

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CALVIN EUGENE CARROLL, JR. IS THE OWNER OF LOT 3 (0.234 AC.) OF KNOB ROAD LOTS AS RECORDED IN PLAT BOOK 4, PAGE 67 AS BOUNDED BY CORNERS 5 TO 4 TO 7 TO 10 TO 5 INCLUSIVE, AND A 1.31 ACRE ROANOKE RIVER TRACT SITUATED ON 12 O'CLOCK KNOB ROAD BOUNDED BY CORNERS 1 THRU 6 TO 1 INCLUSIVE, BEING THE PROPERTIES CONVEYED TO SAID OWNER BY LEWIS EDWARD JOHNSTON, BY DEED DATED JANUARY 12, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #210000139.

AND THAT CALVIN EUGENE CARROLL JR., AND SUSAN E. CARROLL ARE THE OWNERS OF LOT 2 OF THE KNOB ROAD LOTS (PLAT BOOK 4, PAGE 67) BOUNDED BY CORNERS 10 TO 7 THRU 9 TO 10 INCLUSIVE BEING THE PROPERTY CONVEYED TO SAID OWNERS BY CALVIN E. CARROLL JR., BY DEED DATED MAY 26, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA INDEED BOOK 329 PAGE 101.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

*Calvin Eugene Carroll*  
CALVIN EUGENE CARROLL, JR. - OWNER  
INSTRUMENT #210000139

5-11-21  
DATE

*Susan E. Carroll*  
SUSAN E. CARROLL - OWNER  
DEED BOOK 329, PAGE 101

5-12-2021  
DATE

LEGEND:  
○ DEEDED CORNER  
● MONUMENT FOUND  
◎ MONUMENT SET

OWNER INFORMATION:

OWNER: CALVIN EUGENE CARROLL, JR.  
LEGAL REF.: INSTRUMENT #210000139, AND  
DEED BOOK 329, PAGE 101

APPROVED:

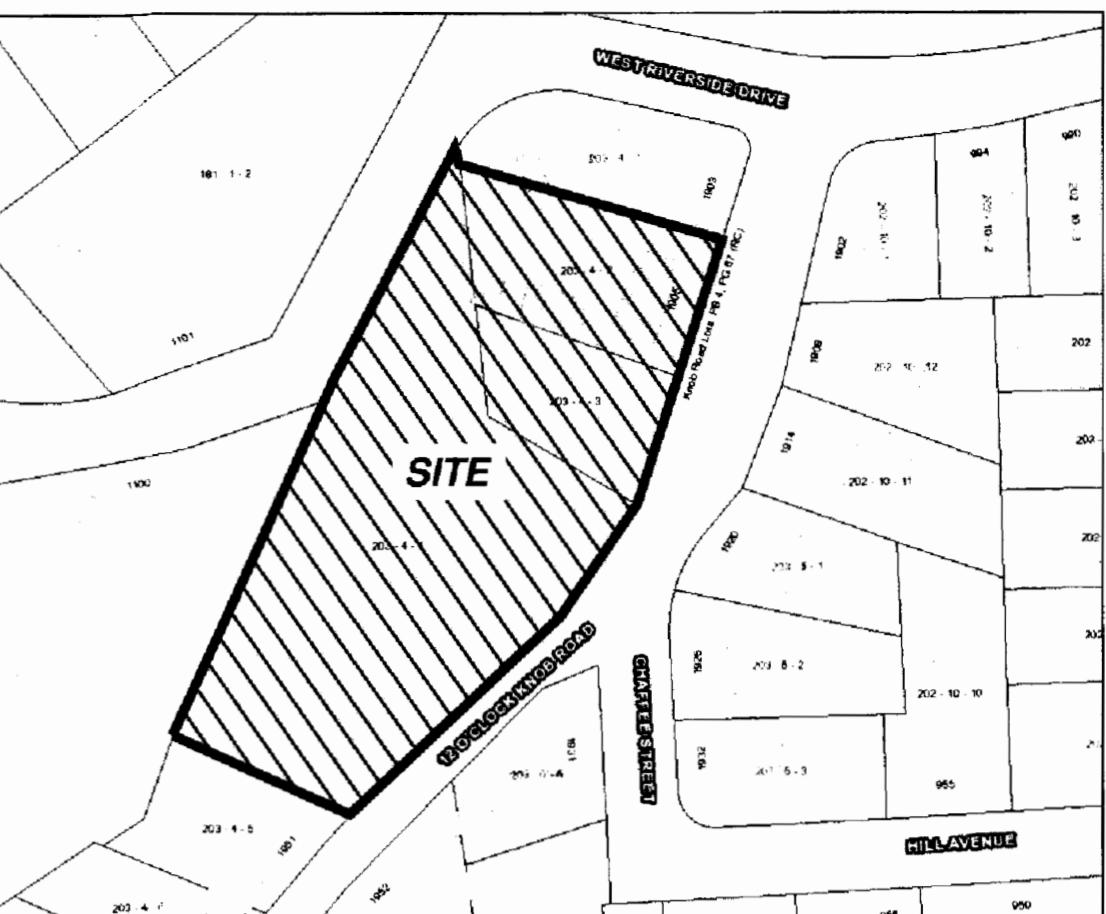
*James E. Taliadoro*  
JAMES E. TALIAFERRO, II, P.E., L.S.  
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

