

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT DAVIDSON & STONE, LLC IS THE OWNER OF LOT 1, BLOCK 5
AND A PORTION OF VACATED YOUNG STREET, EDGEWOOD DEVELOPMENT
CORPORATION, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1
INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY THOMAS
R. GROTON AND JANE L. GROTON BY DEED DATED DECEMBER 18, 2012
AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
CITY OF SALEM, VIRGINIA AS INSTRUMENT NUMBER 120003302.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE
PROPERTIES OF THEIR 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 AND HEREBY VACATES LINE 2-5 SHOWN DOTTED
HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNER:

Sharon P. Davidson

4-2-15

SHARON P. DAVIDSON - MEMBER, DAVIDSON & STONE, LLC DATE
INSTRUMENT NUMBER 120003302

Wm. Taylor Stone

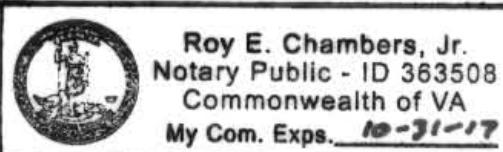
4/2/15

TAYLOR STONE - MEMBER, DAVIDSON & STONE, LLC DATE
INSTRUMENT NUMBER 120003302

STATE OF VIRGINIA
COUNTY OF Roanoke

TO WIT:

I, Roy G. Chambers, Jr., A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT SHARON P.
DAVIDSON, MEMBER, DAVIDSON & STONE, LLC, WHOSE NAME IS SIGNED
TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME
AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
DAY OF April, 2015.

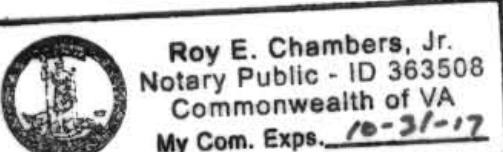


NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 363508

STATE OF VIRGINIA
COUNTY OF Roanoke

TO WIT:

I, Roy G. Chambers, Jr., A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT TAYLOR
STONE, MEMBER, DAVIDSON & STONE, LLC, WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
DAY OF April, 2015.



CITY OF SALEM APPROVAL:

James E. Taliaferro, II, P.E., L.S.
JAMES E. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION
DATE 4/17/15

Charles E. Van Allen Jr.
CHARLES E. VAN ALLEN, JR., P.E., L.S. - CITY ENGINEER DATE
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
ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT
3:32 O'CLOCK P.M. ON THIS 20 DAY OF
April, 2015.

