

KNOW ALL MEN BY THESE PRESENTS TO WIT:

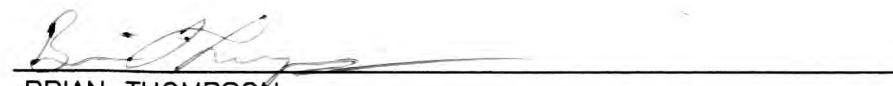
THAT BRIAN THOMPSON IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 5 THROUGH 7 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT NUMBER 130003255.

AND

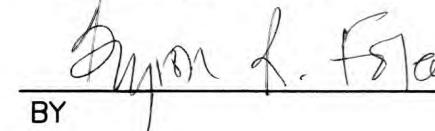
THAT THE CITY OF SALEM IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 7 TO 6 TO 5 TO 2 THROUGH 4 TO 7, AND IS ALL PART OF THE LAND CONVEYED BY PLAT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN PLAT BOOK 1, PAGE 36.

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.

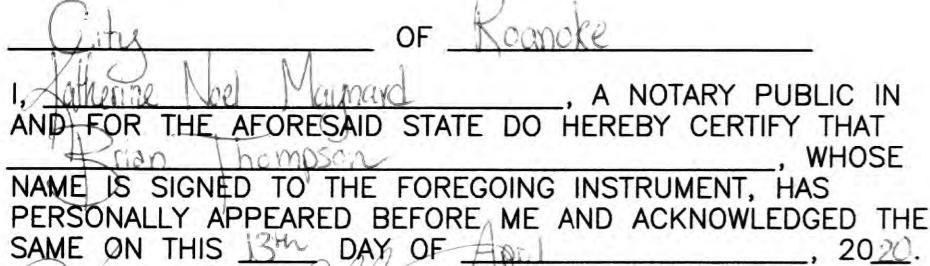
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

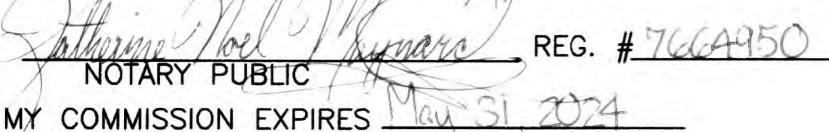

BRIAN THOMPSON

THE CITY OF SALEM

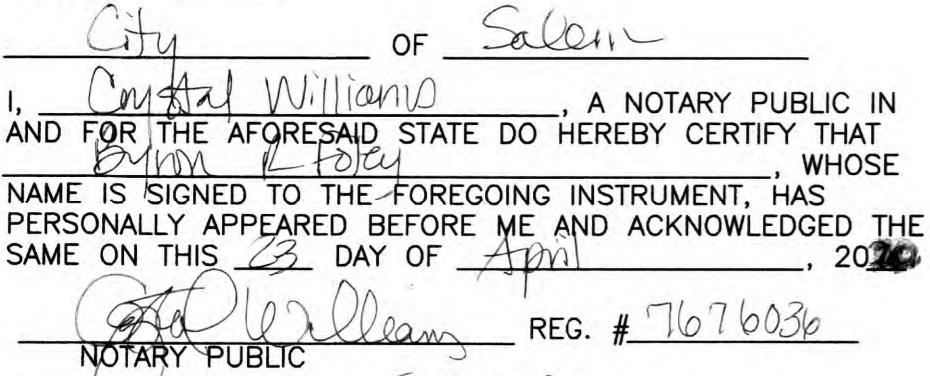
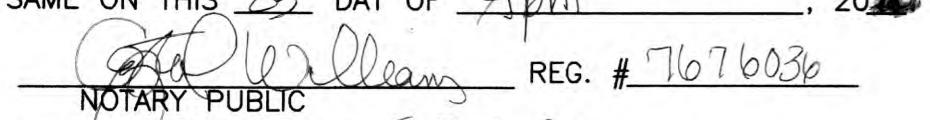

