

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD C. & ROBYN A. GOODPASTURE ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1, AND IS A PART OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #080001611, INSTRUMENT #170003065, AND PLAT BOOK 15, PG. 46.

THAT MARVIN L. LOYD, JR. & KRISTEN C. LOYD ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 8 TO 7 TO 6 TO 9 THROUGH 13 TO 8 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 INSTRUMENT #190000724.

THE SAID OWNERS HEREBY CERTIFIES 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 THEIR 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:

RICHARD C. GOODPASTURE

ROBYN A. GOODPASTURE

MARVIN L. LOYD, JR.

KRISTEN C. LOYD

STATE OF VIRGINIA

City of Roanoke

I, Catherine Noel Maynard, a notary public in and for the aforesaid state do hereby certify that Richard C. Goodpasture, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 3rd day of November, 2020.

Catherine Noel Maynard  
NOTARY PUBLIC  
REG. # 7664950  
MY COMMISSION EXPIRES May 31, 2024

STATE OF VIRGINIA

City of Roanoke

I, Catherine Noel Maynard, a notary public in and for the aforesaid state do hereby certify that Richard C. Goodpasture, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 3rd day of November, 2020.

Catherine Noel Maynard  
NOTARY PUBLIC  
REG. # 7664950  
MY COMMISSION EXPIRES May 31, 2024

STATE OF VIRGINIA

City of Roanoke

I, Catherine Noel Maynard, a notary public in and for the aforesaid state do hereby certify that Marvin L. Loyd, Jr., whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 2nd day of November, 2020.

Catherine Noel Maynard  
NOTARY PUBLIC  
REG. # 7664950  
MY COMMISSION EXPIRES May 31, 2024

STATE OF VIRGINIA

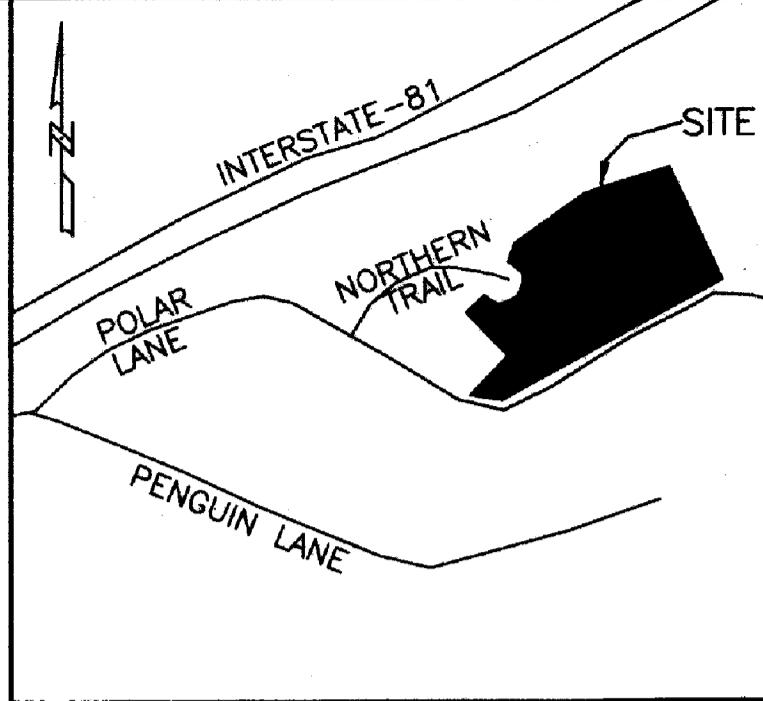
City of Roanoke

I, Catherine Noel Maynard, a notary public in and for the aforesaid state do hereby certify that Kristen C. Loyd, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 2nd day of November, 2020.

Catherine Noel Maynard  
NOTARY PUBLIC  
REG. # 7664950  
MY COMMISSION EXPIRES May 31, 2024

NOTES:

1. OWNERS OF RECORD: RICHARD C. & ROBYN A. GOODPASTURE (T.M. #10-1-1.7, P.B. 15, PG. 46, INST. #080001611, INST. #170003065)  
MARVIN L. LOYD, JR. & KRISTEN C. LOYD (T.M. #10-1-1.9, INST. #190000724)
2. PROPERTY IS CURRENTLY ZONED RSF
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. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE FEMA MAP #51161C0133G (REVISED DATE: SEPTEMBER 28, 2007)
5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
6. NOT ALL IMPROVEMENT SHOWN HEREON.
7. THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL, OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.



VICINITY MAP  
(NOT TO SCALE)

LEGEND

- IRON PIN SET
- IRON PIN FOUND

COORDINATE TABLE (ASSUMED)

Point	Northing	Easting
1	8682.867	8292.532
2	8730.202	8308.641
3	8878.361	8510.542
4	8935.521	8730.968
5	8628.554	8854.818
6	8441.141	8475.895
7	8639.037	8398.136
8	8630.566	8329.813
9	8328.968	8249.095
10	8339.460	8173.803
11	8442.401	8281.525
12	8565.149	8167.261
13	8602.144	8227.868
14	8606.196	8419.636
15	8444.701	8483.092
16	8608.806	8410.015

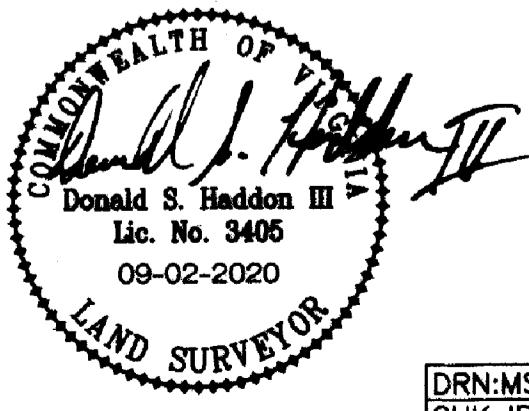
CURVE TABLE				
CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1 55.00'	142.41'	N74°25'18"E	105.83'	148°21'21" 194.08'
C2 55.00'	68.59'	N35°28'52"W	64.23'	71°26'59" 39.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°47'39"E	50.00'
L2	N58°35'59"E	71.01'
L3	N82°55'54"E	68.85'
L4	N82°55'54"E	77.11"

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

DONALD S. HADDON, III 003405

0' 80' 160' 240'  
SCALE: 1" = 80'



DRN:MSS  
CHK:JRM

LOT LINE ADJUSTMENT PLAT FOR  
RICHARD & ROBYN GOODPASTURE  
AND MARVIN LOYD, JR. & KRISTEN LOYD

SHOWING THE RESUBDIVISION OF  
LOT 7A AND LOT 9A  
AS SHOWN ON  
PLAT BOOK 15, PAGE 46  
CREATING HEREON  
LOT 7A (3.579 ACRES) &  
LOT 9A (1.244 ACRES)  
SITUATED ON NORTHERN TRAIL  
CITY OF SALEM, VIRGINIA  
DATED 09-02-20  
JOB #05200298.HS  
SCALE 1" = 80'  
SHEET 1 OF 1

TEL: 540-772-9580 FAX: 540-772-8050  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

BALZER  
& ASSOCIATES