

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ANNA BEEBE SACHS IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 6 INCLUSIVE TO 1, BEING LOT 58-A (RESUBDIVISION PLAT FOR TIMOTHY A. KELLY, P.B. 13, PG. 5, SLIDE 209) AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JUNE 10, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 100001347.

THAT FRIC & FRAC, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 2, 3, 4, 7 TO 2, BEING LOTS 59 AND 60 OF THE J.H. PALMER ADDITION (P.B. 1, PG. 11, ROANOKE COUNTY) ALONG WITH A PORTION OF A 10' VACATED ALLEY (D.B. 139, PG. 197) AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 24, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 120002759.

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

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS;

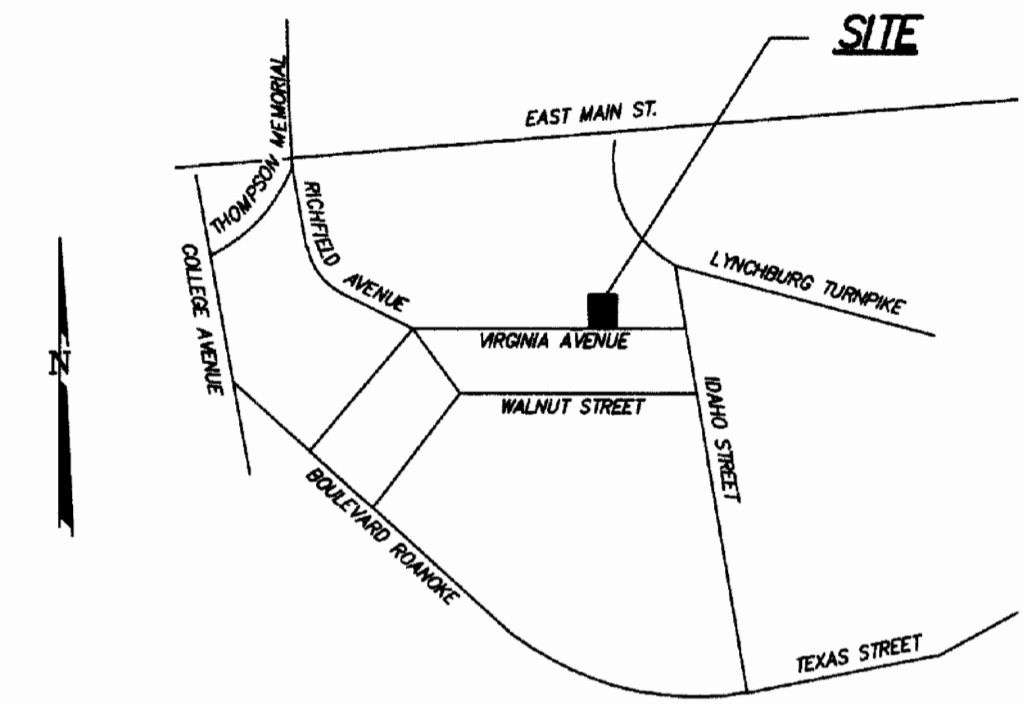
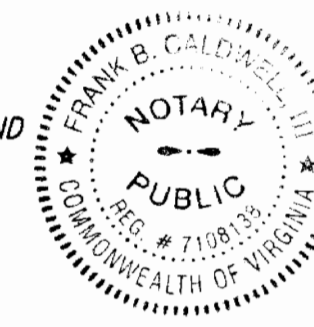
STATE OF VIRGINIA

CITY OF ROANOKE

TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ANNA BEEBE SACHS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18TH DAY OF FEB., 2020.

MY COMMISSION EXPIRES 31 JULY 2023

7108138
NOTARY REGISTRATION NUMBER NOTARY PUBLIC



VICINITY MAP
NO SCALE

Anna Beebe Sachs 2/18/20
ANNA BEEBE SACHS - OWNER DATE
(INSTRUMENT No. 100001347)

Caroline A. Kelly 2-18-20
FRIC & FRAC, LLC - AUTHORIZED AGENT DATE
(INSTRUMENT No. 120002759)

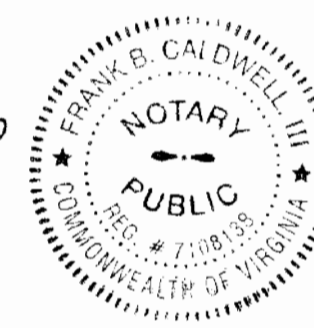
STATE OF VIRGINIA

CITY OF ROANOKE

TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CAROLINE A. KELLY WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18TH DAY OF FEB., 2020.

