

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 #19000061  
INSTRUMENT #140000978  
DEED BOOK 314, PAGE 472

DATE



APPROVED:

*James E. Talamero, II, P.E., L.S. H. R. for Light* 7/22/2021  
JAMES E. TALAMERO, II, P.E., L.S. H. R. for Light  
DATE  
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

*Charles E. Van Allman, Jr.* 7/22/2021  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. -  
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.

*Betty J. Branson* 7/22/21

BETTY J. BRANSON - OWNER  
WILL INSTRUMENT #19000061  
INSTRUMENT #140000978  
DEED BOOK 314, PAGE 472

DATE

STATE OF VIRGINIA  
CITY OF Roanoke  
TO WIT:

I, Tracy Lynn Mulholland, a 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 7/22/21*

NOTARY PUBLIC, DATE &amp; SEAL

REGISTRATION #: 7799741

STATE OF VIRGINIA  
CITY OF Roanoke  
TO WIT:

I, 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 20 DAY OF July, 2021.

*Tracy Lynn Mulholland 7/22/21*

NOTARY PUBLIC, DATE &amp; 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-UNSHADE" 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:

DEPUTY CLERK

*Charles E. Van Allman, Jr.* 7/22/2021  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. -  
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.

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'

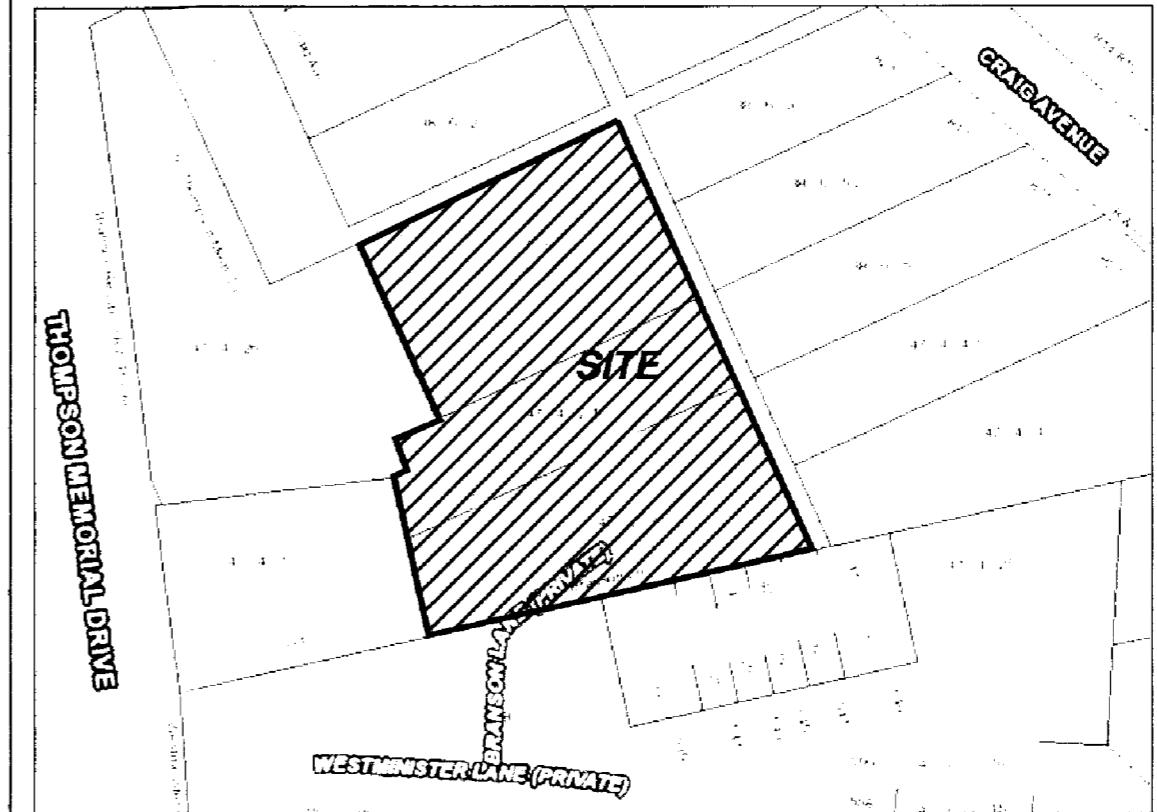
ORIGINAL LOT 4A - 0.344 AC.  
+0.066 AC. OF ORIG. LOT 6  
CREATING LOT 4A-1 - 0.410 ACRES

N/F  
RICHARD H. &  
BETTY J. BRANSON  
TAX #47-4-26  
DEED BOOK 314, PAGE 472

ORIGINAL LOT 7 - 0.302 AC.  
+0.144 AC. OF ORIG. LOT 6  
CREATING LOT 7A - 0.446 ACRES

N/F  
JAMES C. &  
DREAMA J. FARMER  
TAX #47-4-1  
INSTRUMENT #140000978

30' 0' 30' 60'  
GRAPHIC SCALE  
1" = 30'



