

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CAROLINE ALLCOTT KELLY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 4 TO 1 INCLUSIVE, BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED SEPTEMBER 1, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No 100002024.

THAT FRIC & FRAC LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 2, 5, 6, 3 TO 2, BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JULY 16, 2018 AND RECORDED IN INSTRUMENT No 180001850 AND IS SUBJECT TO A CERTAIN CREDIT LINE DEED OF TRUST DATED SEPTEMBER 18, 2018 AND IS RECORDED IN INSTRUMENT No. 180002134, BOTH FOUND IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

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 SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS:

Signature of Caroline A. Kelly, Owner, dated 10-21-21

Signature of Caroline A. Kelly, Member, dated 10-21-21

Signature of Caroline A. Kelly, Owner - Print Name

Signature of Caroline A. Kelly, Member, dated 10-21-21

Signature of Caroline A. Kelly, Owner - Print Name

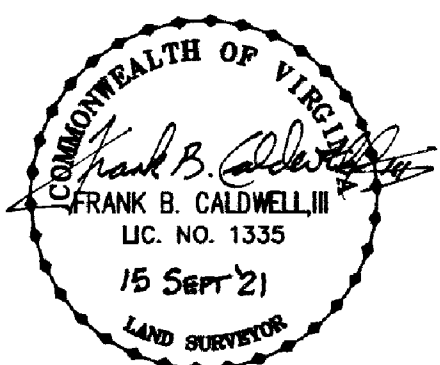
Signature of American National Bank and Trust Company, Beneficiary, dated 11-9-21

Signature of Steven A. Smith, Beneficiary - Print Name

Signature of Edward F. Hodges Jr., Trustee, dated 11/12/2021

Signature of Edward F. Hodges Jr., President, dated 11/12/2021

Signature of Edward F. Hodges Jr., Trustee - Print Name



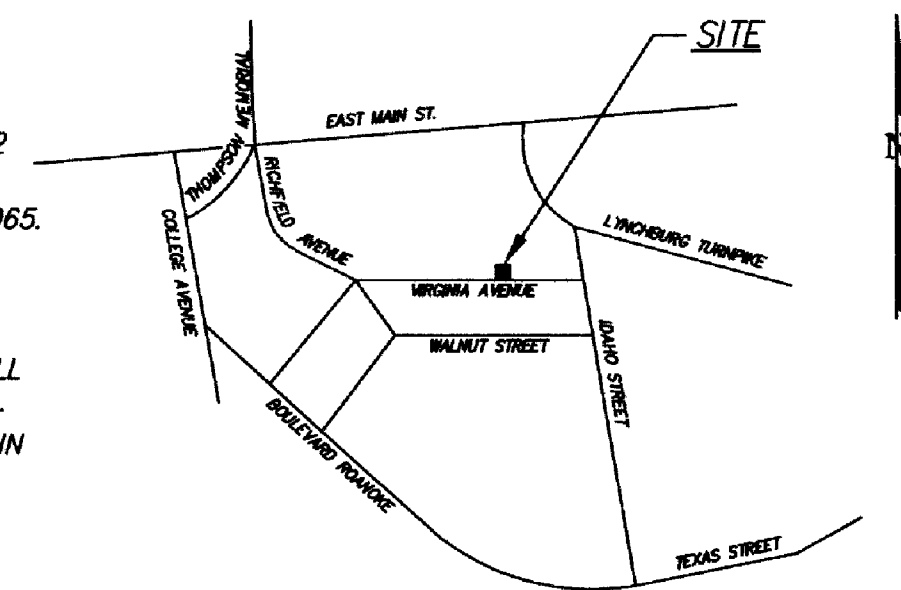
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ATTACHED ADMITTED TO RECORD AT 2:37 O'CLOCK P.M. ON THIS 7th DAY OF Dec, 2021.