MY COMMISSION EXPIRES 31 JULY 2023

7108138
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NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES NOT SHOWN WHICH AFFECT THE SUBJECT PROPERTY.
2. THE SUBJECT PROPERTY LIES WITHIN ZONE "X UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP No. 51161C0141G, DATED SEPTEMBER 28, 2007.
3. REFERENCE: SUBDIVISION OF J.H. PALMER'S PROPERTY, BY S.A. WILLSON, DATED DECEMBER 1889, RECORDED IN P.B. 1, PG. 11 (ROANOKE COUNTY).
4. REFERENCE: RESUBDIVISION PLAT FOR TIMOTHY A. KELLY, BY CALDWELL WHITE ASSOCIATES, DATED MAY 5, 2009, REVISED JUNE 5, 2009 AND RECORDED IN P.B. 13, PG. 5, SLIDE 209.
5. REFERENCE OF PROPERTY CONVEYANCE:
 - * INSTRUMENT No. 100001347 (CITY OF SALEM), BEING TAX PARCEL 119-1-6 CONVEYED TO ANNA BEEBE SACHS.
 - * INSTRUMENT No. 120002759 (CITY OF SALEM), BEING TAX PARCEL 119-1-5 CONVEYED TO FRIC & FRAC, LLC.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
7. THE SUBJECT PROPERTIES ARE ZONED RSF (RESIDENTIAL SINGLE FAMILY) AT THE DATE OF THIS PLAT.
8. THE RECORDATION OF THIS PLAT 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.

LOT LINE VACATION AND RESUBDIVISION PLAT

FOR
**ANNA BEEBE SACHS,
AND FRIC & FRAC, LLC**

SHOWING LOT 58-A RESUBDIVISION PLAT FOR TIMOTHY A. KELLY (P.B. 13, PG. 5, SLIDE 209), LOT 59 AND LOT 60 AND A PORTION OF A VACATED ALLEY OF THE J.H. PALMER'S ADDITION (P.B. 1, PG. 11, ROANOKE COUNTY) CREATING HEREON

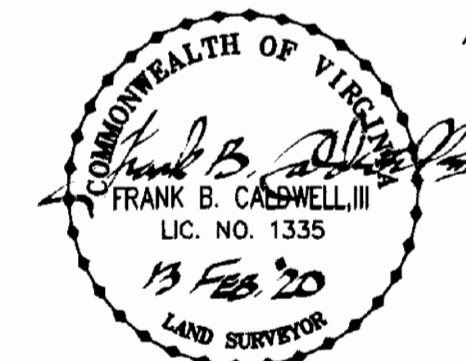
**LOT 58-A-1 - 0.5109 ACRE
LOT 59-A - 0.3347 ACRE**

SITUATE VIRGINIA AVENUE
CITY OF SALEM, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 6860
ROANOKE, VIRGINIA 24017
(540) 368-3400 FAX: (540) 368-8702

APPROVED:

James E. Taliaferro, II 2/18/2020
JAMES E. TALIAFERRO, II, P.E., L.S. DATE
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION



APPROVED:

Charles E. Van Allman, Jr. 2/18/2020
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF SALEM, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA. THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON Feb 18 2020, AT 12:31 O'CLOCK

2 .M.

