

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT ROBERT S. JR. AND REGINA C. ROBERTS ARE THE OWNER OF A 0.1699 ACRE TRACT, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY DEED AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, INSTRUMENT #90001933.

THAT ROBERT S. JR. AND REGINA C. ROBERTS ARE THE OWNERS OF A 0.6060 ACRE TRACT, BOUNDED BY OUTSIDE CORNERS 3 TO 5 THUR 8 TO 4 TO 3 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY DEED AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, D.B. 123, Pg. 153.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED AND SECTION 29-4.4 OF THE CITY OF SALEM SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE SIGNATURES AND SEAL OF THE SAID OWNER:

ROBERT S. ROBERTS, JR.

Regina C. Roberts

CITY OF SALEM
STATE OF VIRGINIA

I, Theresa Lam Underwood, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Robert S. Roberts, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 2019, HAS PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 24 DAY OF October 2019.

MY COMMISSION EXPIRES: 12-31-2020

NOTARY PUBLIC: Theresa Lam Underwood

REGISTRATION NO. 7122646

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

APPROVAL HEREOF BY THE CITY OF SALEM SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE 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 RE-SUBDIVISION.

APPROVED:

James E. Taliaferro, II, P.E., L.S.
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

10/24/19

CHARLES E. VAN ALLMAN JR., P.E., L.S. - DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

10/24/2019

DATE

DATE

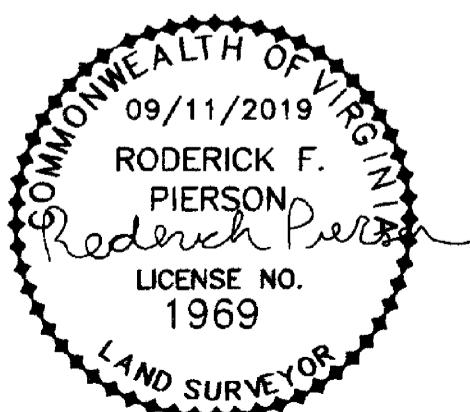
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:00 O'CLOCK P.M. ON THIS 28th DAY OF Oct., 2019, IN INSTRUMENT NO. 190002443.

TESTE: GARY CHANCE CRAWFORD
CLERK

RODERICK F. PIERSON
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, AND

RODERICK F. PIERSON LLS 1969



THIS PLAT WAS CREATED COMPLETELY FROM RECORDS.

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.

P.B.
Pg. 26

Tax #: 60-1-2.2
Rae D. Carpenter Jr. - Living Trust
414 Stonewall Circle
D.B. 319, Pg. 622

Tax #: 60-2-4
Leonard F. Wedge, Jr.
625 Lee St
Instr. # 060003231

L-4
FLOOD ZONE "X"
Tax #: 60-2-4.1
Robert S. Jr. & Regina C. Roberts
615 Lee Street
Instr. # 190001933
148.00' 7,400sf or 0.1699 Ac.
N 86°42'00"E Line To Be Vacated

New Lot 5A
26,400sf or 0.6060 Ac.
Line To Be Vacated
Lot 1
Lot 2
FLOOD ZONE "X"

Tax #: 60-2-5
Robert S. Jr. & Regina C. Roberts
601 Lee Street
D.B. 123, Pg. 153
19,000sf or 0.4361 Ac.
S 86°42'00"W
168.00'

Tax #: 60-2-6
Jamie M. & Charles B. McKibben
530 Stonewall Circle
Instr. # 120003317

Tax #: 60-1-3.1
Thomas D. & Peggy Y. Weaver
575 Stonewall Circle
D.B. 184, Pg. 684

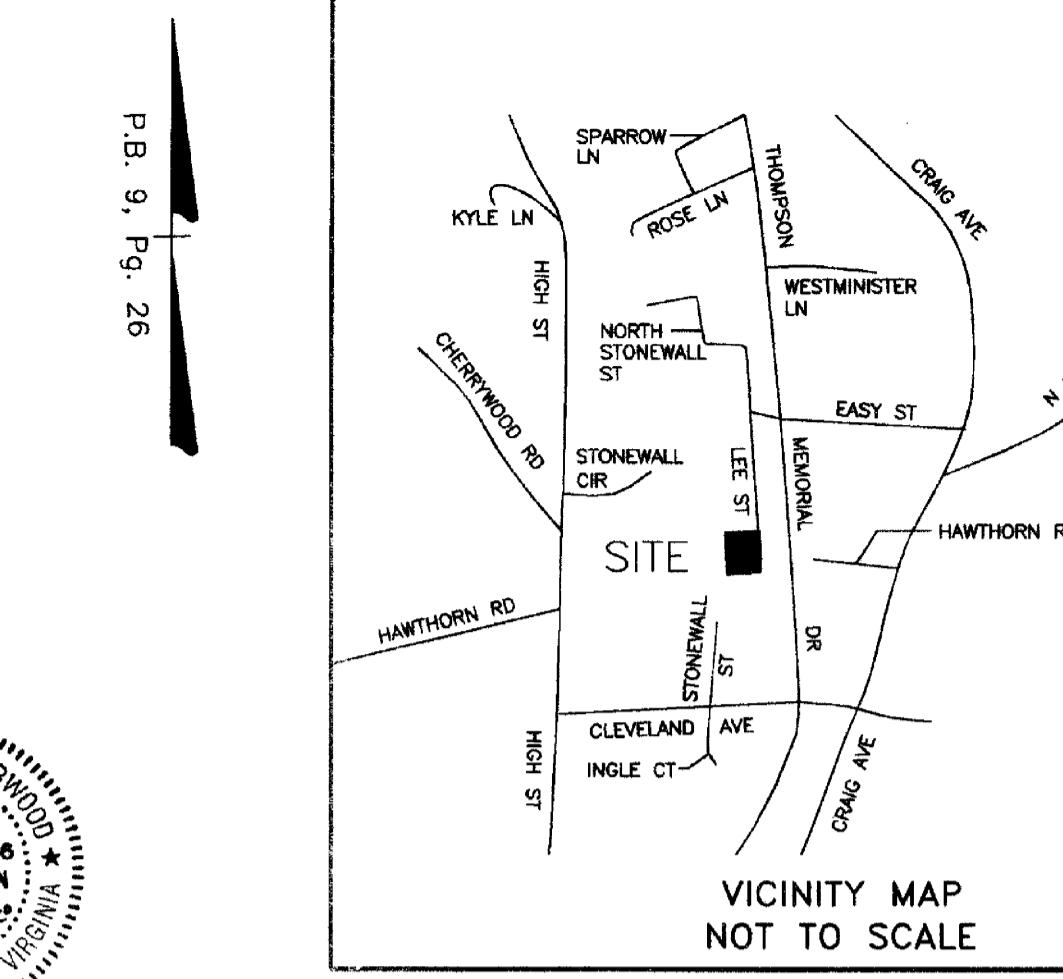
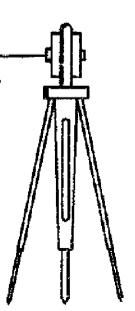
LEGEND:

