, P.E. L.S. DATE

EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

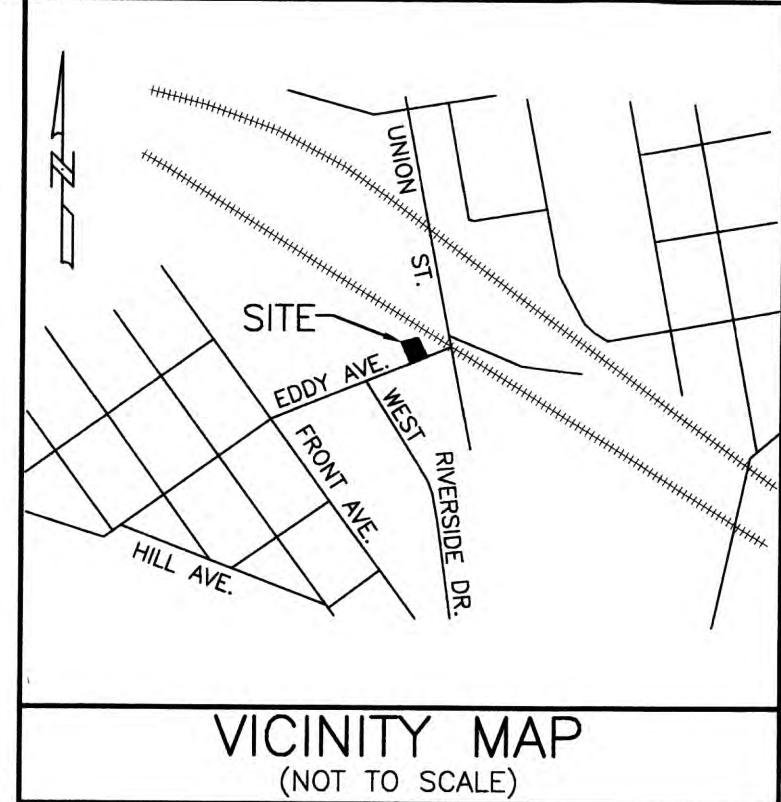
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:43 O'CLOCK A.M. ON THIS 28 DAY OF April, 2020, IN PLAT BOOK 15, PAGE 71.