TESTE:
CHANCE CRAWFORD
CLERK
BY: Deputy Clerk

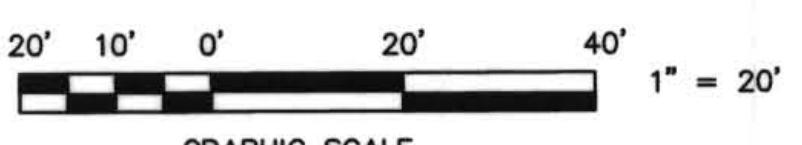
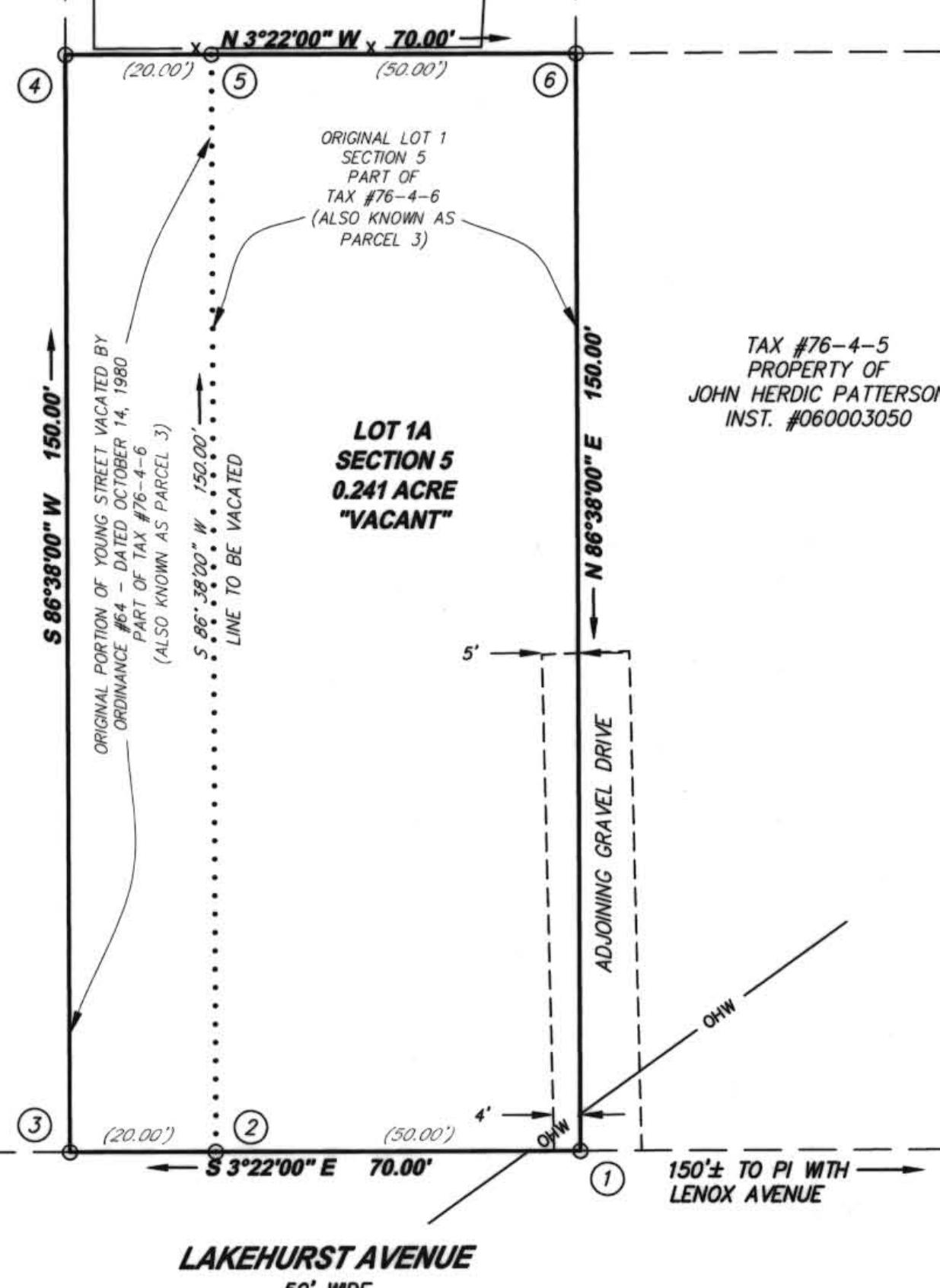
LEGEND:

