

## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BETTY H. MARTIN, ERNEST R. HARTMAN, JR. (AKA E. R. HARTMAN, JR.), AND CECIL R. HARTMAN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 3 TO 3A TO 11 THROUGH 17 TO 1, INCLUSIVE, WHICH COMPRISSES ALL OF THE LAND CONVEYED TO SAID OWNERS BY WILL DATED DECEMBER 6, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #050000173.

THAT E. R. HARTMAN JR. (AKA ERNEST R. HARTMAN, JR.) AND DEBORAH WRIGHT HARTMAN ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 3A TO 4 THROUGH 11 TO 3A, INCLUSIVE, WHICH COMPRISSES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED JANUARY 25, 2002, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200202174.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND SUBDIVIDED THIS LAND AS SHOWN HEREON PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.2-2240 THROUGH 15.2-2276 OF THE CODE OF VIRGINIA, 1950, AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE AND CITY OF SALEM, LAND SUBDIVISION ORDINANCE, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON 28 DAY OF February, 2008.

BY: Betty H. Martin  
BETTY H. MARTIN

BY: Cecil R. Hartman  
CECIL R. HARTMAN

BY: E. R. Hartman  
E. R. HARTMAN, JR.  
(AKA ERNEST R. HARTMAN, JR.)

BY: Deborah Wright Hartman  
DEBORAH WRIGHT HARTMAN

STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, DAVID V. HIPES, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT BETTY H. MARTIN, ERNEST R. HARTMAN JR. (AKA E. R. HARTMAN, JR.), AND CECIL R. HARTMAN, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 28, 2008.

MY COMMISSION EXPIRES AUGUST 31, 2011

Signature # 7099005  
NOTARY PUBLIC



STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, DAVID V. HIPES, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT E. R. HARTMAN, JR. AND DEBORAH WRIGHT HARTMAN, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON FEBRUARY 28, 2008.

MY COMMISSION EXPIRES AUGUST 31, 2011

Signature # 7099005  
NOTARY PUBLIC



APPROVED:

John J. Murphy 3-4-08  
AGENT, ROANOKE COUNTY  
PLANNING COMMISSION

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 6, 2008, AT 12:30 O'CLOCK P.M.

