

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ALVIN J. EVERETT IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 4 INCLUSIVE TO 1, BEING THE WESTERN HALF OF LOT 12 (MAP OF DROPMORE ESTATE) AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 10, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 190001213.

THAT ALVIN J. AND SHIRLEY H. EVERETT ARE THE FEE SIMPLE OWNERS OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 3 THROUGH 6 INCLUSIVE TO 3, BEING LOT 12 B (D.B. 261, PG. 128) AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 2, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 030000071.

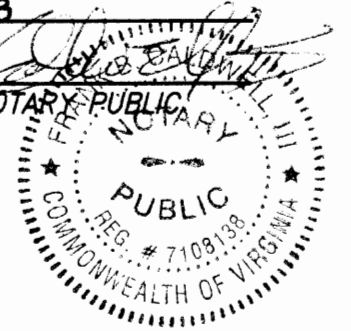
THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO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

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS;

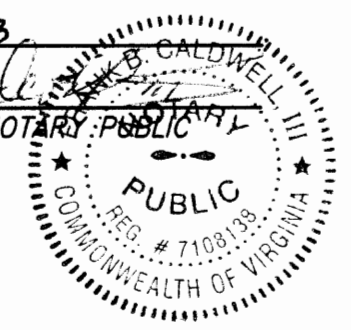
Alvin J. Everett 7-2-2020
ALVIN J. EVERETT - OWNER
(INSTRUMENT No. 030000071 & 190001213)

Shirley H. Everett 7-2-2020
SHIRLEY H. EVERETT - OWNER
(INSTRUMENT No. 190001213)

STATE OF VIRGINIA
City of Salem
TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
ALVIN J. EVERETT WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
2ND DAY OF July 2020.
MY COMMISSION EXPIRES 31 July 2023
7108138
NOTARY REGISTRATION NUMBER



STATE OF VIRGINIA
City of Salem
TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
SHIRLEY H. EVERETT WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
2ND DAY OF July 2020.
MY COMMISSION EXPIRES 31 July 2023
7108138
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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 July 16, 2020, AT 11:45 O'CLOCK

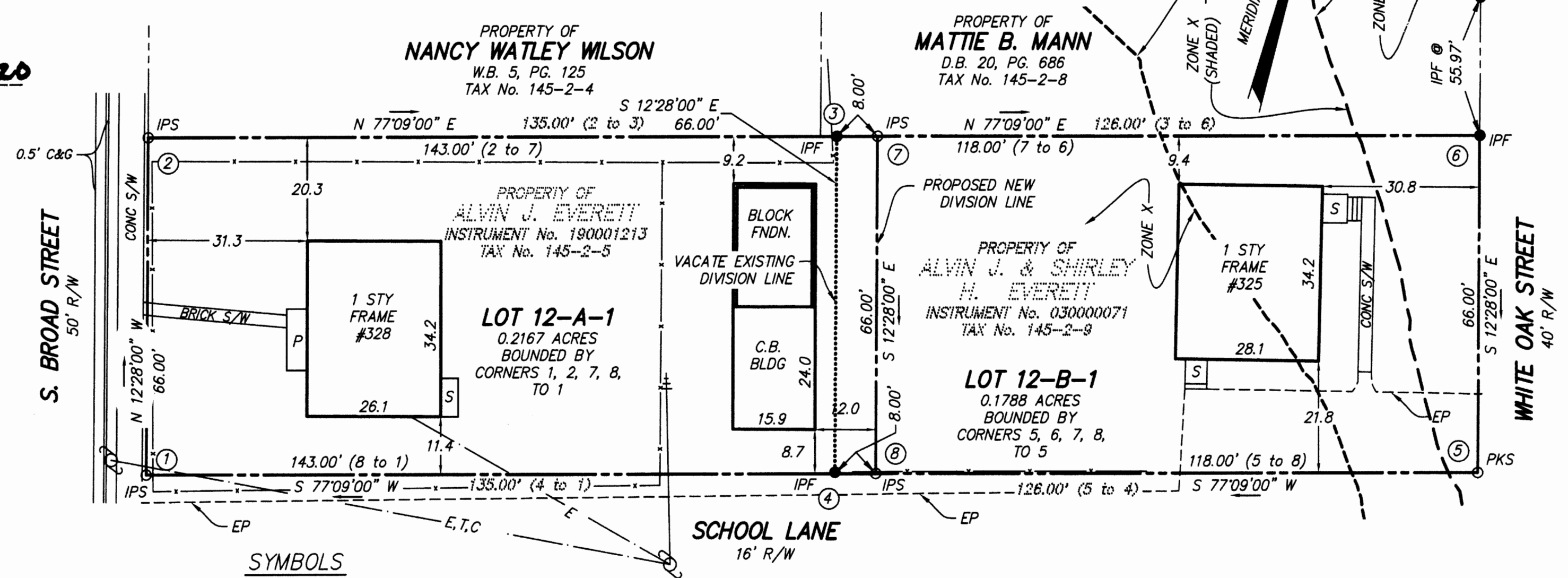
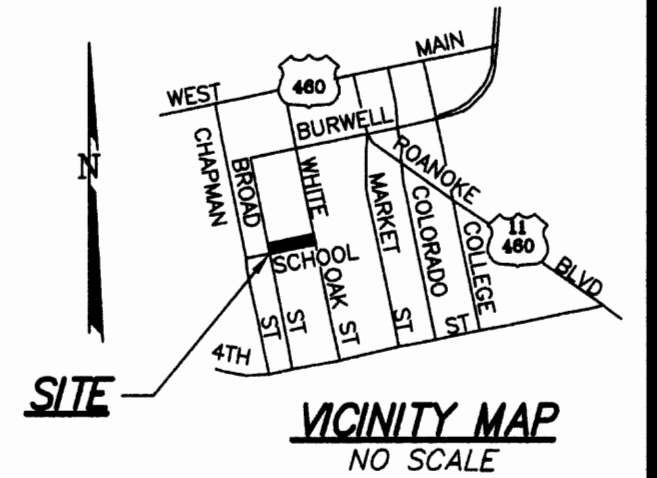
TESTE: CHANCE CRAWFORD
Deputy Clerk

