

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD H. AND BETTY J. BRANSON ARE THE OWNERS OF LOT 4A SECTION 3 OF B & O LAND CO., BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE, ALSO THE OWNERS OF LOT 6 SECTION 3 OF B & O LAND CO., BOUNDED BY OUTSIDE CORNERS 11 TO 8 THRU 10 TO 3 TO 5 TO 11 INCLUSIVE AND ALSO THE OWNERS OF LOT 7 OF B & O LAND CO., BOUNDED BY OUTSIDE CORNERS 11 TO 5 THRU 7 TO 11 INCLUSIVE, BEING THE PROPERTIES CONVEYED TO SAID OWNERS BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 314, PAGE 472, INSTRUMENT #140000978 AND WILL INSTRUMENT #190000061.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE. AND HEREBY VACATES THE LINES SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

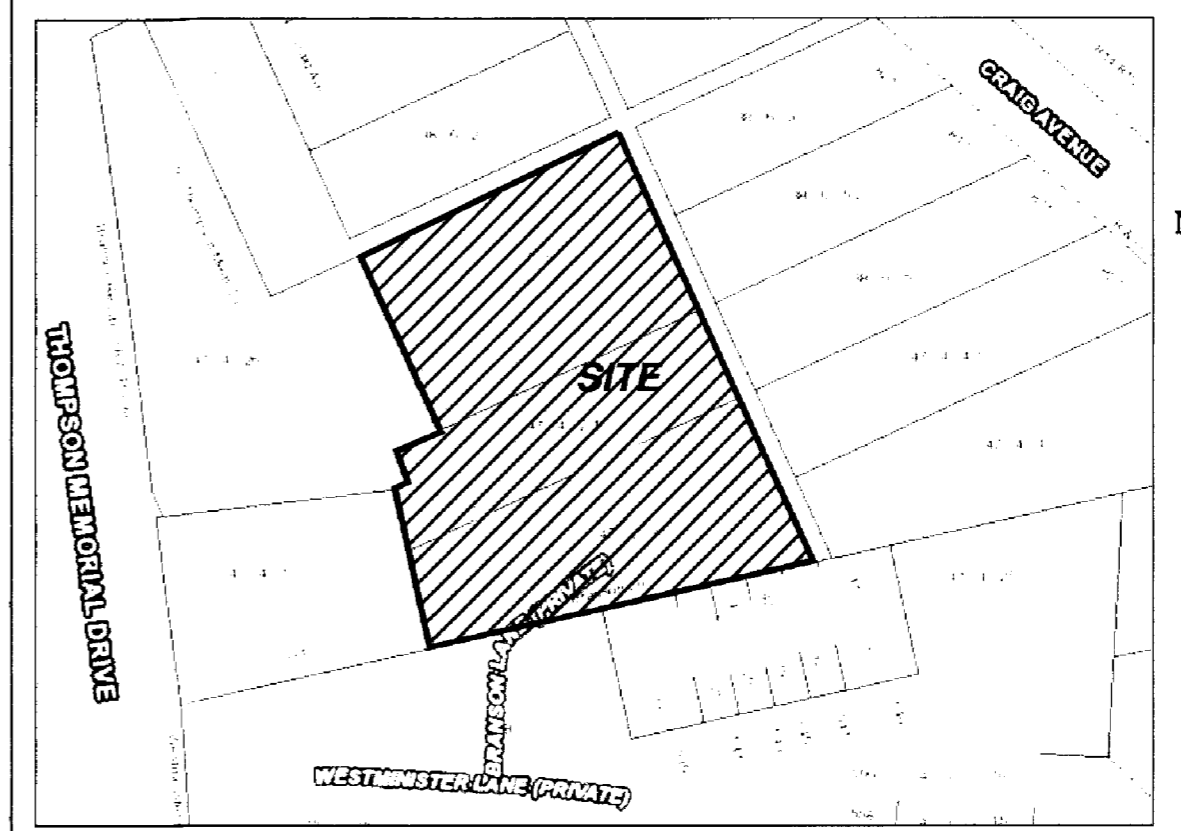
Richard H. Branson 7/22/21
RICHARD H. BRANSON - OWNER
WILL INSTRUMENT #190000061
INSTRUMENT #140000978
DEED BOOK 314, PAGE 472

Betty J. Branson 7/27/21
BETTY J. BRANSON - OWNER
WILL INSTRUMENT #190000061
INSTRUMENT #140000978
DEED BOOK 314, PAGE 472

APPROVED:

James E. Palmferro, II, P.E., L.S. H. Robert Light 7/20/2021
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION
Charles E. Van Allman Jr 7/22/2021
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SALEM, VIRGINIA

THE RECORDATION OF THIS PLAT OF SUBDIVISION 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.