5/14/2021  
DATE

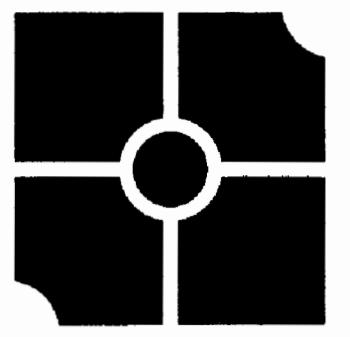
*Charles E. Van Allen Jr.*  
CHARLES E. VAN ALLMAN, JR., P.E., L.S.  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SALEM, VIRGINIA

5/14/2021  
DATE

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.



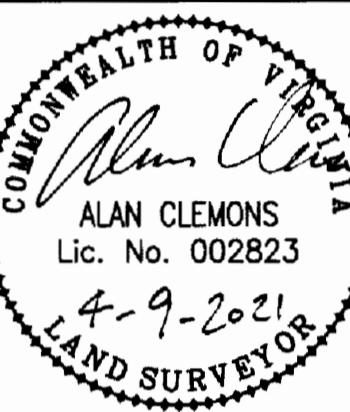
NO SCALE



DESIGN GROUP  
ENGINEERS • SURVEYORS  
PLANNERS • LANDSCAPE ARCHITECTS

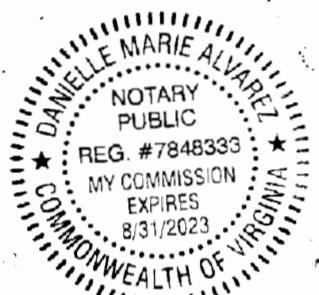
2122 Carolina Ave, SW  
Roanoke, VA 24016  
Ph: 540-387-1153

1915-B W. Cary Street  
Richmond, VA 23220  
Phone: 804-358-2947  
www.parkerdg.com



STATE OF VIRGINIA  
City of Roanoke  
TO WIT:

I, Danielle Marie Alvarez, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CALVIN EUGENE CARROLL, JR. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11 DAY OF May, 2021.



STATE OF VIRGINIA  
City of Roanoke  
TO WIT:

I, Danielle Marie Alvarez, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT SUSAN E. CARROLL, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 12 DAY OF May, 2021.



GENERAL NOTES:

