

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WARREN ALFRED ROBERTSON IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 9 THROUGH 11 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNER BY WILL DATED APRIL 18, 1975, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN WILL BOOK 8, PAGE 123 AND PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 22, 1966, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 807, PAGE 533.

THE SAID OWNER WARREN ALFRED ROBERTSON RESERVES A VARIABLE WIDTH ACCESS EASEMENT AND A PRIVATE SANITARY SEWER EASEMENT CROSSING THE PORTION OF LAND BEING CONVEYED TO TIMOTHY A. LOVE AND KAREN E. LOVE FOR THE USE OF LOT A1.

THAT TIMOTHY A. LOVE AND KAREN E. LOVE ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 5 THROUGH 8 TO 5, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MARCH 3, 2014, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #140000530.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED AND RE-SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 30 DAY OF August 2018.

OWNERS:

BY: Warren Alfred Robertson (Signature)
WARREN ALFRED ROBERTSON, (SIGNATURE)

BY: Timothy A. Love (Signature)
TIMOTHY A. LOVE, (SIGNATURE)
BY: Karen E. Love (Signature)
KAREN E. LOVE, (SIGNATURE)

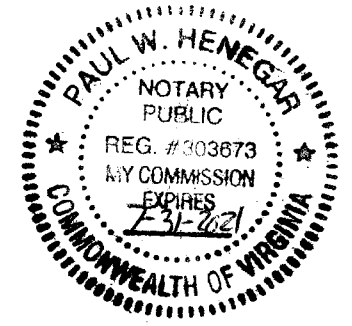
STATE OF VIRGINIA

County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE HEREBY CERTIFIES THAT WARREN ALFRED ROBERTSON, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON August 30, 2018.

MY COMMISSION EXPIRES ON July 31, 2021 REG. # 303673

Paul W. Henegar (Signature)
NOTARY PUBLIC



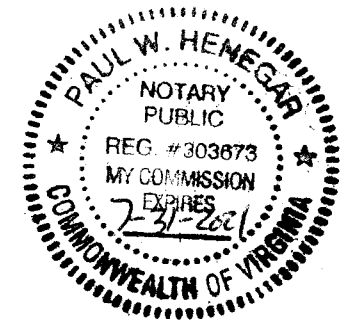
STATE OF VIRGINIA

County of Roanoke

I, Paul W. Henegar, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE HEREBY CERTIFIES THAT TIMOTHY A. LOVE AND KAREN E. LOVE, 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 August 30, 2018.