TESTEE: STEVEN A. MCGRAW, CLERK

John J. Murphy  
DEPUTY CLERK

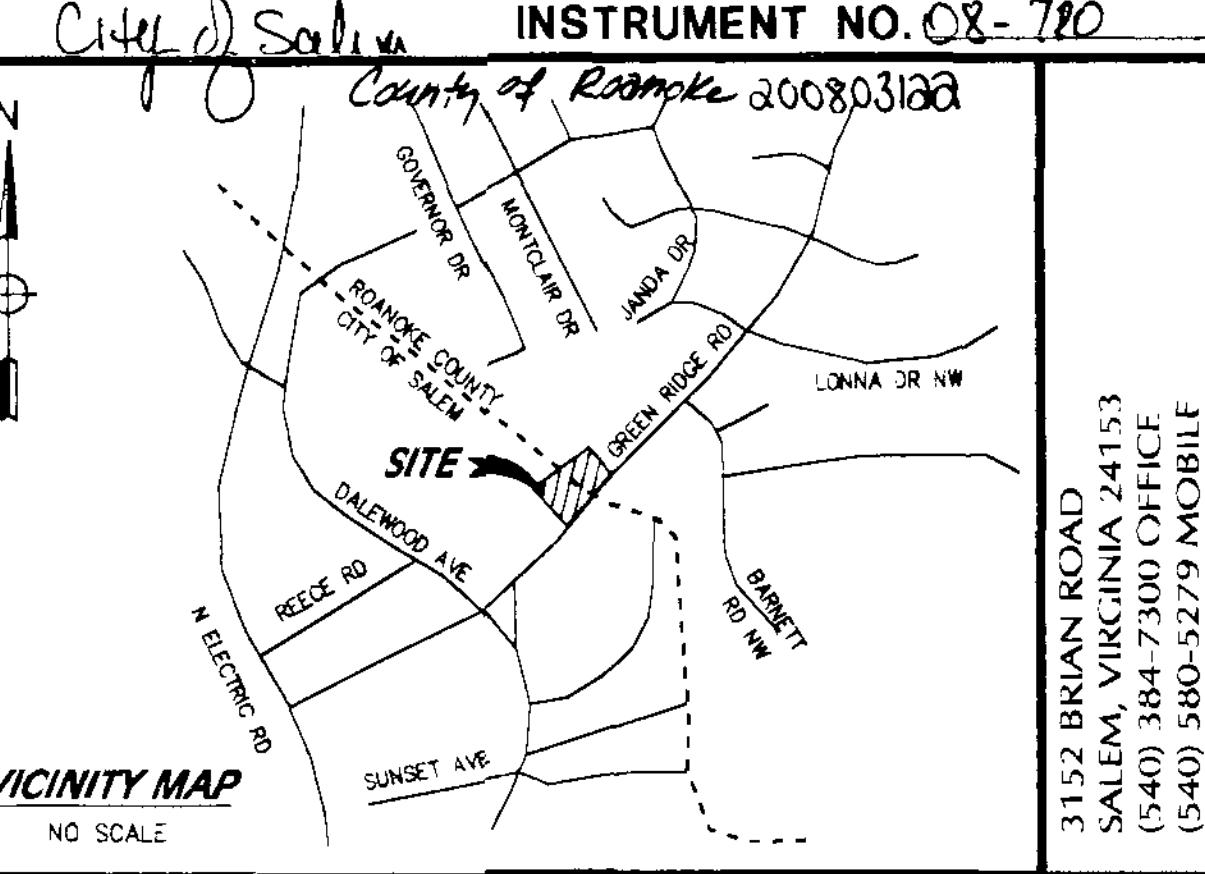
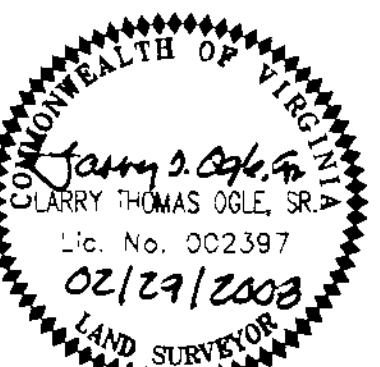
APPROVED:

Charles E. Van Allman Jr. 2/29/08  
CHARLES E. VAN ALLMAN, JR., P.E. L.S.  
CITY ENGINEER, CITY OF SALEM, VIRGINIA  
James E. Taliaferro Jr. 2/29/08  
JAMES E. TALIAFERRO, P.E. L.S. DATE  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON March 5, 2008, AT 11:57 O'CLOCK A.M.

TESTEE: GARY CHANCE CRAWFORD, CLERK  
Gary Ch. Crawford  
DEPUTY CLERK



PLAT SHOWING THE COMBINATION AND SUBDIVISION OF

## 2.433 ACRE TRACT

(±1.642 ACRES SITUATED  
IN THE CITY OF SALEM, TAX #32-1-1,  
INSTRUMENT #W050000173 AND ±0.791 ACRES  
SITUATED IN ROANOKE COUNTY,  
TAX #046.00-01-04.00, INSTRUMENT #W200500536)

THE PROPERTY OF  
BETTY H. MARTIN, ERNEST R. HARTMAN, JR.  
(AKA E. R. HARTMAN, JR.) AND  
CECIL R. HARTMAN  
AND A

## 0.538 ACRE TRACT

(SITUATED ENTIRELY IN ROANOKE COUNTY,  
TAX #046.00-01-03.00)

THE PROPERTY OF  
E. R. HARTMAN, JR. (AKA ERNEST R. HARTMAN, JR.)  
AND DEBORAH WRIGHT HARTMAN  
(INSTRUMENT #200202174)  
CREATING HERON NEW

## TRACT A (1.352 ACRES)

(SITUATED ENTIRELY IN THE CITY OF SALEM)  
TO BE CONVEYED TO  
BETTY H. MARTIN  
AND NEW

## TRACT B (0.665 ACRES)

(±0.290 ACRES SITUATED  
IN THE CITY OF SALEM AND ±0.375 ACRES  
SITUATED IN ROANOKE COUNTY)  
TO BE CONVEYED TO  
CECIL R. HARTMAN  
AND NEW

## TRACT C (0.954 ACRES)

(SITUATED ENTIRELY IN ROANOKE COUNTY)  
TO BE CONVEYED TO  
E. R. HARTMAN, JR.  
(AKA ERNEST R. HARTMAN, JR.)