TESTE: CHANCE CRAWFORD

Chance Crawford
DEPUTY CLERK

TAX NO.: 119-1-6, 119-1-5
DRAWN: CLH
CALC.: CLH
CLOSED: CLH

SCALE: 1"= 20'
DATE: FEB. 6, 2020
N.B.: CH-19
W.O.: 19-0096

REV.: FEB. 13, 2020

CHK'D.: FBC, III

SHEET 1 OF 2

PROPERTY OF
WHITWELL C. KELLY
LOT A
INSTRUMENT No. 110000307
P.B. 12, PG. 76
TAX #119-1-1

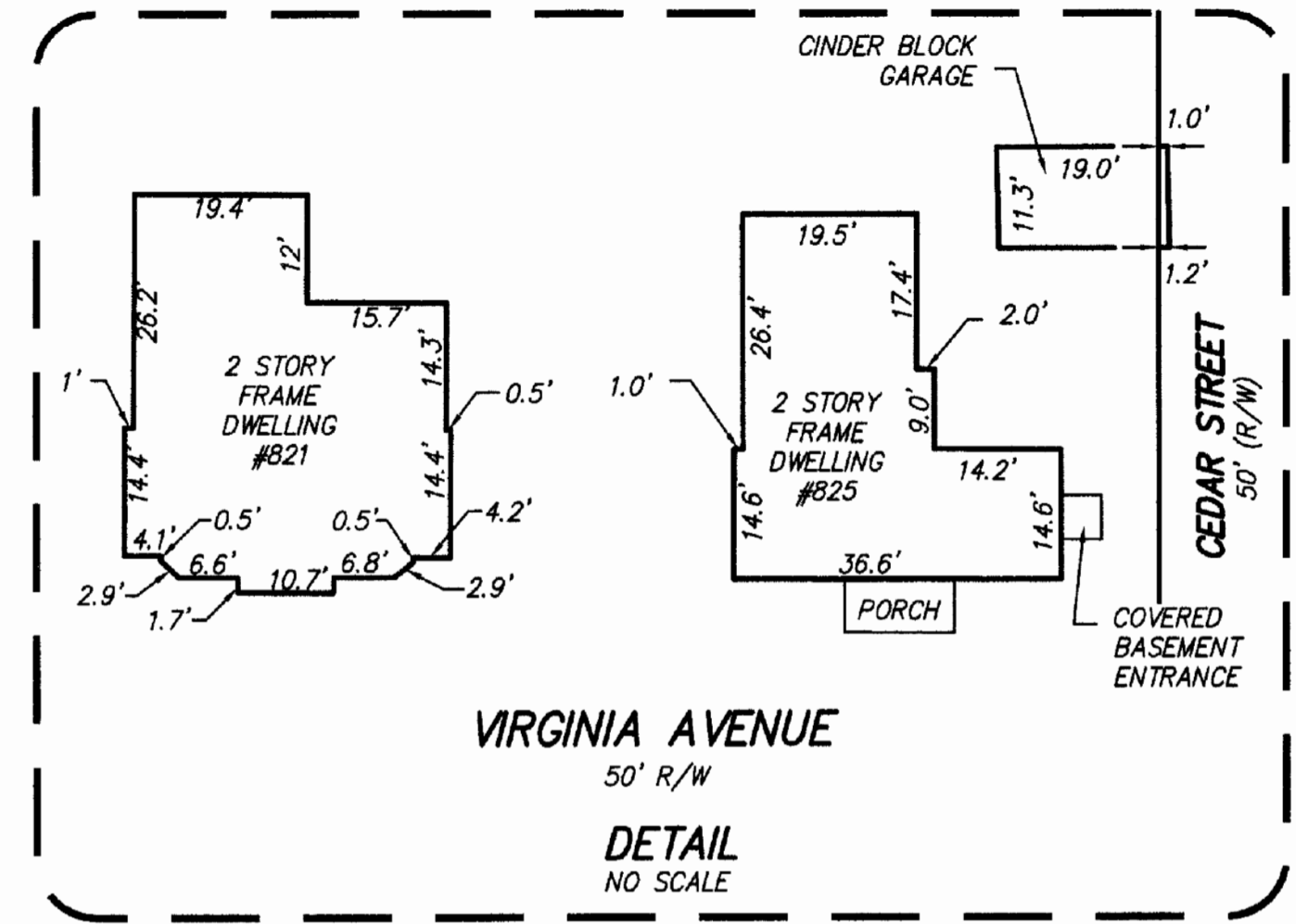
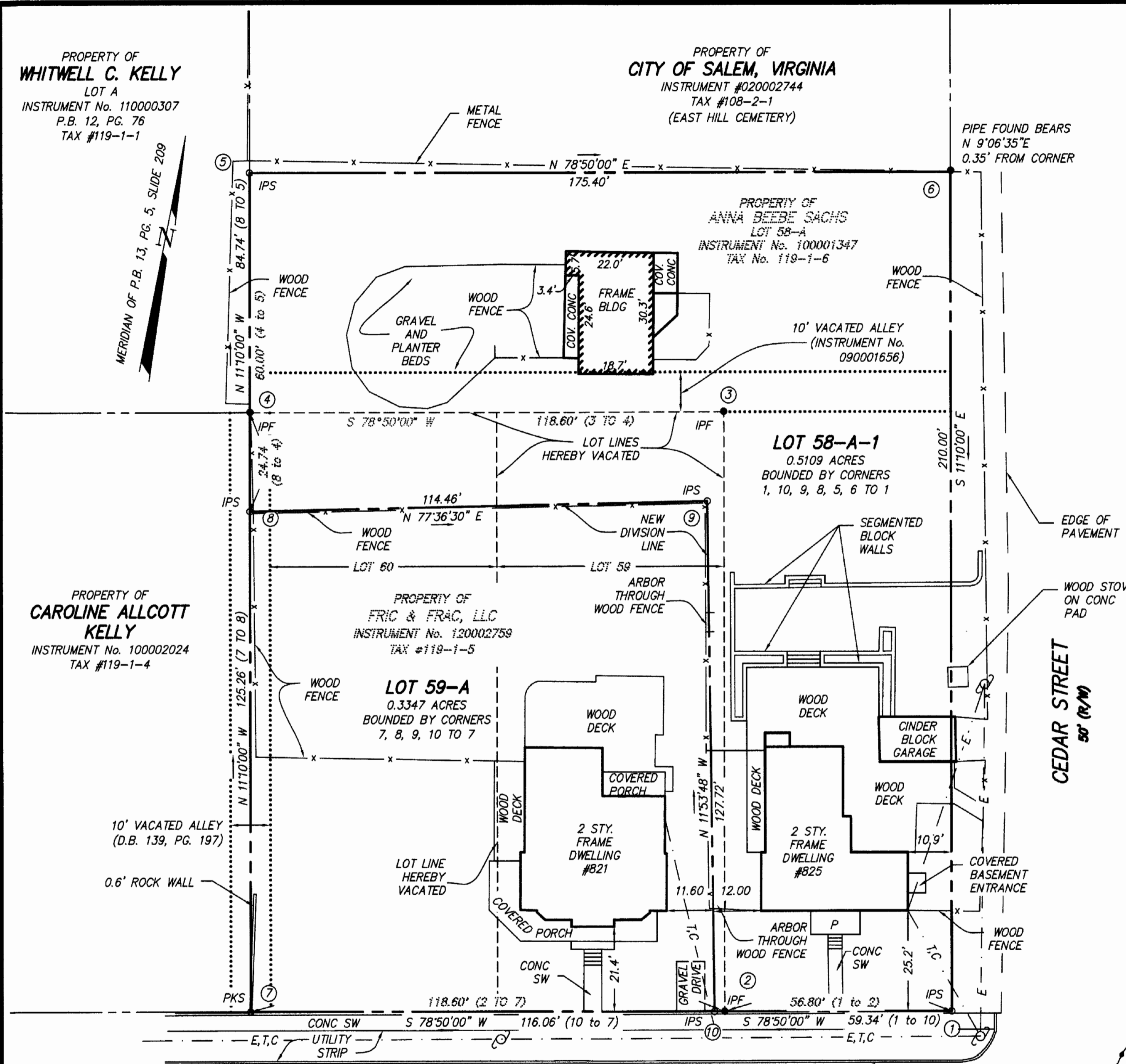
PROPERTY OF
CITY OF SALEM, VIRGINIA
INSTRUMENT #020002744
TAX #108-2-1
(EAST HILL CEMETERY)

