

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HENMARK INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS A TO B TO J TO G TO A, AND IS A PORTION 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 #190001115 AND PLAT BOOK 15, PAGE 48.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS 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 HIS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER 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:

HENMARK INC.
 BY: Mark W. Hendrickson ITS: PRESIDENT

PRINT NAME: MARK W. HENRICKSON

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 CITY OF SALEM, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

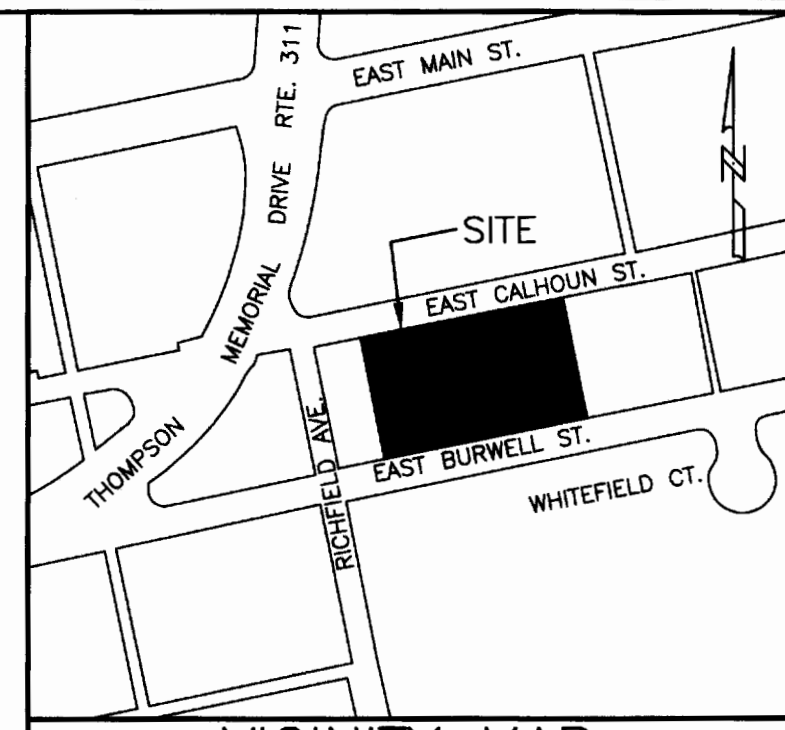
ACREAGE TABLE

9,274 SQ. FT. - LOTS A5 THROUGH A7
+ 22,291 SQ. FT. - LOT A - COMMON AREA
31,565 SQ. FT. - TOTAL SHOWN ON PLAT (APPLICABLE LOTS ONLY)

2,393 SQ. FT. - LOT A5-A
2,886 SQ. FT. - LOT A6-A
5,347 SQ. FT. - LOT A7-A
+ 20,939 SQ. FT. - LOT A-A COMMON AREA
31,565 SQ. FT. - TOTAL SHOWN ON PLAT (APPLICABLE LOTS ONLY)

NOTES:

1. OWNER OF RECORD: HENMARK INC.
2. LEGAL REFERENCE: INSTRUMENT #190001115 AND P.B. 15, PG. 48
3. PROPERTY IS CURRENTLY ZONED RMF (RESIDENTIAL MULTI-FAMILY)
4. CURRENT TAX MAP NUMBERS: 120-2-2, 120-2-2.5, 120-2-2.6, 120-2-2.7
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 "X" UNSHADED SEE FEMA MAP #51161C0141G (REVISED DATE: SEPTEMBER 28, 2007)
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
8. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT MAINTENANCE AND ACCESS EASEMENT, PRIVATE DRAINAGE EASEMENT, AND LOT A - COMMON AREA AS SHOWN ON THIS PLAT.