O DEEDED CORNER
-X- FENCE
-OHW- OVERHEAD WIRE

MERIDIAN OF
INST. #020001589

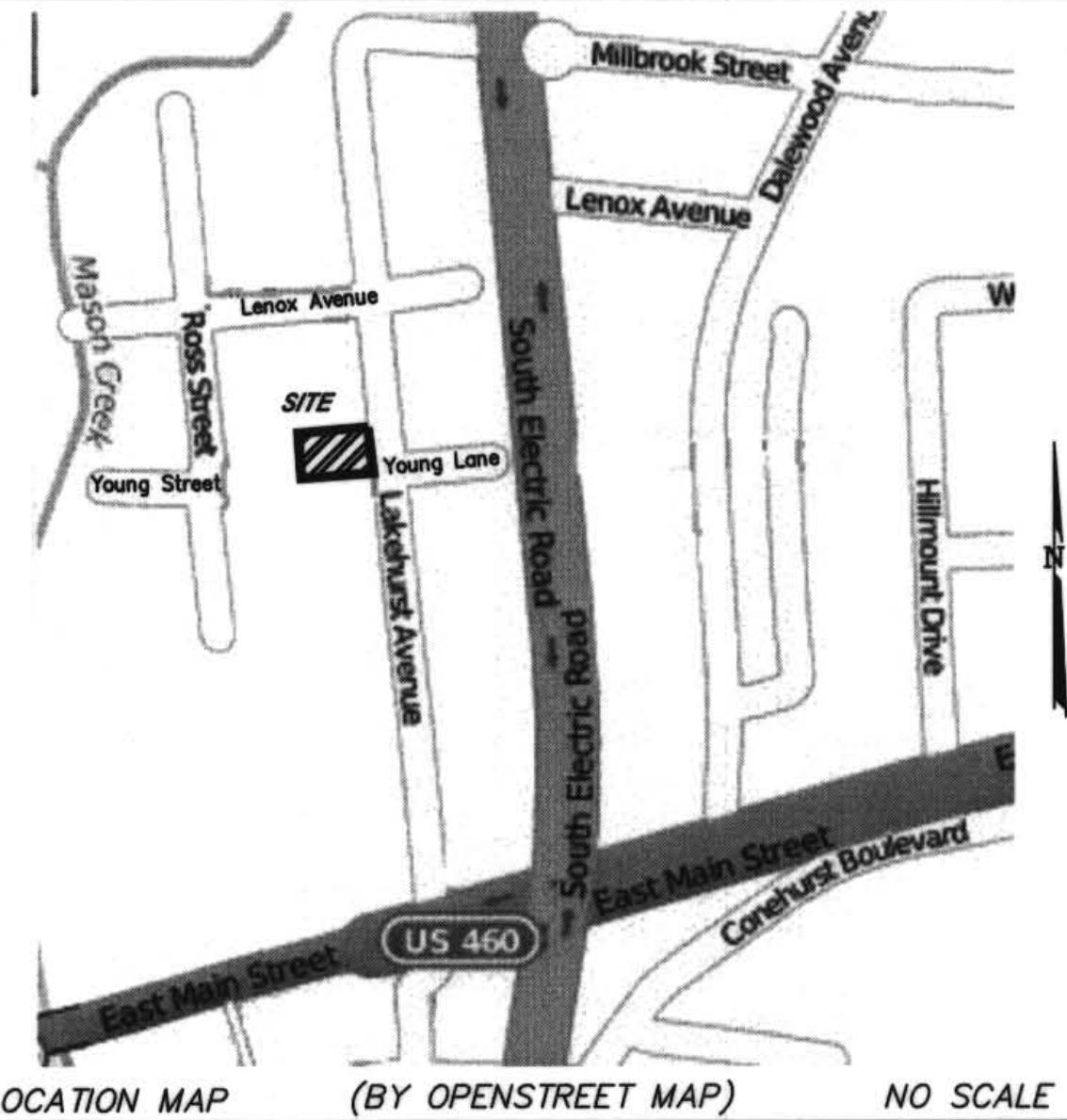
TAX #76-4-7
PROPERTY OF
ROBERT E. WYRICK
INST. #100002986

TAX #76-4-8
PROPERTY OF
PAUL NGUYEN
INST. #140001190



GRAPHIC SCALE

THIS PLAT IS BASED ON RECORDS; NO
CURRENT FIELD SURVEY PERFORMED.
DAVIDSON & STONE, LLC IS THE
OWNER OF RECORD, SEE INST.
#120003302.



GENERAL NOTES:

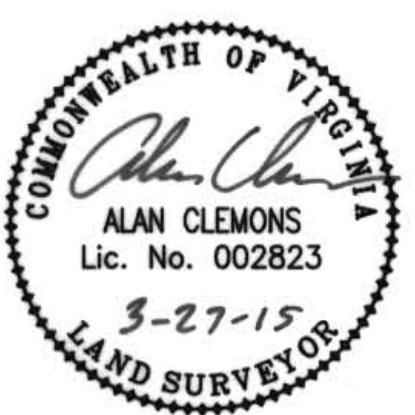
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0142 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. 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.
4. THE PROPERTY IS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THIS PLAT.
5. THE CITY OF SALEM RECOGNIZES VACATED RIGHT OF WAY LAND AS COMBINED WITH THE ADJACENT PRIVATE PROPERTY AT THE TIME OF VACATION BY CITY COUNCIL. THE ACT OF VACATION OF RIGHT OF WAY CANNOT FORM A SEPARATE LOT.

REFERENCE MAP:

1. PHYSICAL IMPROVEMENT SURVEY FOR THOMAS R. GROTON AND JANE L. GROTON BY BALZER AND ASSOCIATES, INC. DATED MARCH 15, 2002 AND RECORDED WITH INST. #020001589.

PLAT FROM RECORDS FOR
DAVIDSON & STONE, LLC

SHOWING THE VACATION AND COMBINATION OF
ORIGINAL LOT 1, SECTION 5 & A PORTION OF VACATED YOUNG STREET
EDGEWOOD DEVELOPMENT CORPORATION
P.B. 1, PG. 336 (ROANOKE COUNTY)
ALSO KNOWN AS PARCEL 3 AS DESCRIBED D.B. 198, PG. 58
SITUATE ON LAKEHURST AVENUE
CITY OF SALEM, VIRGINIA
SCALE: 1"=20'



TAX # 76-4-6
DRAWN: REC

DATE: 27 MARCH, 2015
W.O.: 15-0027:01

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Fax: 540-389-5767
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p a r k e r
DESIGN GROUP
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS