

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT CHRISTOPHER S. & MARY C. YEAKEL IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 8 TO 1 INCLUSIVE, BEING LOT 1A-1 RESUBDIVISION PLAT AND PARTIAL SURVEY FROM RECORDS FOR CHRISTOPHER F. & JACQUELYN C. O'NEAL, KATIE S. HILL, RICHARD D. & LINDA C. STEEN AND VIRGINIA BAPTIST CHILDREN'S HOME (P.B. 10, PG. 73-74, SLIDE 185) BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED APRIL 12, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No 180000846.

THAT VIRGINIA BAPTIST CHILDREN'S HOME IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 5, 6, 7, 9, TO 5, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 10, 1913 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN D.B. 65, PG. 513.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN 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 ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

[Signature] 8-12-21  
CHRISTOPHER S. YEAKEL - OWNER DATE  
(INSTRUMENT No. 180000846)

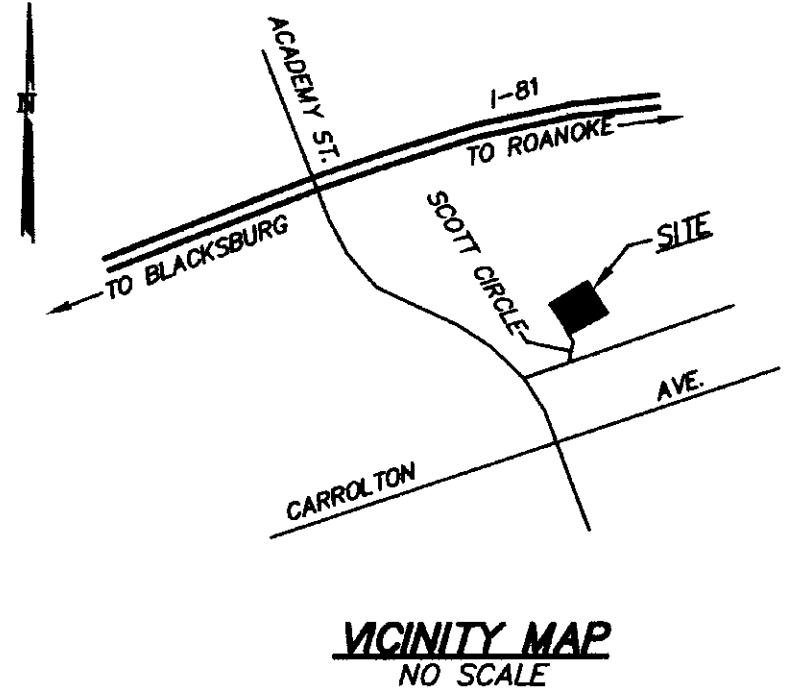
[Signature] 8/12/21  
MARY C. YEAKEL - OWNER DATE  
(INSTRUMENT No. 180000846)

[Signature] 8/12/21  
VIRGINIA BAPTIST CHILDREN'S HOME - OWNER - AUTHORIZED AGENT DATE  
(D.B. 65, PG. 515)

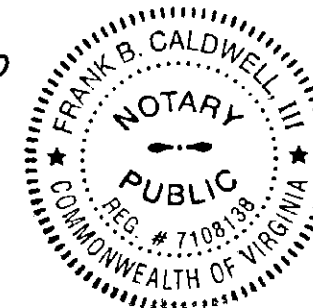
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ATTACHED ADMITTED TO RECORD AT 9:27 O'CLOCK A.M. ON THIS 20 DAY OF August, 2021.