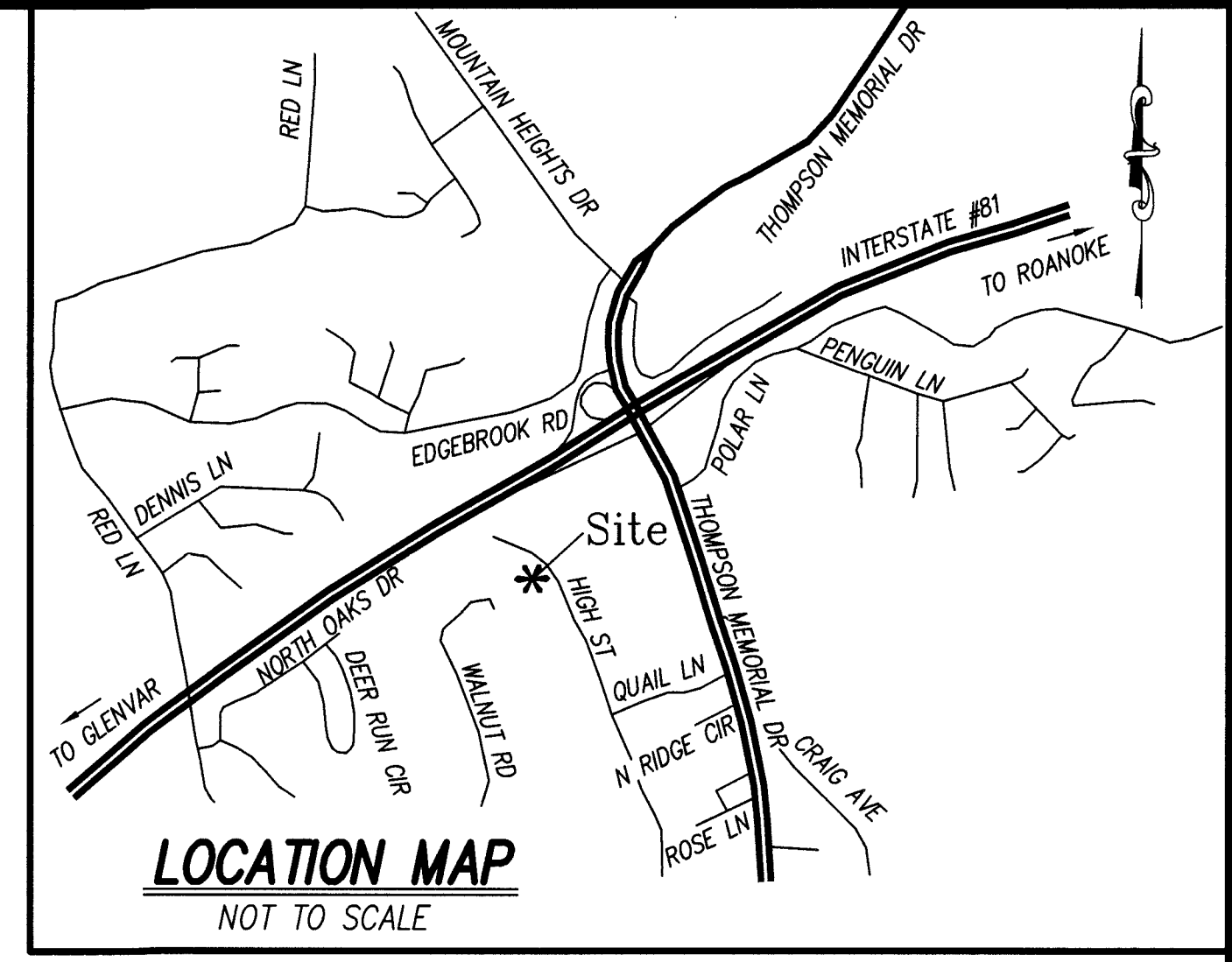
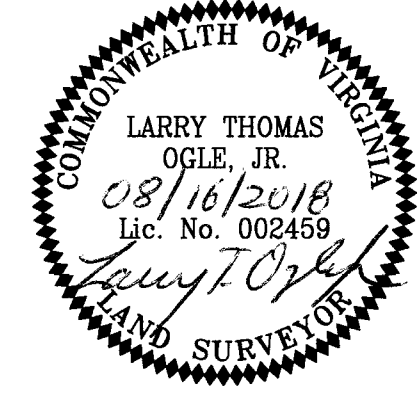
MY COMMISSION EXPIRES ON July 31, 2021 REG. # 303673

Paul W. Henegar (Signature)
NOTARY PUBLIC



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

Larry Thomas Ogle, Jr. (Signature)
LARRY THOMAS OGLE, JR.



APPROVED: Charles E. Van Allman, Jr. (Signature)
CHARLES E. VAN ALLMAN, JR., P.E., L.S.
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM
9/4/2018 DATE

APPROVED: James A. Taliaferro, II (Signature)
JAMES A. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY, CITY OF SALEM
PLANNING COMMISSION
9/17/18 DATE

CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 19 DAY OF SEP 2018, AT 10:11 O'CLOCK A.M. IN PLAT BOOK 15 PAGE 3637

TESTEE: GARY CHANCE CRAWFORD, CLERK
GARY CHANCE CRAWFORD (Signature)
DEPUTY CLERK

PLAT SHOWING LOT LINE
VACATION AND RESUBDIVISION OF
LOT "A" (1.2672 AC.)
(SLIDE 174, P.B. 9, PG. 64)
AND
LOT "A-2" (0.2426 AC.)
(SLIDE 143, P.B. 6, PG. 73)
CREATING HEREON NEW
LOT "A1" (1.0516 AC.)
PROPERTY OF
WARREN ALFRED ROBERTSON
AND
LOT "A-2A" (0.4582 AC.)
PROPERTY OF
TIMOTHY A. LOVE
AND
KAREN E. LOVE
SITUATED AT 1075 & 1501 HIGH STREET
CITY OF SALEM, VIRGINIA