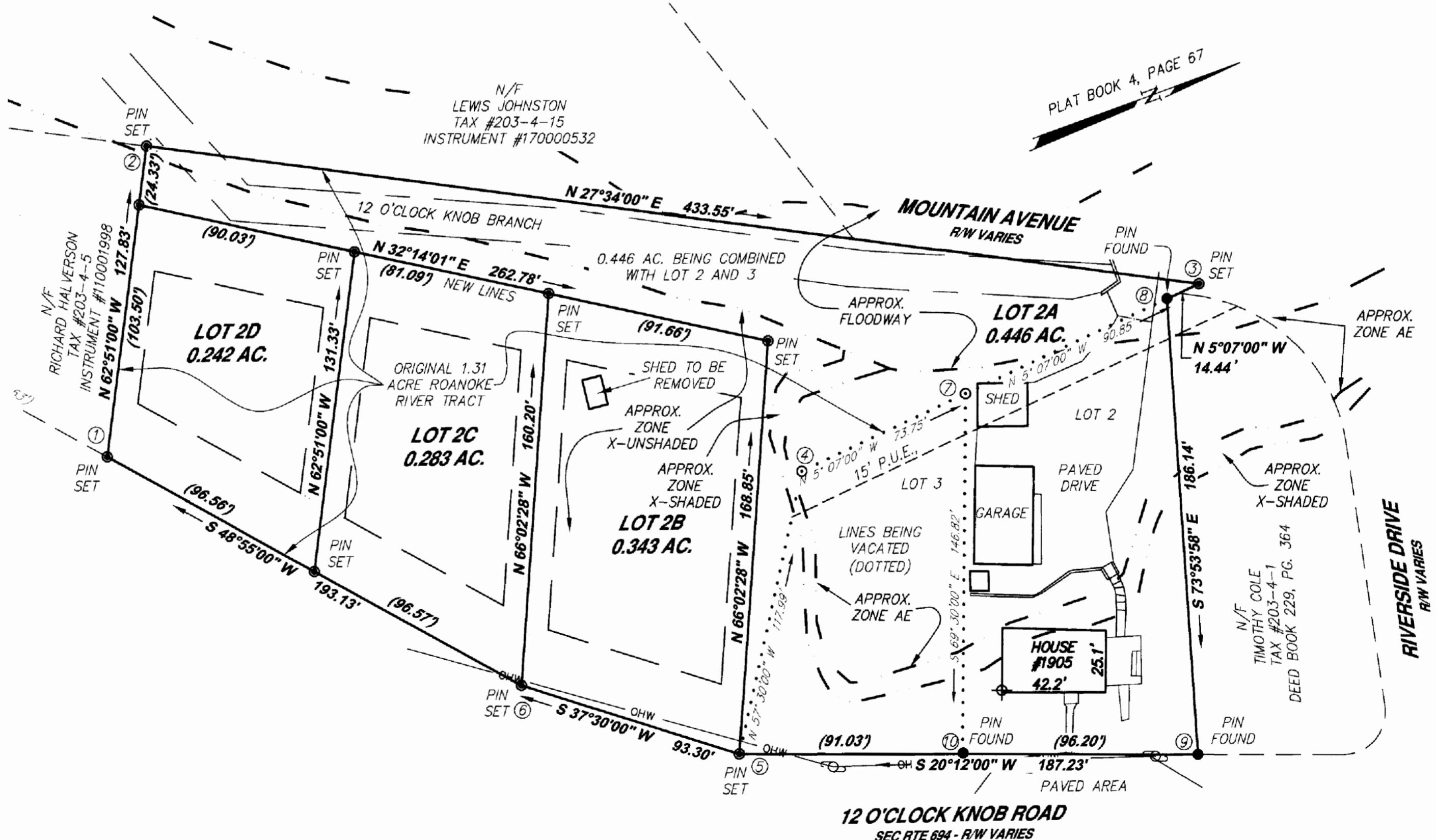
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X-SHADED AND UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0137 G, AND 51161C0139 G WITH EFFECTIVE DATES SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. ALL PROPERTIES SHOWN ARE CURRENTLY ZONED RSF.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:53 O'CLOCK P.M. ON THIS 20 DAY OF May, 2021.

TESTE: CHANCE CRAWFORD

CLERK

BY: *Signature*  
DEPUTY CLERK



LOT LINE VACATION AND RESUBDIVISION FOR  
**CALVIN EUGENE CARROLL, JR.**  
OF LOTS 2 AND 3 OF KNOB ROAD LOTS (P.B. 4, PG. 67)  
AND A 1.31 ACRE ROANOKE RIVER TRACT KNOWN AS TAX #203-4-4  
ALL SITUATED ON 12 O'CLOCK KNOB ROAD  
CREATING HEREON LOT 2A (0.446 AC.), LOT 2B (0.343 AC.),  
LOT 2C (0.283 AC.), AND LOT 2D (0.242 AC.)  
CITY OF SALEM, VIRGINIA

REVISIONS  
CALCS BY: SCB  
DRAWN BY: MAC  
CHECKED BY: SCB / REC  
SCALE: 1" = 40'  
DATE: APRIL 09, 2021  
PROJECT NUMBER: 21-0044:01  
SHEET NO.: 1 OF 1

40' 20' 0' 40' 80'  
GRAPHIC SCALE  
1" = 40'