

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT IVAN C. RITTER AND NANCY W. RITTER ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 244, PAGE 80.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH HIS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Ivan C. Ritter
 IVAN C. RITTER
 (OWNER)

Nancy W. Ritter
 NANCY W. RITTER
 (OWNER)

STATE OF VIRGINIA
 City of Salem

I, Jessica B. Hall, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Ivan C. Ritter & Nancy W. Ritter, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 16 DAY OF December, 2021

Jessica B. Hall REG. # 331331
 NOTARY PUBLIC
 MY COMMISSION EXPIRES April 30, 2023



APPROVED:
Charles E. Van Allman Jr. 12/17/2021
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

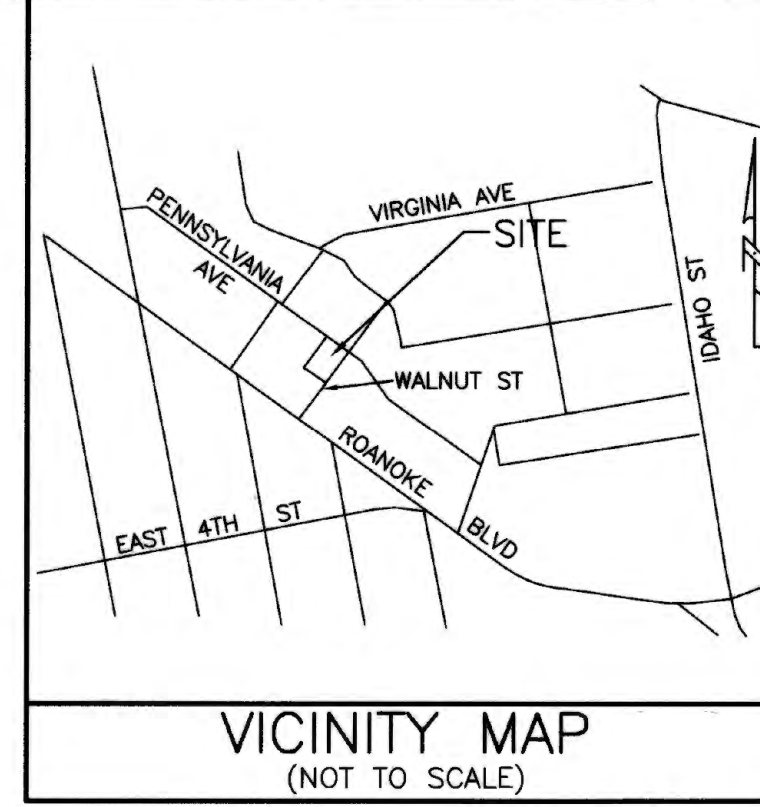
James E. Taliaferro II 12/17/2021
 JAMES E. TALIAFERRO, II, P.E. LS DATE
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:17 O'CLOCK A.M. ON THIS 22 DAY OF Dec, 2021, IN PLAT BOOK 16, PAGE 21.

TESTE: GARY CHANCE CRAWFORD
 CLERK
Jessica B. Hall
 DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: IVAN C. RITTER
NANCY W. RITTER
- LEGAL REFERENCE: DEED BOOK 244, PAGE 80
- PROPERTY IS CURRENTLY ZONED RSE
- THE CURRENT TAX MAP NUMBER: 146-2-3
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED.
SEE FEMA MAP #51161C0141G
(REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