TESTE: CHANCE CRAWFORD, CLERK

Signature of S. B. Smith, Deputy Clerk

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 UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 5161C0164G, MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: MAP AND SURVEY SHOWING THE PROPERTY OF HORACE M. BARNETT AND WIFE BY F.A. SPIGGLE, DATED JULY 12, 1952 AND RECORDED IN D.B. 480, PG. 107 (ROANOKE COUNTY).
4. REFERENCE: PLAT SHOWING SURVEY PROPERTY OF WILLIAM J. PAXTON, JR. BY DAVID DICK & HARRY A. WALL, DATED APRIL 29, 1965.
5. REFERENCE: SURVEY FOR JERE L. HODGIN AND MARION E. HODGIN BY BALZER AND ASSOCIATES, INC., DATED SEPTEMBER 11, 1990.
6. REFERENCE: LOT LINE VACATION AND RESUBDIVISION PLAT FOR ANNA BEEBE SACHS AND FRIC & FRAC LLC BY CALDWELL WHITE ASSOCIATES, DATED FEBRUARY 6, 2020 AND REVISED FEBRUARY 13, 2020 AND RECORDED IN P.B. 15, PG. 62, SLIDE 234.
7. REFERENCE: LOT LINE VACATION AND RESUBDIVISION PLAT FOR TIMOTHY A. & JANE B. KELLY AND WHITWELL C. KELLY BY CALDWELL WHITE ASSOCIATES, DATED SEPTEMBER 17, 2020 AND REVISED SEPTEMBER 30, 2020 AND RECORDED IN P.B. 15, PG. 81, SLIDE 236.
8. REFERENCE: J.H. PALMER'S ADDITION BY S.A. WILSON, DATED DECEMBER 1889 AND REVISED SEPTEMBER 30, 2020 AND RECORDED IN P.B. 1, PG. 11.
9. 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.
10. ALL PROPERTIES SHOWN ARE ZONED RSF (RESIDENTIAL SINGLE FAMILY) AT THE TIME OF THIS PLAT.
11. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



VICINITY MAP NO SCALE

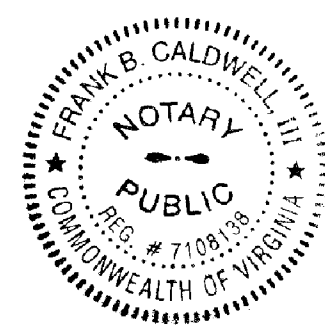
STATE OF VIRGINIA

CITY OF ROANOKE

TO WIT: I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CAROLINE A. KELLY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 21st DAY OF Oct, 2021.

MY COMMISSION EXPIRES 31 July 2023

7108138 NOTARY REGISTRATION No. Frank B. Caldwell III NOTARY PUBLIC



APPROVED:

Signature of James E. Taliaferro II, Executive Secretary of City of Salem Planning Commission, dated 11/15/2021

APPROVED:

Signature of Charles E. Van Allman Jr., Director of Community Development - City of Salem, Virginia, dated 11/15/2021

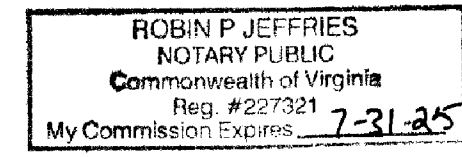
STATE OF VIRGINIA

CITY OF ROANOKE

TO WIT: I, Robin P. Jeffries, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Steven A. Smith, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 9th DAY OF November, 2021.

MY COMMISSION EXPIRES 7-31-25

227321 NOTARY REGISTRATION No. Robin P. Jeffries NOTARY PUBLIC



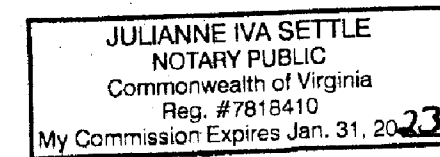
STATE OF VIRGINIA

CITY OF DANVILLE

TO WIT: I, Julianne Iva Settle, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Edward F. Hodges Jr., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 12th DAY OF November, 2021.