PIPE FOUND BEARS
N 9°06'35"E
0.35' FROM CORNER

PROPERTY OF
ANNA BEEBE SACHS
LOT 58-A
INSTRUMENT No. 100001347
TAX No. 119-1-6

PROPERTY OF
FRIC & FRAC, LLC
INSTRUMENT No. 120002759
TAX #119-1-5

PROPERTY OF
CAROLINE ALLCOTT KELLY
INSTRUMENT No. 100002024
TAX #119-1-4



LEGEND

SYMBOLS		LEGEND	
○	SET MONUMENTATION	BLDG	BUILDING
●	FOUND MONUMENTATION	CONC	CONCRETE
— E —	OVERHEAD ELECTRIC LINE	D.B.	DEED BOOK
— T —	OVERHEAD TELEPHONE LINE	FND	FOUND
— C —	OVERHEAD CABLE LINE	IPF	IRON PIN FOUND
⊕	UTILITY POLE	IPS	IRON PIN SET
— x —	FENCE	C	OVERHEAD CABLE
		E	OVERHEAD ELECTRIC
		T	OVERHEAD TELEPHONE
		P	PATIO
		PKS	PK NAIL SET
		R/W	RIGHT OF WAY
		S	STOOP
		STY	STORY
		S/W	SIDEWALK

LOT LINE VACATION AND RESUBDIVISION PLAT

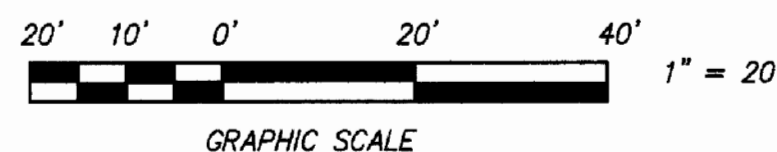
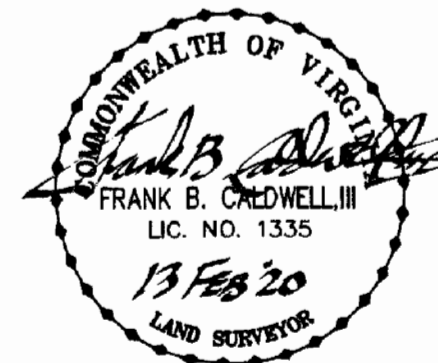
FOR
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