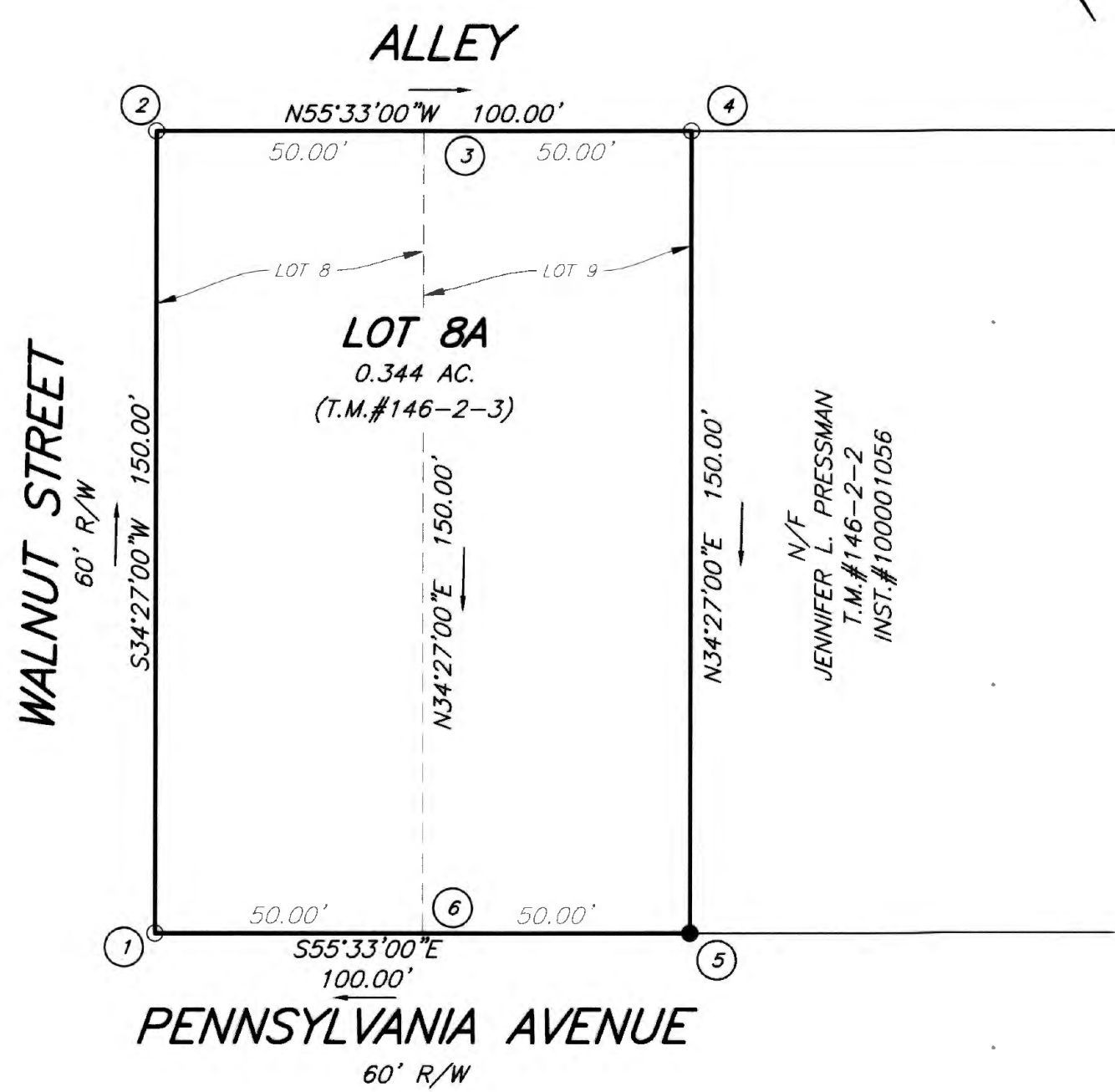


LEGEND

- DEEDED CORNER
- IRON PIN FOUND

COORDINATE LIST (ASSUMED)

Point	Northing	Easting
1	20065.19	10170.06
2	19941.50	10085.21
3	19969.78	10043.98
4	19998.07	10002.75
5	20121.76	10087.60
6	20093.48	10128.82



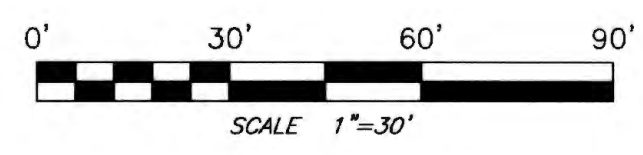
LINE 3 TO 6 HEREBY VACATED

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

Donald S. Haddon III
 DONALD S. HADDON, III 003405



PLAT OF LOT LINE VACATION AND COMBINATION FOR
**IVAN C. RITTER
 & NANCY W. RITTER**
 SHOWING THE COMBINATION OF LOTS 8 AND 9
 SALEM IMPROVEMENT COMPANY
 PLAT BOOK 1 PAGE 22 1/2
 (TAX MAP #146-2-3)
 CREATING HEREON
 LOT 8A (0.344 ACRE)
 SITUATED ON PENNSYLVANIA AVENUE
 CITY OF SALEM, VIRGINIA
 DATED 12-01-2021
 JOB #05210367.HS
 SCALE 1"=30'
 SHEET 1 OF 1



PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY / LYNCHBURG
 1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: DSH
 CHECKED BY: JAP

