

KNOW ALL MEN BY THESE PRESENTS, TO WT:

THAT PHILIP DANA BELAND AND JUDY HALE BELAND ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 6, 3, 4, 5, TO 6, INCLUSIVE, BEING ALL OF THE LAND CONVEYED BY SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT NUMBER 170001771.

THAT PHILIP DANA BELAND AND JUDY HALE BELAND ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 6, TO 1, INCLUSIVE, BEING ALL OF THE LAND QUICK CLAIMED BY SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT NUMBER 200001822.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND AS SHOWN HEREON, ENTIRELY WITH HER OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA (1950), AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF SALEM, VIRGINIA.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL:

Philip D. Beland 11-8-2020
PHILIP DANA BELAND DATE

Judy H. Beland 11-8-2020
JUDY HALE BELAND DATE

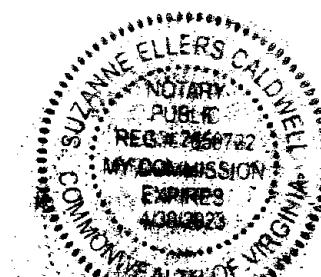
STATE OF Virginia

County of Roanoke

I, Suzanne Ellers Caldwell, a notary public in and for the aforesaid state do hereby certify that PHILIP DANA BELAND, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same on this 8 day of November 2020.

MY COMMISSION EXPIRES: 04/30/2023 REG. NO. 7459722

Suzanne Ellers Caldwell
NOTARY PUBLIC



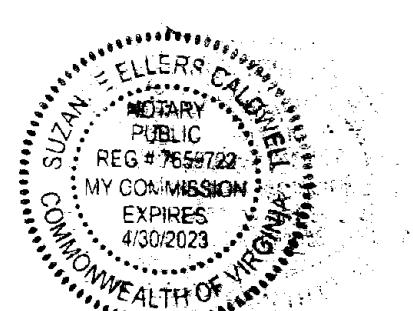
STATE OF Virginia

County of Roanoke

I, Suzanne Ellers Caldwell, a notary public in and for the aforesaid state do hereby certify that JUDY HALE BELAND, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same on this 8 day of November 2020.

MY COMMISSION EXPIRES: 04/30/2023 REG. NO. 7459722

Suzanne Ellers Caldwell
NOTARY PUBLIC



APPROVED:

James E. Taliroffo 11/12/2020
JAMES E. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

Charles E. Van Allman 10/12/2020
CHARLES E. VAN ALLMAN, JR., P.E., L.S.
DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF SALEM, VIRGINIA

CLERK'S CERTIFICATE:

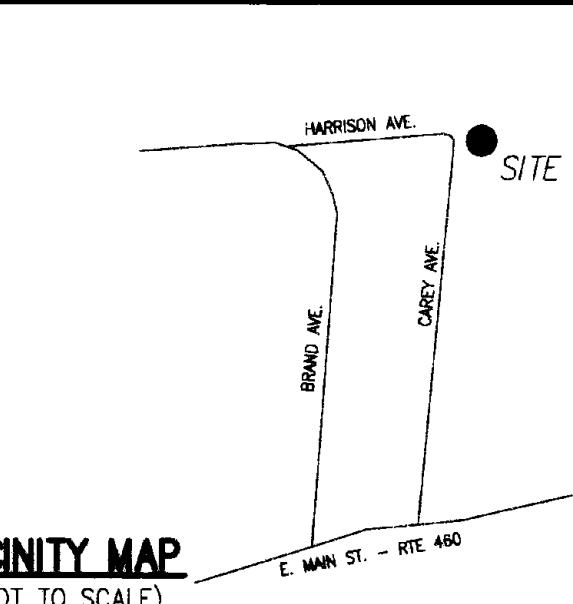
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:38:56 O'CLOCK P.M. ON THIS 6 DAY OF November, 2020.