LOCATION MAP BY CITY OF SALEM GIS NO SCALE

LINE TABLE
LINE # DIRECTION LENGTH
L1 N 68°05'00" E 7.88'
L2 S 21°55'00" E 18.28'
L3 N 68°05'00" E 25.00'
L4 S 21°55'00" E 14.32'
L5 S 21°55'00" E 35.68'

STATE OF VIRGINIA City OF Roanoke TO WIT:

Tracy Lynn Mulholland NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD H. BRANSON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 20 DAY OF July, 2021.

Tracy Lynn Mulholland 7/27/21
NOTARY PUBLIC, DATE & SEAL
REGISTRATION #: 7799741

STATE OF VIRGINIA City OF Roanoke TO WIT:

Tracy Lynn Mulholland A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT BETTY J. BRANSON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 22 DAY OF July, 2021.

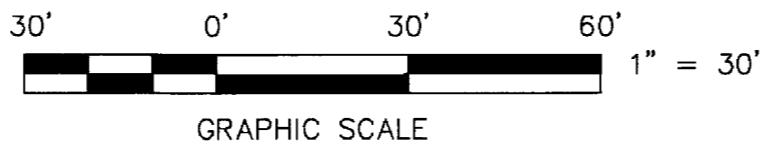
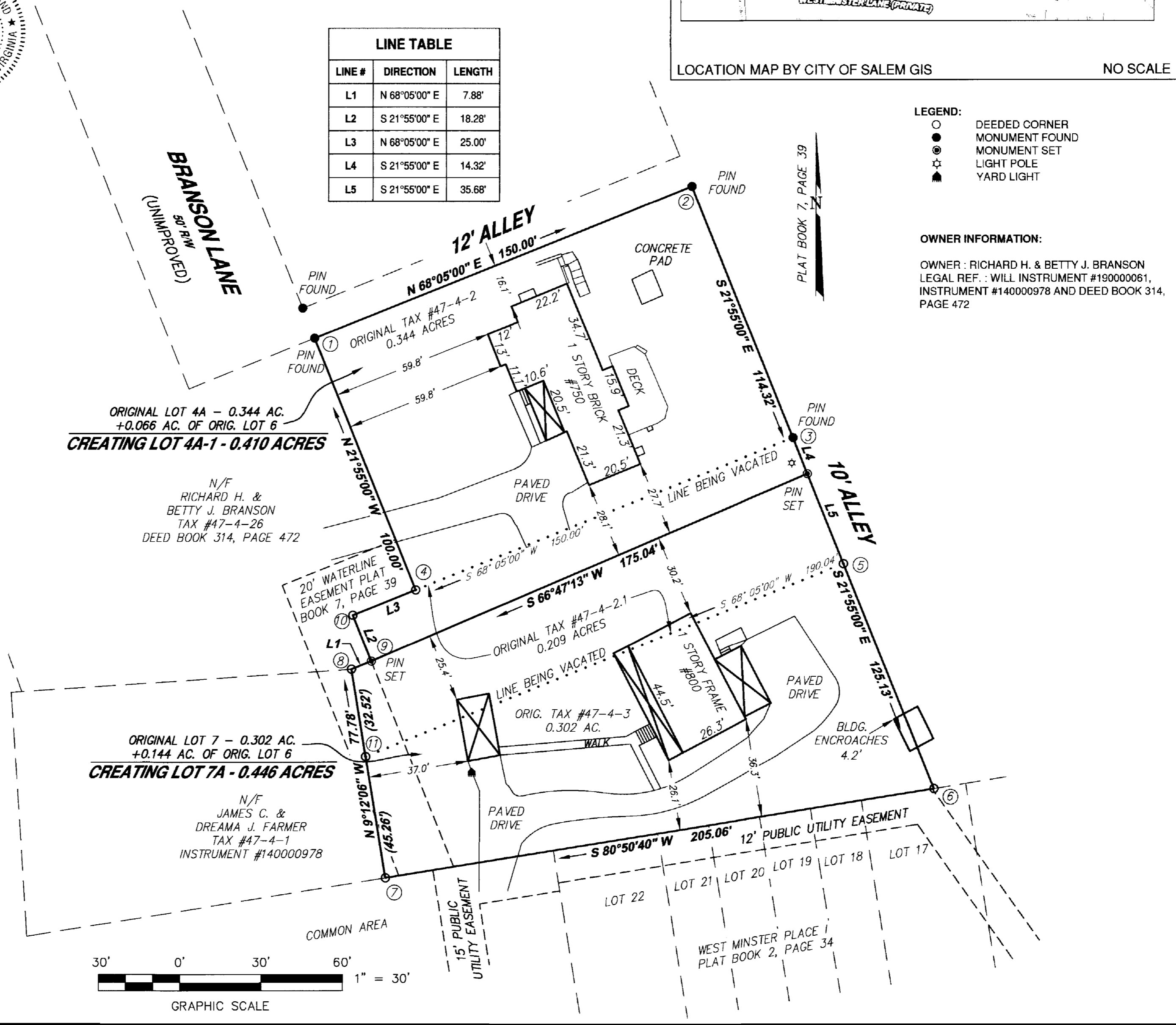
Tracy Lynn Mulholland 7/22/21
NOTARY PUBLIC, DATE & SEAL
REGISTRATION #: 7799741