BY

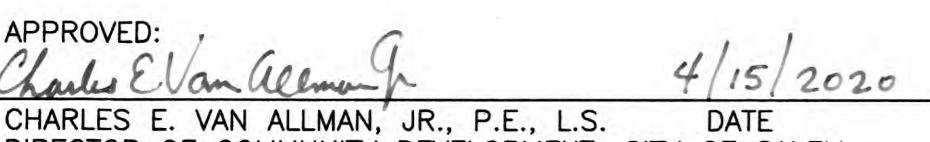
STATE OF VIRGINIA

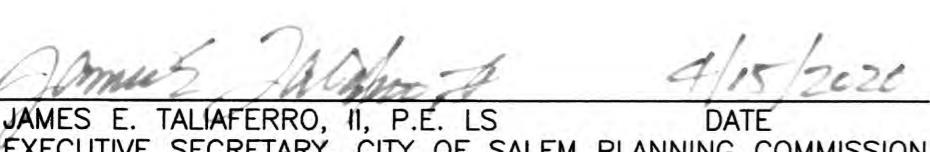

City _____ of Roanoke
I, Katherine Noel Maynard, a notary public in
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Brian Thompson, whose
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 13th DAY OF April, 2020.


NOTARY PUBLIC REG. # 7664950
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 L. 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.

NOTARY PUBLIC REG. # 7676036
MY COMMISSION EXPIRES 5-31-2024

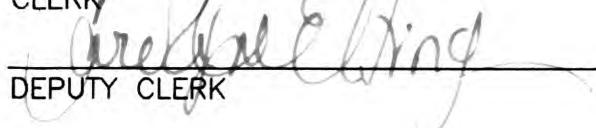
APPROVED:

CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM


JAMES E. TALIAFERRO, 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 9:43 O'CLOCK A.M. ON THIS 28 DAY OF April, 2020, IN PLAT BOOK 15, PAGE 71.

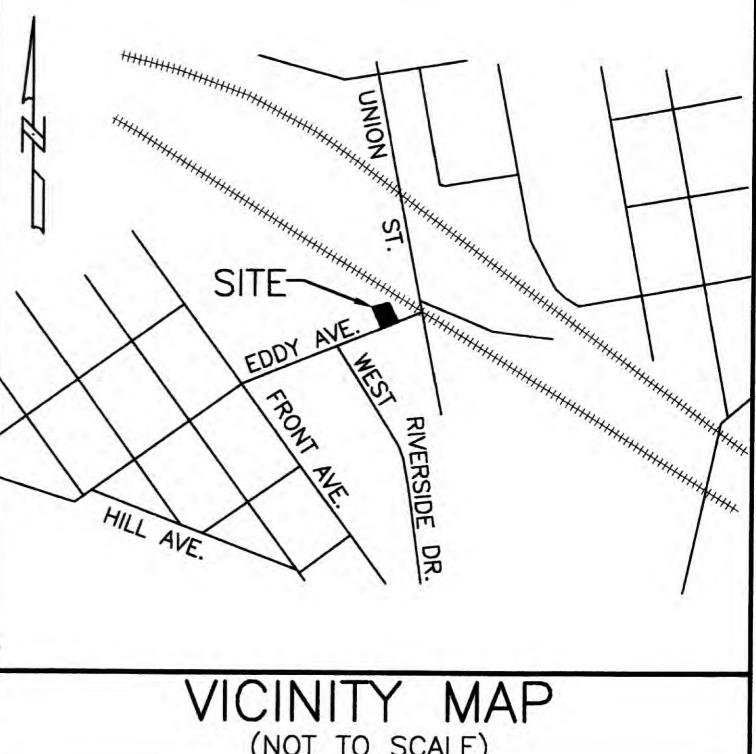
TESTE: GARY CHANCE CRAWFORD

CLERK


DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: BRIAN THOMPSON
INSTRUMENT #130003255
PLAT BOOK 1, PAGE 36
T.M. #183-2-1
2. OWNER OF RECORD: CITY OF SALEM
NO DEED REFERENCE
T.M. #183-2-2
3. PROPERTY IS CURRENTLY ZONED: HM & RMF
4. THE CURRENT TAX MAP NUMBERS: 183-2-1 & 183-2-2
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE AE FLOODWAY AND AE. SEE FEMA MAP #51161C00141G (REVISED DATE: SEPTEMBER 28, 2007)
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
8. 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.