AND DEBORAH WRIGHT HARTMAN  
SITUATED ALONG GREEN RIDGE ROAD  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA AND  
CITY OF SALEM, VIRGINIA  
SURVEYED OCTOBER 15, 2007  
SCALE: 1" = 60'

REVISIONS  
1  
2  
3  
4

LARRY T. OGLE, L.S., L.C.  
LAND SURVEYOR

SHEET  
1  
OF 2

CORNER #	NORTHING	EASTING
1	7796.36901	8222.53956
2	8022.23516	7990.00141
3	8063.00620	8081.5984
4	8221.38586	8445.44133
5	8318.75889	8669.02815
6	8258.68275	8697.30866
7	8236.19923	8659.44115
8	8197.84089	8627.99938
9	8126.27639	8553.01822
10	8120.96530	8557.51971
11	8105.82399	8541.64427
12	8004.51037	8432.76268
13	7968.49788	8397.65986
14	7974.19038	8391.40686
15	7954.27172	8375.10074
16	7884.77395	8302.67197
17	7812.29555	8235.19831
1	7796.36901	8222.53956

TOTAL AREA 2.971 ACRES 129,422 S.F.

3152 BRIAN ROAD  
SALEM, VIRGINIA 24153  
(540) 384-7300 OFFICE  
(540) 580-5279 MOBILE  
LTOGLE@COMCAST.NET EMAIL

REVISIONS

1

2

3

4

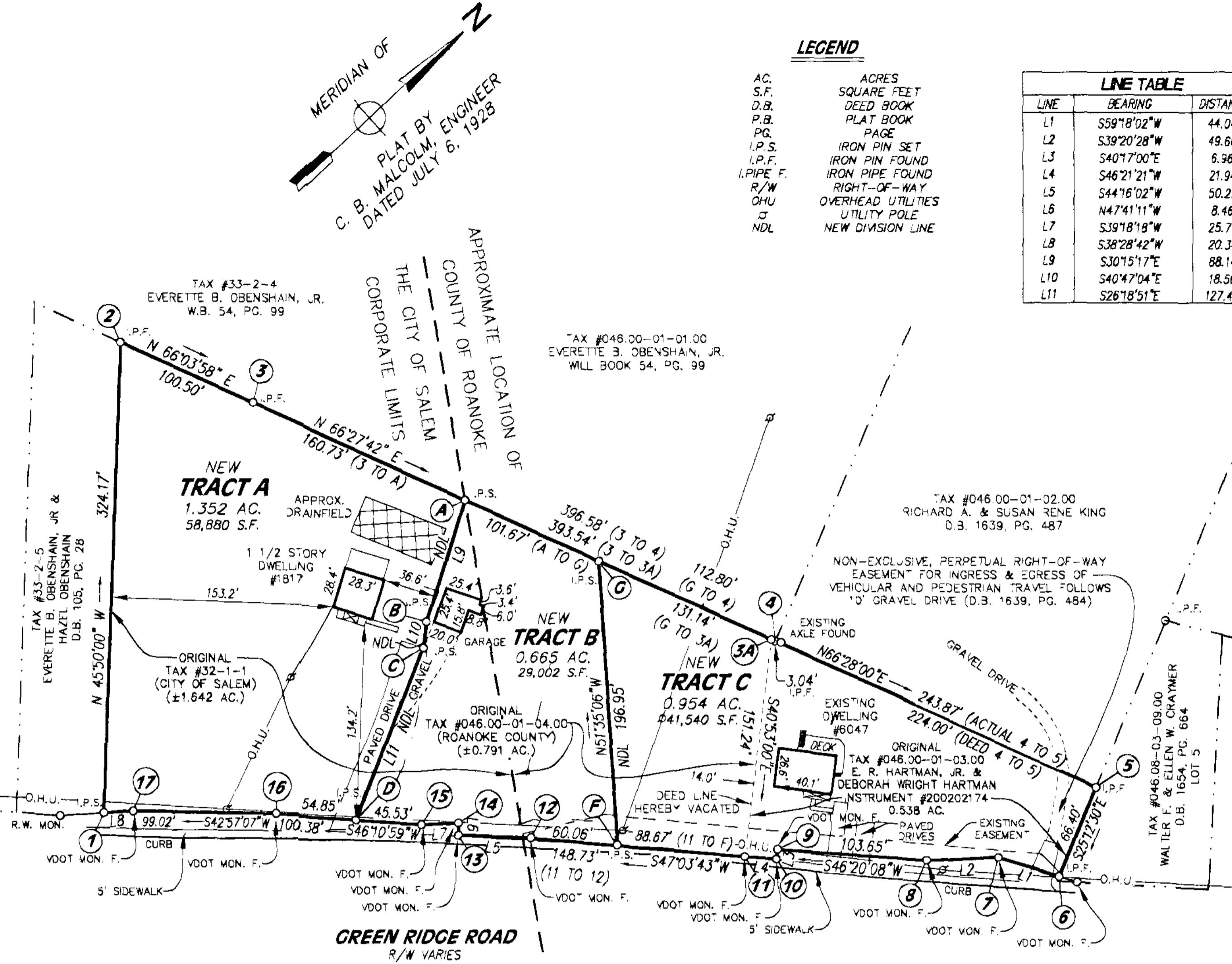
LARRY T. OGLE, L.S., L.C.  
LAND SURVEYOR