MY COMMISSION EXPIRES 1-31-2023

7818410 NOTARY REGISTRATION No. Julianne Iva Settle NOTARY PUBLIC

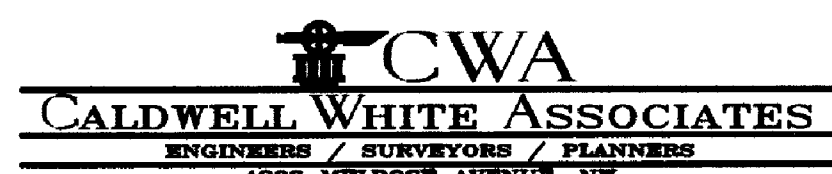


LOT LINE ADJUSTMENT FOR CAROLINE ALLCOTT KELLY and FRIC & FRAC LLC

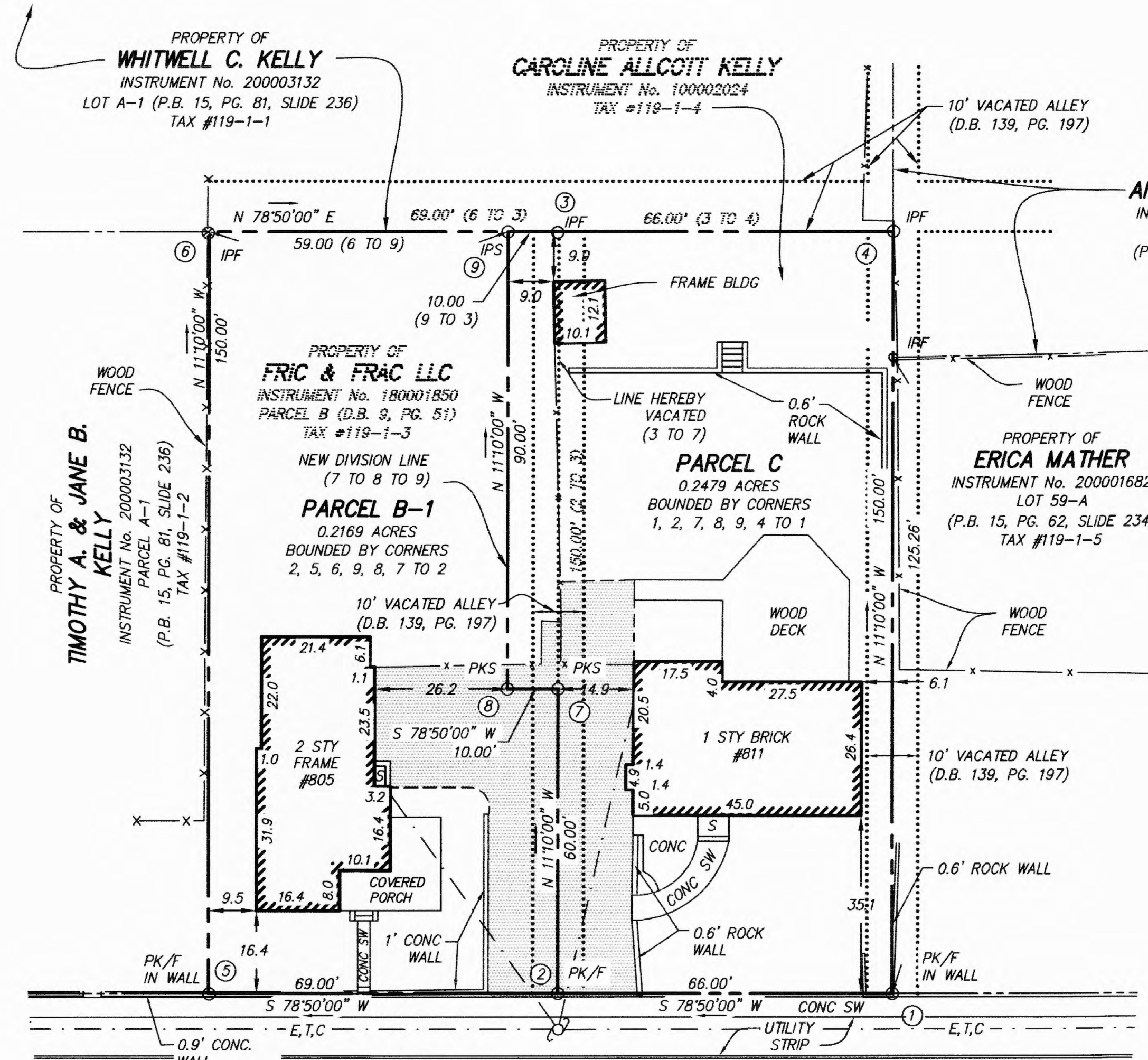
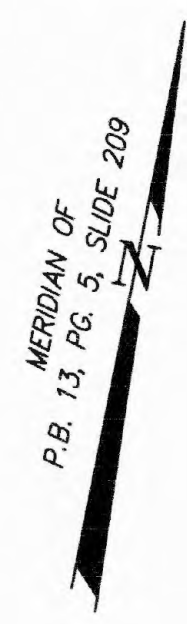
SHOWING PARCEL B (TAX No. 119-1-3, 0.2376 ACRES), and PART OF LOTS 61, 62 AND 63 J.H. PALMER SUBDIVISION (P.B. 1, PG. 11) AND PART OF A VACATED ALLEY (D.B. 139, PG. 197) BEING TAX No. 119-1-4 CREATING HEREON