TESTE: GARY CHANCE CRAWFORD  
CLERK

Gregory E. King  
DEPUTY CLERK

#### NOTES:

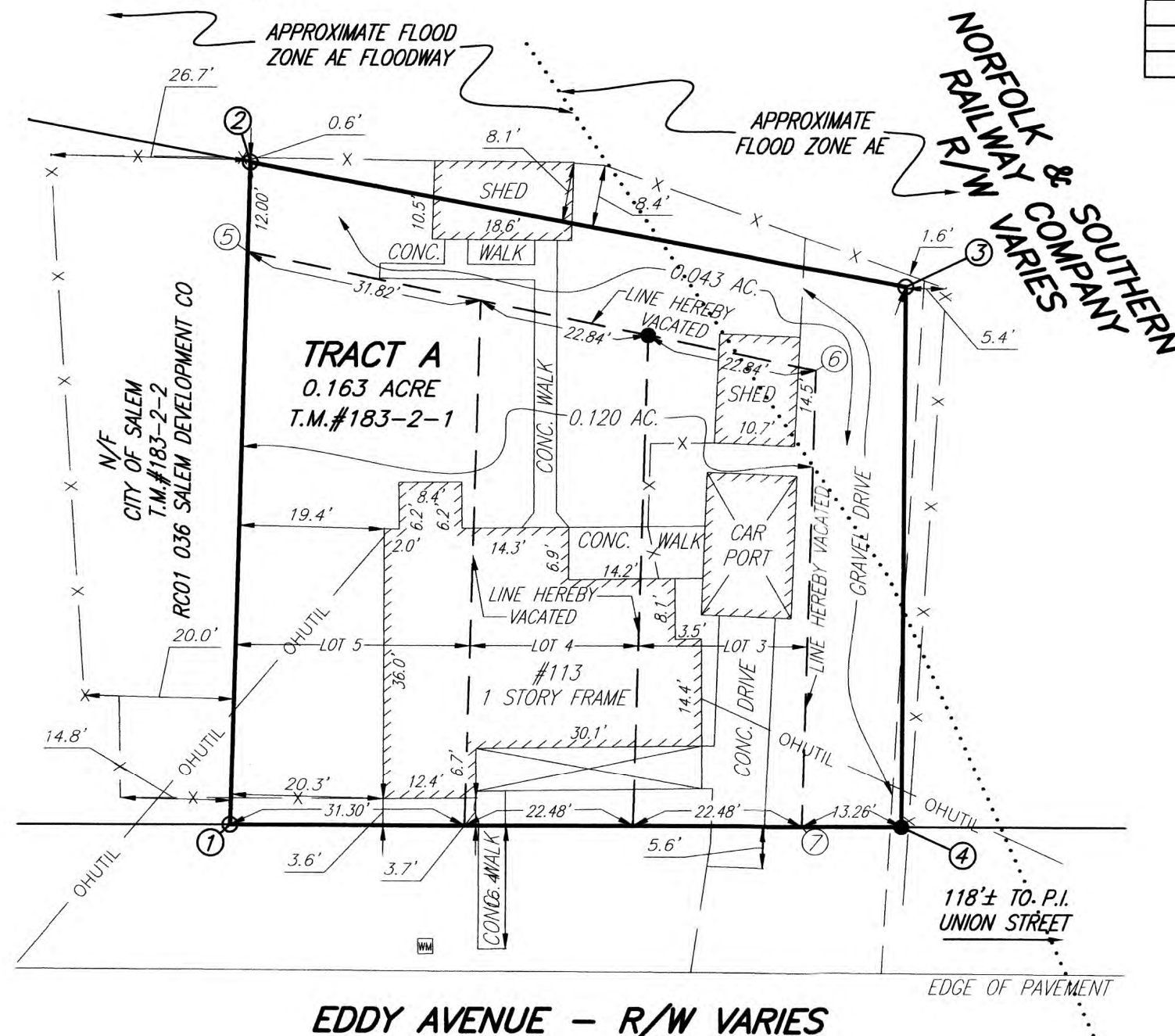
- OWNER OF RECORD: BRIAN THOMPSON  
INSTRUMENT #130003255  
PLAT BOOK 1, PAGE 36  
T.M. #183-2-1
- OWNER OF RECORD: CITY OF SALEM  
NO DEED REFERENCE  
T.M. #183-2-2
- PROPERTY IS CURRENTLY ZONED: HM & RMF
- THE CURRENT TAX MAP NUMBERS: 183-2-1 & 183-2-2
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE AE FLOODWAY AND AE. SEE FEMA MAP #51161C00141G (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- 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.



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	19983.814	10176.158
2	20064.450	10139.693
3	20087.484	10225.660
4	20022.589	10256.846
5	20053.516	10144.637
6	20072.265	10219.835
7	20016.846	10244.896

LINE TABLE		
LINE	BEARING	DISTANCE
1~2	N24°20'00"W	88.50'
2~3	N75°00'00"E	89.00'
3~4	S25°40'00"E	72.00'
4~1	S64°20'00"W	89.52'
1~5	N24°20'00"W	76.50'
5~6	N76°00'00"E	77.50'
6~7	S24°20'00"E	60.82'
5~2	N24°20'00"W	12.00'
4~7	S64°20'00"W	13.26'

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
■	WATER METER
x	FENCE
—	OHUTIL
—	OVERHEAD LINES
---	FORMER LOT LINES



PP. 1 PG. 36 (R/R/CO)  
SALEM DEVELOPMENT CO.

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 OF LOT LINE VACATION AND COMBINATION FOR  
**BRIAN THOMPSON  
& THE CITY OF SALEM**  
SHOWING 0.043 ACRE OF  
0.364 AC CITY OF SALEM (TAX MAP #183-2-2)  
BEING COMBINED WITH 0.120 ACRE OF  
LTS 3-5 SEC 2 SALEM DEVELOPMENT CO (TAX MAP #183-2-1)  
CREATING HEREON  
TRACT A (0.163 ACRE)  
SITUATED ON EDDY AVENUE  
CITY OF SALEM, VIRGINIA  
SURVEYED 03-27-2020  
DATED 04-2-2020  
JOB #05200064.HS  
SCALE 1"= 20'  
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.co

DRAWN BY: DSH  
CHECKED BY: JRM