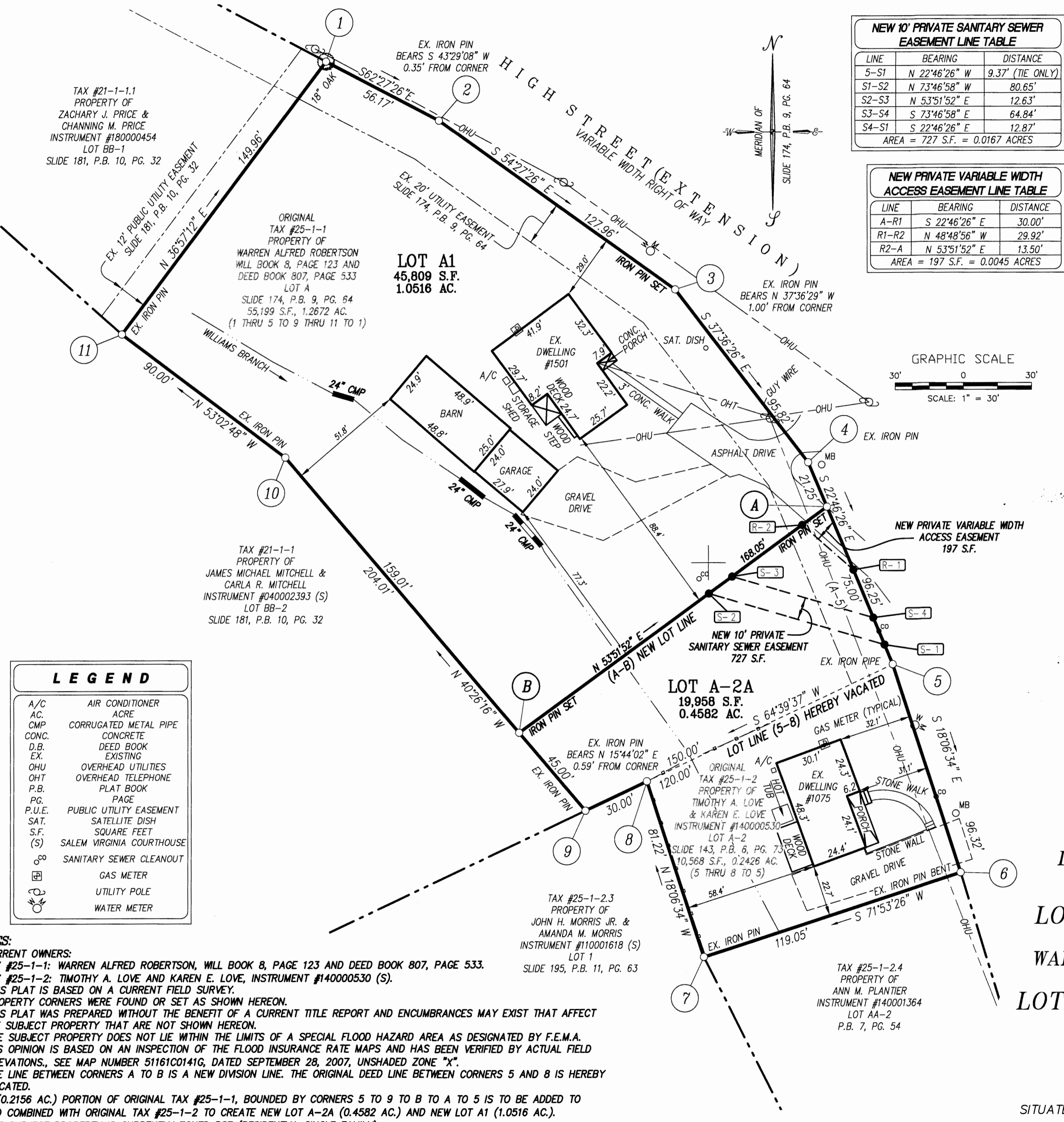
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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

DATE: August 16, 2018
COMM. NO.: 2018-179
SCALE: NONE
SHEET 1 OF 2

18179rp01-sheet 2.plt

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NEW 10' PRIVATE SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
5-S1	N 22°46'26" W	9.37' (TIE ONLY)
S1-S2	N 73°46'58" W	80.65'
S2-S3	N 53°51'52" E	12.63'
S3-S4	S 73°46'58" E	64.84'
S4-S1	S 22°46'26" E	12.87'
AREA = 727 S.F. = 0.0167 ACRES		

NEW PRIVATE VARIABLE WIDTH ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A-R1	S 22°46'26" E	30.00'
R1-R2	N 48°48'56" W	29.92'
R2-A	N 53°51'52" E	13.50'
AREA = 197 S.F. = 0.0045 ACRES		