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 "AE", "X UNSHADED" AND "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP No. 51161C0141G, DATED SEPTEMBER 28, 2007.
3. REFERENCE: DROPMORE ADDITION TO TOWN OF SALEM, BY JOHN SNYDER, DATED 1868-1869, UNRECORDED.
4. REFERENCE: SURVEY FOR ALVIN J. EVERETT AND SHIRLEY H. EVERETT, BY BALZER AND ASSOCIATES, INC., DATED NOVEMBER 10, 1993, RECORDED IN D.B. 216, PG. 128.
5. REFERENCE OF PROPERTY CONVEYANCE:
* INSTRUMENT No. 030000071 (CITY OF SALEM), BEING TAX PARCEL 145-2-9 CONVEYED TO ALVIN J. AND SHIRLEY H. EVERETT.
* INSTRUMENT No. 190001213 (CITY OF SALEM), BEING TAX PARCEL 145-2-5 CONVEYED TO ALVIN J. EVERETT.
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.

LEGEND

- BLDG BUILDING
C&G CURB AND GUTTER
CONC CONCRETE
D.B. DEED BOOK
EP EDGE OF PAVEMENT
FND FOUND
FNDN FOUNDATION
IPF IRON PIN FOUND
IPS IRON PIN SET
P PATIO
PKS PK NAIL SET
R/W RIGHT OF WAY
S STOOP
STY STORY
S/W SIDEWALK



SYMBOLS

- O SET MONUMENTATION
● FOUND MONUMENTATION
E OVERHEAD ELECTRIC LINE
T OVERHEAD TELEPHONE LINE
C OVERHEAD CABLE LINE
Utility Pole symbol
x FENCE

TAX No. 145-2-5
EXISTING AREA = 8910 SQ. FT.
+ 528 SQ.FT. (FROM TAX No. 145-2-9)
LOT 12-A-1 AREA = 9438 SQ. FT.
TAX No. 145-2-9
EXISTING AREA = 8316 SQ. FT.
- 528 SQ.FT. (TO TAX No. 145-2-5)
LOT 12-B-1 AREA = 7788 SQ. FT.

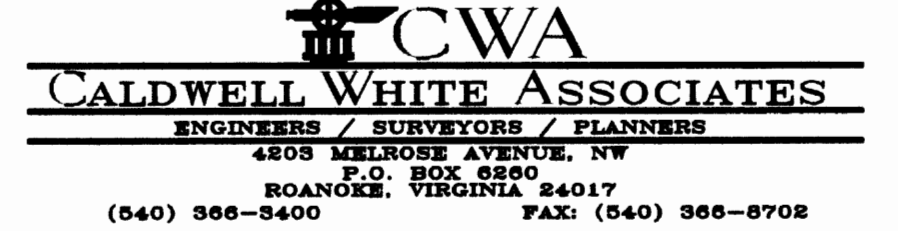
LOT LINE ADJUSTMENT PLAT

ALVIN J. & SHIRLEY EVERETT

SHOWING LOT 12-B (D.B. 216, PG. 128), AND THE WESTERN HALF OF LOT 12 (DROPMORE ADDITION) CREATING HEREON

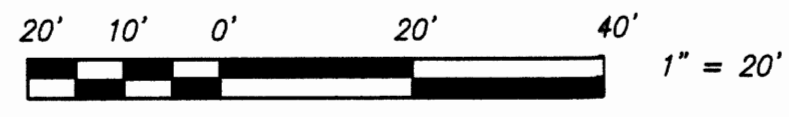
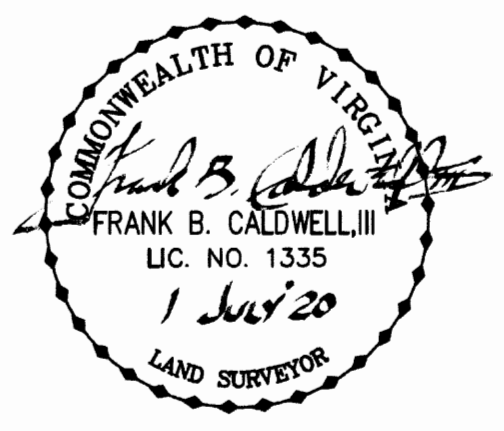
LOT 12-B-1 - 0.1788 ACRE
LOT 12-A-1 - 0.2167 ACRE

SITUATE S. BROAD STREET AND WHITE OAK STREET CITY OF SALEM, VIRGINIA



APPROVED: James E. Taliaferro, II, P.E., L.S. 7/8/2020
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

APPROVED: Charles E. Van Allman, Jr., P.E., L.S. 7/8/2020
DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF SALEM, VIRGINIA



GRAPHIC SCALE

REV: JULY 1, 2020 (CITY COMMENTS)

TAX NO.: 145-2-5, 145-2-9
DRAWN: CLH
CALC.: CLH CHK'D.: FBC, III
CLOSED: CLH

SCALE: 1" = 20'
DATE: JUNE 17, 2020
N.B.: CH-20
W.O.: 20-0037