- IP FOUND
- IP SET
- △ CALCULATED POINT
- NDL NEW DIVISION LINE
- LV LINE HEREBY VACATED

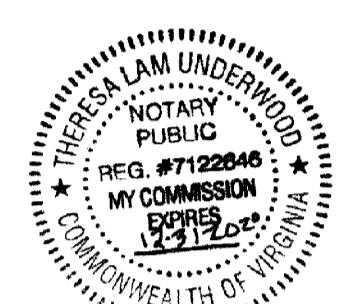
COURSE	BEARING	DISTANCE
L-1	N 03°18'00"W	25.00'
L-2	N 03°18'00"W	100.00'
L-3	N 03°18'00"W	50.00'
L-4	N 86°42'00"E	148.00'
L-5	S 03°18'00"E	50.00'
L-6	S 03°18'00"E	100.00'
L-7	N 86°42'00"E	20.00'
L-8	S 03°18'00"E	25.00'

1. Owner of record: (Robert S. Jr. & Regina C. Roberts)
2. 60-2-4.1, Robert S. Jr. & Regina C. Roberts, Instrument #190001933
60-2-5, Robert S. Jr. & Regina C. Roberts, D.B. 123, Pg. 153
3. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
4. Exact location of underground utilities and improvements unknown.
5. This property is in F.E.M.A. defined zones "AE", Floodway, "X" shaded and "X" unshaded Per FIRM Map Panel #51161C0141G Effective as of September 28, 2007.
6. This plat does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.
7. Both lots are currently zoned RSF- Residential Single Family District.
8. The Current Tax Map Numbers: 60-2-4.1 and 60-2-5.

THE OFFICE OF
PIERSON ENGINEERING &
SURVEYING, INC.
P.O. BOX 311
DALEVILLE, VIRGINIA 24083
PH. 540-966-3027
rpierson@rbnet.com



VICINITY MAP
NOT TO SCALE



CITY OF SALEM
STATE OF VIRGINIA

I, Theresa Lam Underwood, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT Regina C. Roberts WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 2019, HAS PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 24 DAY OF October 2019.

MY COMMISSION EXPIRES: 12-31-2020

NOTARY PUBLIC: Theresa Lam Underwood

REGISTRATION NO. 7122646

PLAT OF LOT LINE VACATION AND COMBINATION OF

LOTS 1-2 SEC 2 & PT VAC LEE ST & 6TH ST &
ALLEY B&O LAND CO. SMALL MAP AND 3 SEC 2
B&O LAND CO. SMALL MAP HEREON CREATING
LOT 5A - 0.6060 ACRES FOR
ROBERT S. ROBERTS, JR.

AND
REGINA C. ROBERTS
Located At

601 LEE STREET

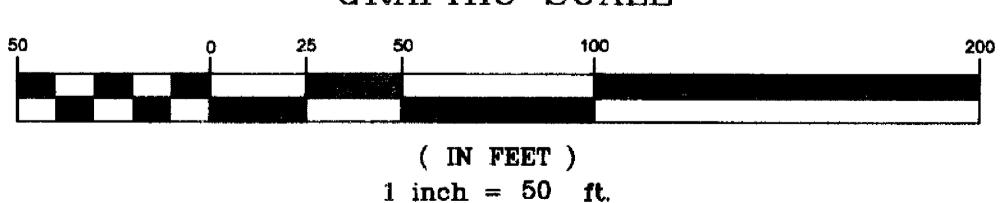
In The

City of Salem, Virginia

SCALE : 1" = 50' DATE: September 11, 2019

SHEET 1 OF 1

GRAPHIC SCALE



R2019/r201981ROBERTSSALEM

Inst. # 19-2443 Slid 233 Bl 15 Pg 56