BOUNDARY COORDINATES
THE ORIGIN OF THE COORDINATES IS ASSUMED

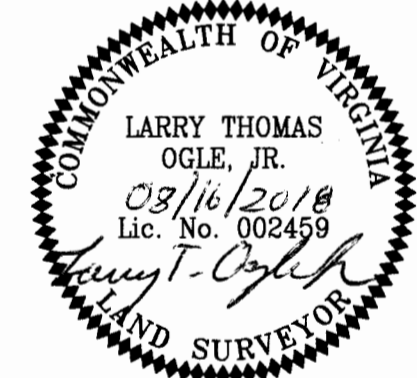
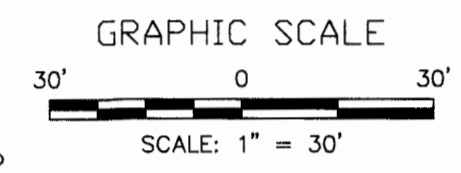
CORNER	NORTHING	EASTING
1	5265.01611	4750.34211
2	5239.04065	4800.14967
3	5164.65614	4904.26839
4	5088.74632	4962.74206
5	5000.00000	5000.00000
6	4908.45126	5029.93944
7	4871.44658	4916.78665
8	4948.64004	4891.54185
9	4935.80232	4864.43209
10	5091.07349	4732.10934
11	5145.17698	4660.18978
1	5265.01611	4750.34211
AREA = 65,767 S.F. = 1.5098 ACRES		

NEW LOT LINE BOUNDARY COORDINATES
THE ORIGIN OF THE COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
A	5069.15297	4970.96784
B	4970.05230	4835.24411

0.2156 ACRE PORTION OF LOT 'A' BEING ADDED TO AND COMBINED WITH LOT 'A-2' TO CREATE LOT 'A-2A' (19,958 S.F., 0.4582 AC.) SEE NOTE # 7

LINE	BEARING	DISTANCE
5-9	S 64°39'37" E	150.00'
9-B	N 40°26'16" W	45.00'
B-A	N 53°51'52" E	168.05'
A-5	S 22°46'26" E	75.00'
AREA = 9,390 S.F. = 0.2156 ACRES		



PLAT SHOWING LOT LINE VACATION AND RESUBDIVISION OF
LOT "A" (1.2672 AC.)
 (SLIDE 174, P.B. 9, PG. 64)
 AND
LOT "A-2" (0.2426 AC.)
 (SLIDE 143, P.B. 6, PG. 73)
 CREATING HEREON NEW
LOT "A1" (1.0516 AC.)
 PROPERTY OF
WARREN ALFRED ROBERTSON
 AND
LOT "A-2A" (0.4582 AC.)
 PROPERTY OF
TIMOTHY A. LOVE
 AND
KAREN E. LOVE
 SITUATED AT 1075 & 1501 HIGH STREET (EXTENSION)
 CITY OF SALEM, VIRGINIA

LEGEND

A/C	AIR CONDITIONER
AC	ACRE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.B.	DEED BOOK
EX.	EXISTING
OHU	OVERHEAD UTILITIES
OHT	OVERHEAD TELEPHONE
P.B.	PLAT BOOK
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SAT.	SATELLITE DISH
S.F.	SQUARE FEET
(S)	SALEM VIRGINIA COURTHOUSE
⊙	SANITARY SEWER CLEANOUT
⊕	GAS METER
⊖	UTILITY POLE
⊙	WATER METER

- NOTES:**
- CURRENT OWNERS:**
 TAX #25-1-1: WARREN ALFRED ROBERTSON, WILL BOOK 8, PAGE 123 AND DEED BOOK 807, PAGE 533.
 TAX #25-1-2: TIMOTHY A. LOVE AND KAREN E. LOVE, INSTRUMENT #140000530 (S).
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS., SEE MAP NUMBER 51161C0141G, DATED SEPTEMBER 28, 2007, UNSHADED ZONE "X".
 - THE LINE BETWEEN CORNERS A TO B IS A NEW DIVISION LINE. THE ORIGINAL DEED LINE BETWEEN CORNERS 5 AND 8 IS HEREBY VACATED.
 - A (0.2156 AC.) PORTION OF ORIGINAL TAX #25-1-1, BOUNDED BY CORNERS 5 TO 9 TO B TO A TO 5 IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #25-1-2 TO CREATE NEW LOT A-2A (0.4582 AC.) AND NEW LOT A1 (1.0516 AC.).
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED RSF (RESIDENTIAL SINGLE FAMILY).

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DATE: August 16, 2018
 COMM. NO.: 2018-179
 SCALE: 1" = 30'

SHEET 2 OF 2