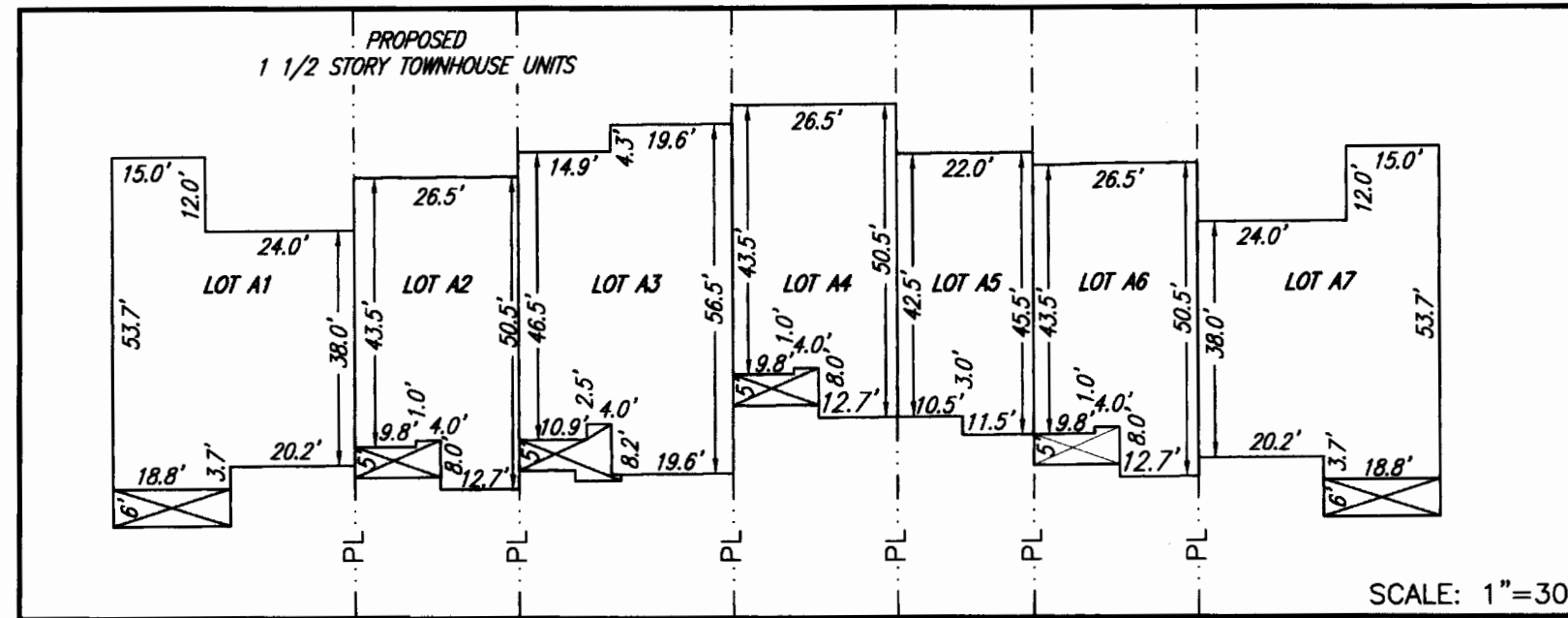
VICINITY MAP (NOT TO SCALE)

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- OHUTIL OVERHEAD LINES

COORDINATE LIST (ASSUMED)

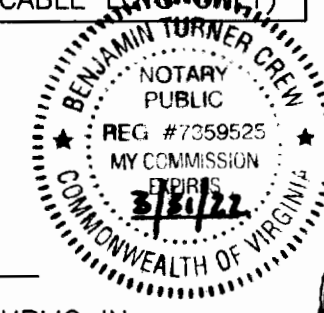
CORNER	NORTHING	EASTING
A	5250.751	5149.343
B	5309.764	5406.667
J	5145.241	5445.306
G	5086.227	5187.983



SCALE: 1"=30'

AREA BOUNDED BY POINTS A THROUGH F TO A EXISTING PRIVATE STORMWATER MANAGEMENT MAINTENANCE & ACCESS EASEMENT PRIVATE SEWER EASEMENT AND PUBLIC UTILITY EASEMENT