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

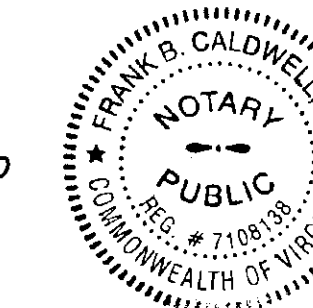
COORDINATE TABLE (ASSUMED DATA)		
Point #	Northing	Easting
1	5000.0000	5000.0000
2	5027.8035	4979.6757
3	5069.2140	4930.3941
4	5147.8666	4948.2590
5	5177.9382	4999.4034
6	5073.7961	5060.6364
7	5090.8936	5101.9373
8	5057.7621	5119.7577
9	5202.8264	5041.7321



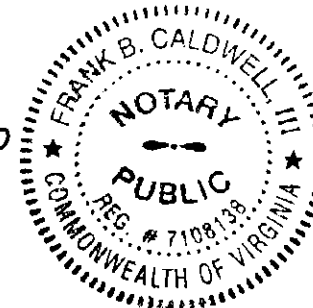
STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:  
I, FRANK B. CALDWELL III, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
CHRISTOPHER S. YEAKEL, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
12<sup>TH</sup> DAY OF AUG., 2021.  
MY COMMISSION EXPIRES 31 JULY 2023  
7108138 [Signature]  
NOTARY REGISTRATION No. NOTARY PUBLIC



STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:  
I, FRANK B. CALDWELL III, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
MARY C. YEAKEL, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
12<sup>TH</sup> DAY OF AUG., 2021.  
MY COMMISSION EXPIRES 31 JULY 2023  
7108138 [Signature]  
NOTARY REGISTRATION No. NOTARY PUBLIC

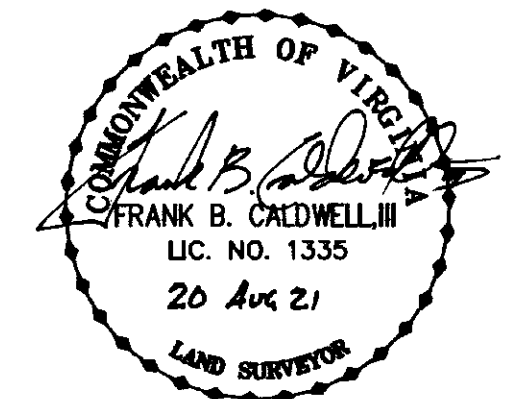


STATE OF VIRGINIA  
CITY OF ROANOKE  
TO WIT:  
I, FRANK B. CALDWELL III, A NOTARY PUBLIC  
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
JOHNNIE L. NASH, WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
12<sup>TH</sup> DAY OF AUG., 2021.  
MY COMMISSION EXPIRES 31 JULY 2023  
7108138 [Signature]  
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APPROVED:  
[Signature] 8/16/2021  
JAMES E. TALIAFERRO, II, P.E., L.S. DATE  
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

APPROVED:  
[Signature] 8/16/2021  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE  
- CITY OF SALEM, VIRGINIA  
DIRECTOR OF COMMUNITY DEVELOPMENT



REV: AUGUST 20, 2021 (CITY COMMENTS)

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, N.W. P.O. BOX 6260  
ROANOKE, VIRGINIA 24017-0260  
Telephone: (540) 366-3400 Fax: (540) 366-8702

LOT LINE VACATION AND RESUBDIVISION PLAT FROM RECORDS  
FOR  
**CHRISTOPHER S. & MARY C. YEAKEL AND VIRGINIA BAPTIST CHILDREN'S HOME**  
SHOWING LOT 1A-1 (INSTRUMENT No. 180000846) RESUBDIVISION PLAT AND PARTIAL SURVEY FROM RECORDS FOR CHRISTOPHER F. & JACQUELYN C. O'NEAL, KATIE S. HILL, RICHARD D. & LINDA C. STEEN AND VIRGINIA BAPTIST CHILDREN'S HOME (D.B. 65, PG. 513) CREATING HEREON

**LOT 1A-1-A 0.5096 ACRE & REMAINING PROPERTY 34.3877 ACRES**

SITUATE 808 SCOTT CIRCLE, CITY OF SALEM, VIRGINIA

Date	JUNE 28, 2021
Tax No.	44-3-10, 63-1-6.1
SCALE	1"=20'
N.B.	N/A
Drawn	JPW
Checked	FBC
W.O.	21-0059
Sheet 1 of 2	