SHEET  
2  
OF 2

## LEGEND

AC.	ACRES
S.F.	SQUARE FEET
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
I.P.S.	IRON PIN SET
I.P.F.	IRON PIN FOUND
R/W	RIGHT-OF-WAY
OHU	OVERHEAD UTILITIES
JP	UTILITY POLE
NDL	NEW DIVISION LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°18'02"W	44.04'
L2	S39°20'28"W	49.60'
L3	S40°17'00"E	6.96'
L4	S46°21'21"W	21.94'
L5	S44°16'02"W	50.29'
L6	N47°41'11"W	8.46'
L7	S39°18'18"W	25.74'
L8	S38°28'42"W	20.34'
L9	S30°15'17"E	88.14'
L10	S40°47'04"E	18.56'
L11	S26°16'51"E	127.47'



## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
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.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 5116100142G, COMMUNITY PANEL NUMBER 510141 0142 G AND 510190 0142 G, DATED SEPTEMBER 28, 2007.
5. THIS PROPERTY IS ZONED "R1" (ROANOKE COUNTY) AND "RSF" (THE CITY OF SALEM) AS PER THE DATE OF THIS PLAT.
6. LEGAL REFERENCES:  
BETTY H. MARTIN, ERNEST R. HARTMAN, JR., AND CECIL R. HARTMAN  
CITY OF SALEM TAX #32-1-1, W050000173  
ROANOKE COUNTY TAX #046.00-01-04.00, W200500536, D.B. 1091, PG. 746  
AND D.B. 800, PG. 387.  
E. R. HARTMAN, JR. AND DEBORAH WRIGHT HARTMAN  
ROANOKE COUNTY TAX #046.00-01-03.00, INSTRUMENT #200202174
7. CORNERS 6 THROUGH 17 TO 1 ARE BASED ON EXISTING VDOT HIGHWAY MONUMENTS AND DO NOT MATCH CALLS ON VDOT PROJECT U000-129-108, RW-201 C-507 SHEETS 5 AND 6.
8. APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
9. LINES BETWEEN CORNERS A TO B TO C TO D AND F TO G ARE NEW DIVISION LINES.
10. DEED LINE BETWEEN CORNERS 3A TO 11 IS HEREBY VACATED.

JOB NO. 07-042

TRACT	OMN	PPIDF	TPID
B	046.00-01-04.00-0000	046.00-01-04.00-0000	-
C	046.00-01-03.00-0000	046.00-01-03.00-0000	-