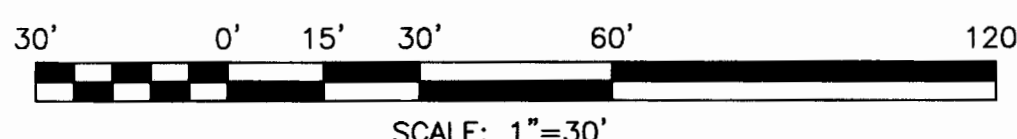
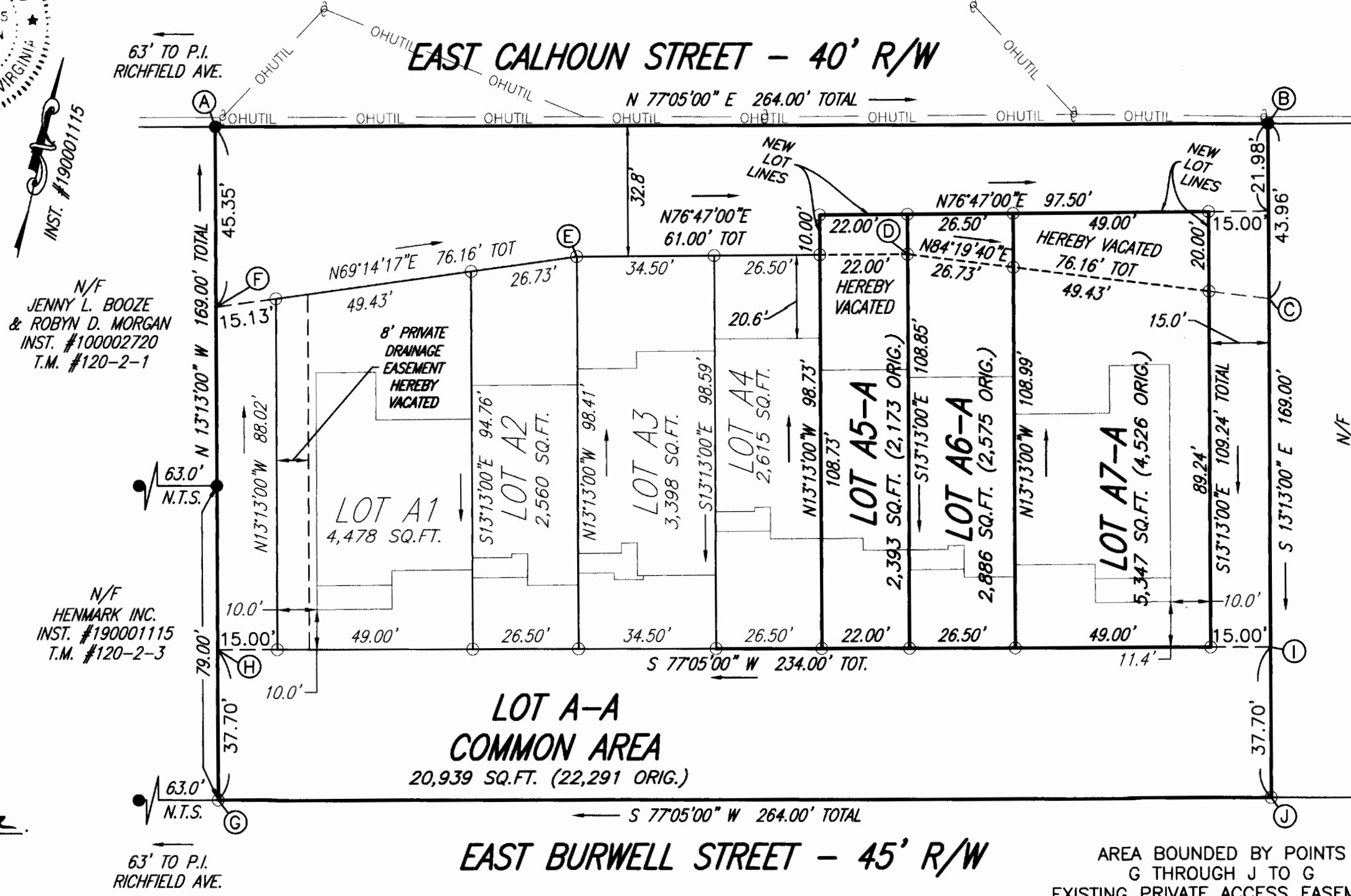
STATE OF VIRGINIA
 City of Roanoke
 I, Benjamin T. Crew, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mark W. Hendrickson WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11 DAY OF May, 2022
Benjamin T. Crew REG. # 7359525
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3/31/2022



APPROVED:
Charles E. Van Allman, Jr. 5/15/2020
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM
James E. Taliaferro, II 5/15/2020
 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 9:33 O'CLOCK A.M. ON THIS 21 DAY OF May, 2022, IN PLAT BOOK 15, PAGE 72.

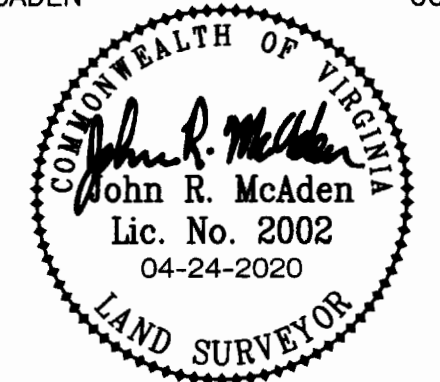
TESTE: GARY CHANCE CRAWFORD
 CLERK
Gary Chance Crawford
 DEPUTY CLERK



SCALE: 1"=30'

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 SURVEY SHOWING THE LOT LINE VACATION AND RESUBDIVISION OF LOTS A5, A6, & A7
BURWELL POINT
 PLAT BOOK 15, PAGE 48
 CREATING HEREON
 LOT A5-A (2,393 Sq. Ft.)
 LOT A6-A (2,575 Sq. Ft.)
 LOT A7-A (5,347 Sq. Ft.)
 SITUATE ALONG E. BURWELL AVENUE AND E. CALHOUN STREET CITY OF SALEM, VIRGINIA
 DATED APRIL 24, 2020
 JOB #05190196.HS
 SCALE: 1"=30'
 SHEET 1 OF 1



BALZER & ASSOCIATES

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