GENERAL NOTES:

- 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. ALL PROPERTIES SHOWN ARE CURRENTLY ZONED RSF.

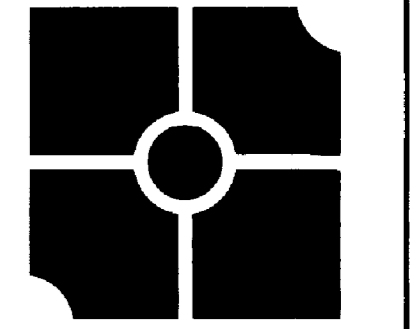
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:44 O'CLOCK P.M. ON THIS 22 DAY OF July, 2021.

TESTE: CHANCE CRAWFORD CLERK
BY: [Signature] DEPUTY CLERK



- LEGEND:
DEEDED CORNER (circle with dot)
MONUMENT FOUND (circle with cross)
MONUMENT SET (circle with star)
LIGHT POLE (circle with vertical line)
YARD LIGHT (circle with vertical line and dot)

OWNER INFORMATION:
OWNER: RICHARD H. & BETTY J. BRANSON
LEGAL REF.: WILL INSTRUMENT #190000061, INSTRUMENT #140000978 AND DEED BOOK 314, PAGE 472

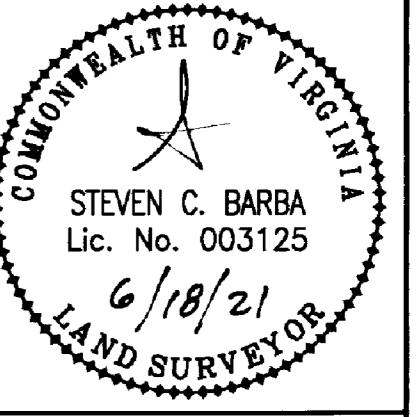


parker DESIGN GROUP
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Ph: 540-387-1153

1915-B W. Cary Street
Richmond, VA 23220
Phone: 804-358-2947

www.parkerdg.com



LOT LINE VACATION AND RESUBDIVISION FOR
RICHARD H. & BETTY J. BRANSON
OF LOTS 6, 7, AND 4A SECTION 3 OF B & O LAND CO. FIRST DIVISION
CREATING HEREON LOT 4A-1 (0.410 AC.), AND LOT 7A (0.446 AC.),
SITUATED OFF OF THOMPSON MEMORIAL AVENUE
CITY OF SALEM, VIRGINIA

REVISIONS table with columns: CALCS BY (SCB), DRAWN BY (MAC), CHECKED BY (REC/SCB), SCALE (1" = 30'), DATE (JUNE 18, 2021), PROJECT NUMBER (21-0178:01), SHEET NO.

1 OF 1

S:\2021 Projects\21-0178 Branson\6 DWG\01 Survey Base Production\BRANSON LOT LINE REVISION.dwg July 22, 2021 8:48:27 AM