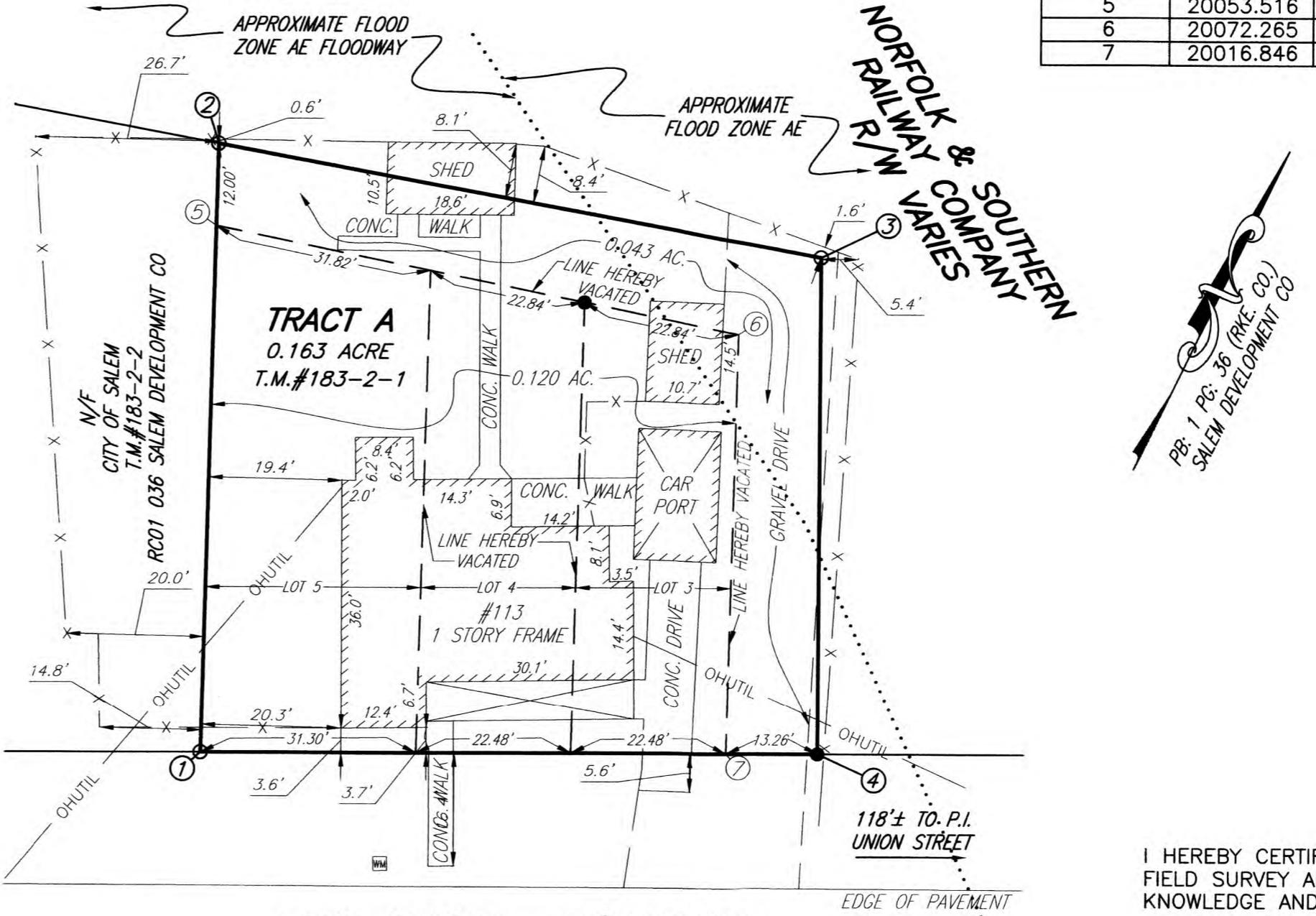


VICINITY MAP
(NOT TO SCALE)

COORDINATE LIST (ASSUMED)

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



EDDY AVENUE - R/W VARIES

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 HERON
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.cc

DRAWN BY: DSH
CHECKED BY: JRM



20' 0' 10' 20' 40' 80'
SCALE 1"=20'