TESTEE: GARY CHANCE CRAWFORD
CLERK

Bethany A. Lovell
DEPUTY CLERK

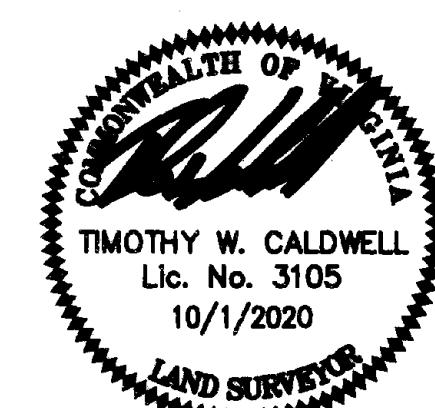
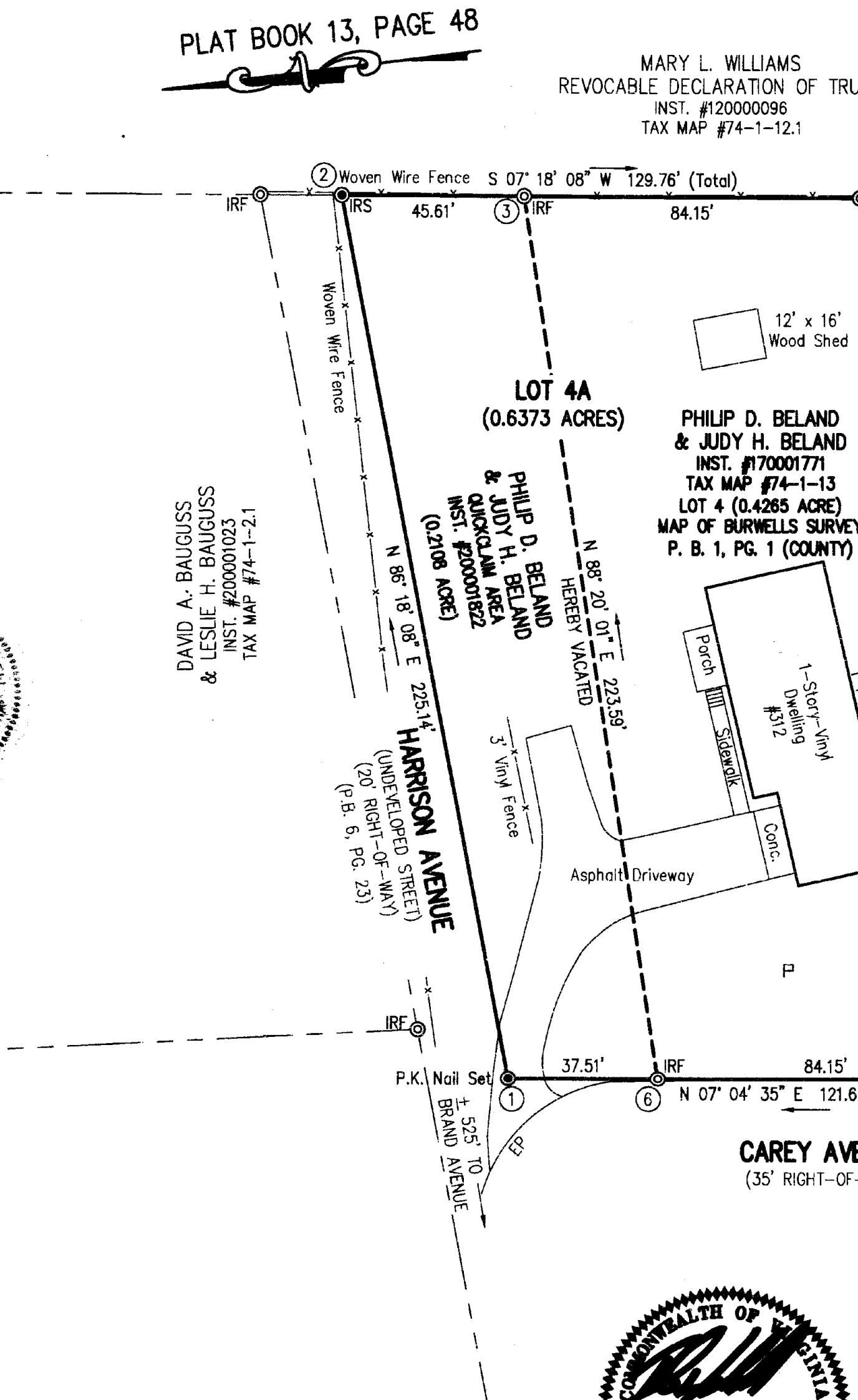
BOUNDARY COORDINATES

POINT	NORTHING	EASTING
1	10731.2249	7538.7356
2	10745.7446	7763.4049
3	10700.5062	7757.6097
4	10617.0387	7746.9140
5	10610.4956	7523.7484
6	10694.0046	7534.1151



NOTES:

1. THIS PLAT WAS PREPARED FROM A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PREPARED BY A LICENSED ATTORNEY OR TITLE COMPANY AND MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FLOOD INSURANCE RATE MAP NUMBER 51161C0141G. EFFECTIVE DATE SEPTEMBER 28, 2007. ZONE "X" UNSHADDED. THIS OPINION IS BASED ON AN INSPECTION OF THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL VISIBLE EASEMENTS ARE SHOWN.
5. 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 CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF SALEM, VIRGINIA.
6. THIS PROPERTY IS ZONED "RSF" AS PER THE DATE OF THIS PLAT.
7. LEGAL REFERENCE: INSTRUMENT NUMBERS 170001771 & 200001822.
8. LINE BETWEEN CORNERS 6 AND 3, HEREBY VACATED.



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy W. Caldwell

0 30 60 90
SCALE 1" = 30'

PLAT OF COMBINATION FOR
PHILIP D. BELAND
& JUDY H. BELAND

SHOWING 0.2108 ACRE (QUICKCLAIM AREA)

(INSTRUMENT NUMBER 200001822)

BEING COMBINED WITH LOT 4 (0.4265 ACRE)

(INSTRUMENT NUMBER 170001771)

MAP OF BURWELLS SURVEY

PLAT BOOK 1, PAGE 1

(ROANOKE COUNTY)

CREATING HEREON

LOT 4A (0.6373 ACRE)

SITUATED AT 312 CAREY AVENUE

CITY OF SALEM, VIRGINIA

ALL-POINTS
2633 AVENUE SW
ROANOKE, VA. 24015
Phone: (540) 588-5299
Email: twcaldwell.allpointsurveying@gmail.com

DRAWN: TWC	PROJECT #20-005
CHKD: TWC	DATE: 10/1/2020
SCALE: 1" = 30'	SHEET 1 OF 1