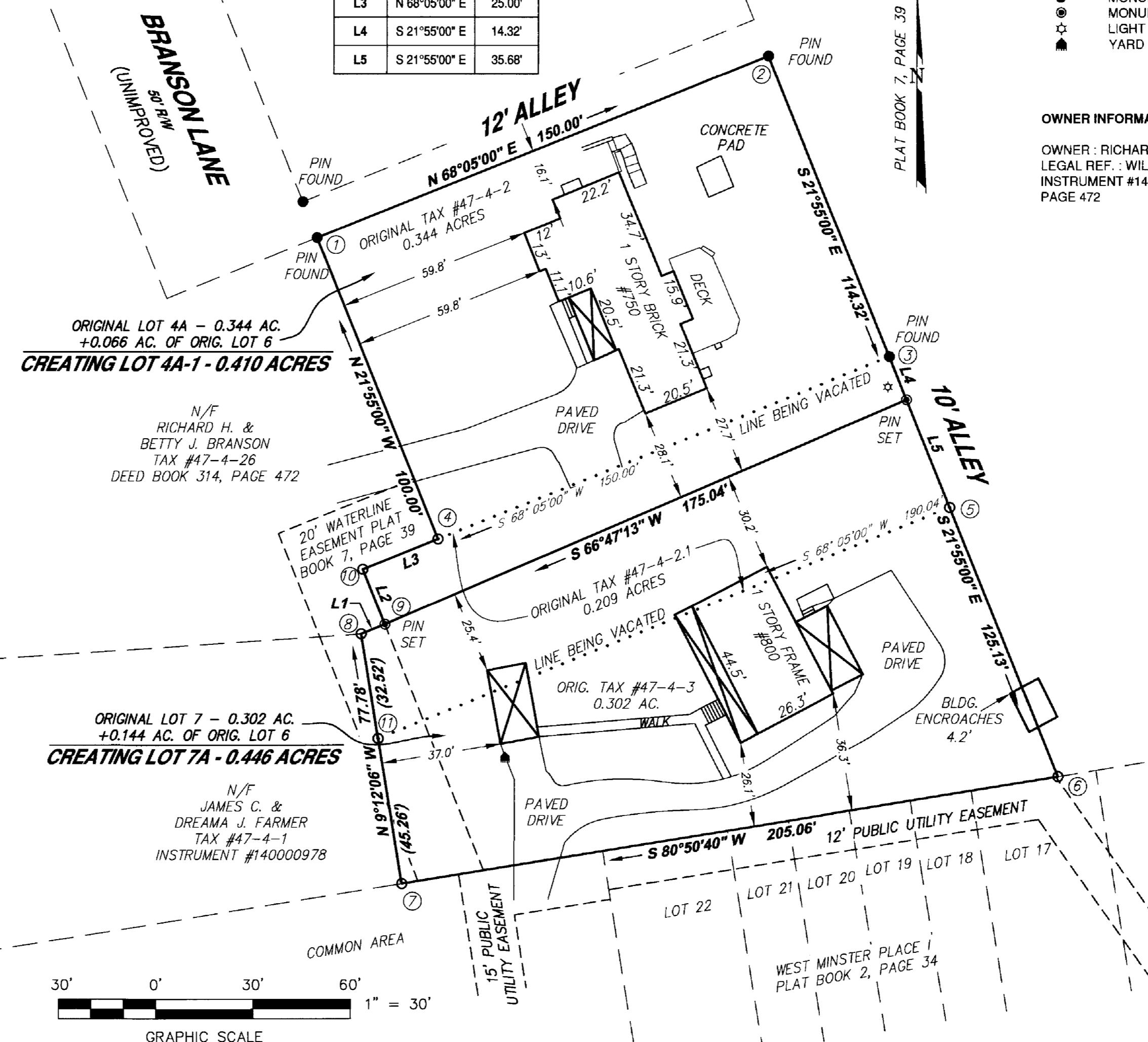
LOCATION MAP BY CITY OF SALEM GIS

NO SCALE

LEGEND:  
 ○ DEEDED CORNER  
 ● MONUMENT FOUND  
 ○ MONUMENT SET  
 ○ LIGHT POLE  
 ▲ YARD LIGHT

## OWNER INFORMATION:

OWNER: RICHARD H. & BETTY J. BRANSON  
LEGAL REF.: WILL INSTRUMENT #19000061,  
INSTRUMENT #140000978 AND DEED BOOK 314,  
PAGE 472



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

CALCS BY: SCB

DRAWN BY: MAC

CHECKED BY: REC/SCB

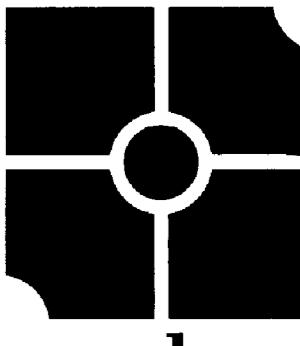
SCALE: 1" = 30'

DATE: JUNE 18, 2021

PROJECT NUMBER: 21-0178:01

SHEET NO.:

1 OF 1



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