PARCEL B-1 - 0.2169 ACRES PARCEL C - 0.2479 ACRES

SITUATE 811 & 805 VIRGINIA AVENUE CITY OF SALEM, VIRGINIA



TAX NO.: 119-1-3, 119-1-4 (540) 366-3400 (540) 366-8708 SCALE: 1"= 20' DATE: AUGUST 20, 2021 N.B.: CH-23 W.O.: 21-0092 DRAWN: CLH CALC.: CLH CHK'D.: FBC, III CLOSED: CLH SHEET 1 OF 2



PROPERTY OF
ANNA BEEBE SACHS
INSTRUMENT No. 200000428
LOT 58-A-1
(P.B. 15, PG. 62, SLIDE 234)
TAX #119-1-6

PARCEL B (TAX No. 119-1-3) 0.2376 ACRES
TO PARCEL C (TAX No. 119-1-4) -0.0207 ACRES
PARCEL B-1 0.2169 ACRES

TAX No. 119-1-4 0.2272 ACRES
FROM PARCEL B (TAX No. 119-1-3) +0.0207 ACRES
PARCEL C 0.2479 ACRES

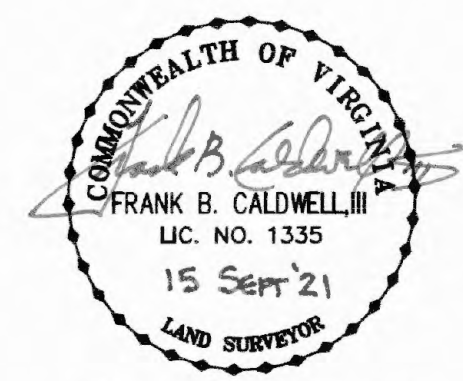
LOT LINE ADJUSTMENT
FOR
CAROLINE ALLCOTT KELLY
and
FRIC & FRAC LLC

SHOWING
PARCEL B (TAX No. 119-1-3, 0.2376 ACRES),
and PART OF LOTS 61, 62 AND 63 J.H. PALMER SUBDIVISION (P.B. 1, PG. 11)
AND PART OF A VACATED ALLEY (D.B. 139, PG. 197) BEING TAX No. 119-1-4
CREATING HEREON

PARCEL B-1 - 0.2169 ACRES
PARCEL C - 0.2479 ACRES

SITUATE 811 & 805 VIRGINIA AVENUE
CITY OF SALEM, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 8280
ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-8702



REV: SEPTEMBER 15, 2021
CITY COMMENTS

TAX NO.: 119-1-3, 119-1-4
DRAWN: CLH
CALC.: CLH CHK'D: FBC, III
CLOSED: CLH

SCALE: 1" = 20'
DATE: AUGUST 20, 2021
N.B.: CH-23
W.O.: 21-0092
SHEET 2 OF 2

- LEGEND**
- BLDG. BUILDING
 - CONC CONCRETE
 - D.B. DEED BOOK
 - E OVERHEAD ELECTRIC
 - FND. FOUND
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - PK/F PK NAIL FOUND
 - PK/S PK NAIL SET
 - REV. REVISED
 - R/W RIGHT OF WAY
 - S STOOP
 - STY STORY
 - SW SIDEWALK
 - TYP. TYPICAL

BITUMINOUS PAVEMENT