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0137G, MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: SUBDIVISION OF EMERALD HILLS BY T. P. PARKER & SON DATED JANUARY 13, 1989 RECORDED P.B. 3, PG. 70
4. REFERENCE: RESUBDIVISION PLAT AND PARTIAL SURVEY FROM RECORDS FOR CHRISTOPHER F. & JACQUELYN C. O'NEAL, KATIE S. HILL, RICHARD D. & LINDA C. STEEN AND VIRGINIA BAPTIST CHILDREN'S HOME BY BALZER AND ASSOCIATES DATED JANUARY 14, 2005 RECORDED P.B. 10, PG. 73-74, SLIDE 185.
5. 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.
6. THE EXISTING PROPERTY LINE OF THE PROPERTY OF THE VIRGINIA BAPTIST CHILDREN'S HOME WAS ESTABLISHED BY MULTIPLE CURRENT SURVEYS OF SUBJECT PROPERTY AND THE ADJOINING PROPERTIES.  
 RE: SUBDIVISION OF EMERALD HILLS, P.B. 3, PG. 70 DATED JAN. 13, 1989  
 SUBDIVISION OF EMERALD HILLS SECT. 3, SLIDE 140, P.B. 6, PG. 51 DATED SEPT. 9, 1996 P.B. 3, PG. 70 DATED JAN. 13, 1989  
 RESUBDIVISION PLAT FOR HILL, BELL, AND STEEN SLIDE 187, P.B. 10, PG. 89 DATED JAN. 14, 2005  
 RESUBDIVISION PLAT AND PARTIAL SURVEY FROM RECORDS FOR O'NEILL, HILL, STEEN, AND VIRGINIA BAPTIST CHILDREN'S HOME SLIDE 185, P.B. 10, PG. 73 DATED JAN. 14, 2005  
 RESUBDIVISION PLAT FOR O'NEILL, HARLESS, AND VIRGINIA BAPTIST CHILDREN'S HOME SLIDE 161, P.B. 8, PG. 37 DATED JAN. 7, 2000
7. THIS PLAT IS BASED ON AVAILABLE RECORDS AND NO FIELD SURVEY WAS PERFORMED.

PROPERTY OF  
**VIRGINIA BAPTIST  
 CHILDRENS HOME**  
 34.521 ACRES  
 D.B. 65, PG. 513 (RKE. CO.)  
 TAX #44-3-10  
 (SEE TABULATION FOR NEW  
 ACREAGE THIS SHEET)

LOT 2A-1  
 0.441 ACRE  
 P.B. 10, PG. 89-90, SLIDE 187  
 TAX No 63-1-8

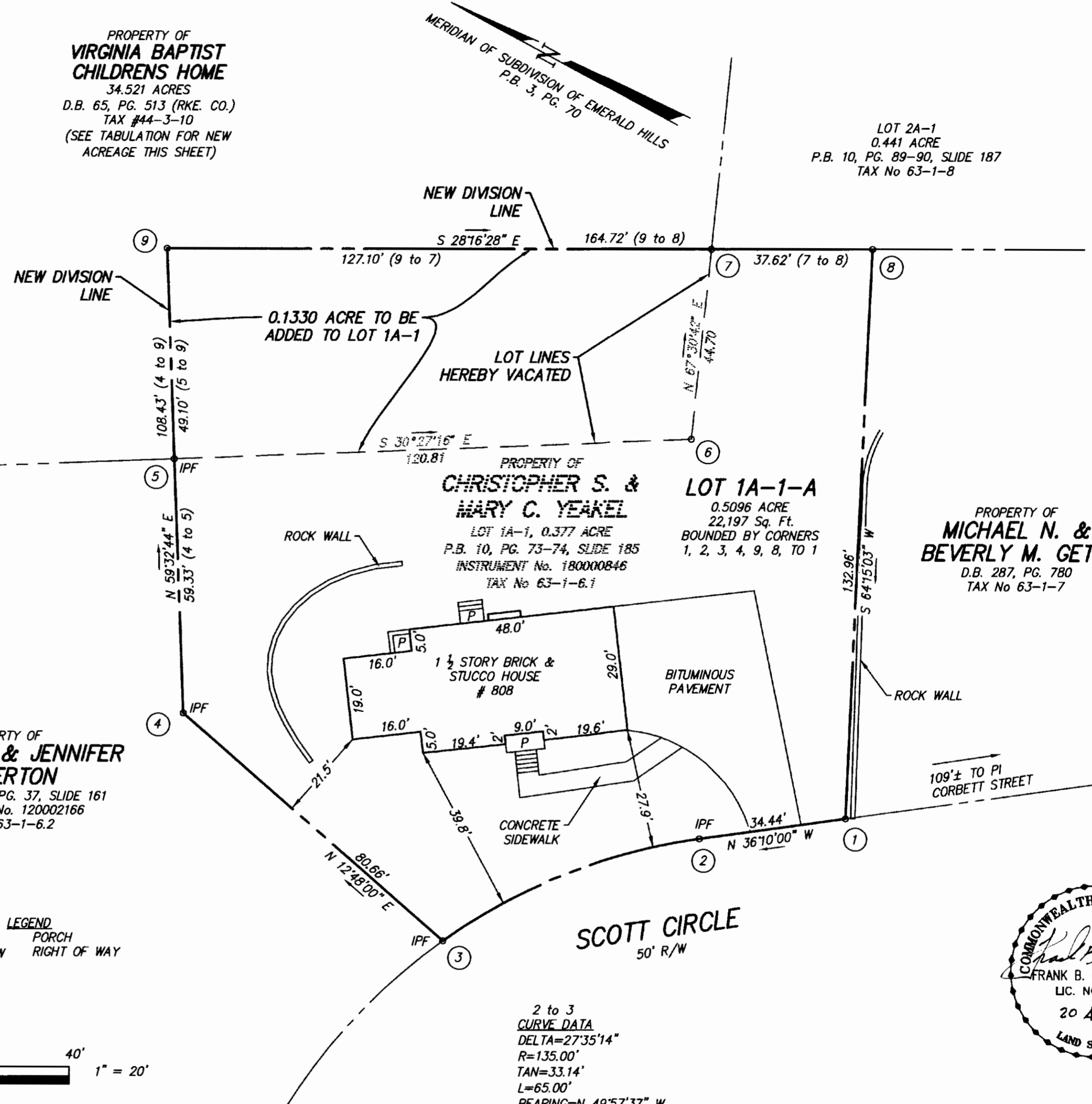
34.521 ACRES (BY CITY OF SALEM TAX RECORDS)  
- 0.1330 ACRE (BEING CONVEYED AND MADE PART OF TAX No. 63-1-6.1)  
 34.3877 ACRES REMAINING PROPERTY TAX No. 44-3-10

0.3766 ACRE (LOT 1A-1 TAX No. 63-1-6.1)  
+ 0.1330 ACRE (BEING CONVEYED FROM TAX No. 44-3-10)  
 0.5096 ACRE LOT 1A-1-A TAX NO. 63-1-6.1

PROPERTY OF  
**JOSHUA D. & JENNIFER  
 M. YERTON**  
 LOT 2A, P.B. 8, PG. 37, SLIDE 161  
 INSTRUMENT No. 120002166  
 TAX No 63-1-6.2

PROPERTY OF  
**CHRISTOPHER S. &  
 MARY C. YEAKEL**  
 LOT 1A-1, 0.377 ACRE  
 P.B. 10, PG. 73-74, SLIDE 185  
 INSTRUMENT No. 180000846  
 TAX No 63-1-6.1

PROPERTY OF  
**MICHAEL N. &  
 BEVERLY M. GETSI**  
 D.B. 287, PG. 780  
 TAX No 63-1-7



2 to 3  
 CURVE DATA  
 DELTA=27°35'14"  
 R=135.00'  
 TAN=33.14'  
 L=65.00'  
 BEARING=N 49°57'37" W  
 CHORD=64.37'



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