

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT RONALD LEE CLINGENPEEL AND BETTY B. CLINGENPEEL ARE THE OWNERS OF LOT 1A, BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 28, PAGE 336, AND PLAT BOOK 14, PAGE 59. BEING THE ENTIRE PROPERTY BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1 INCLUSIVE.

THAT ANTHONY O. RAGAN IS THE OWNER OF A PORTION OF THE ALLEY VACATED BY RESOLUTION #1277 DATED FEBRUARY 4, 2016. BOUNDED BY CORNERS 9 THRU 11 TO 6 TO 9.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE 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 VACATE THE LINES SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Ronald Lee Clingenpeel 8-16-2016
RONALD LEE CLINGENPEEL - OWNER DATE
DEED BOOK 28, PAGE 336, RESOLUTION #1277 AND PLAT BOOK 14,
PAGE 59, SLIDE 224.

Betty B. Clingenpeel 8-16-2016
BETTY B. CLINGENPEEL - OWNER DATE
DEED BOOK 28, PAGE 336, RESOLUTION #1277 AND PLAT BOOK 14,
PAGE 59, SLIDE 224.

Anthony O. Ragan 8-23-2016
ANTHONY O. RAGAN - OWNER DATE
INSTRUMENT #050001287, & RESOLUTION #1277.

STATE OF VIRGINIA
COUNTY OF Roanoke
TO WIT:

I, Roy E. Chambers, Jr. A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RONALD LEE
CLINGENPEEL WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN
MY AFORESAID JURISDICTION ON THIS 16 DAY OF AUG, 2016.

NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 363508

STATE OF VIRGINIA
COUNTY OF Roanoke
TO WIT:

I, Roy E. Chambers, Jr. A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT BETTY B.
CLINGENPEEL, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN
MY AFORESAID JURISDICTION ON THIS 16 DAY OF AUG, 2016.

NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 363508

STATE OF VIRGINIA
COUNTY OF Roanoke
TO WIT:

I, Roy E. Chambers, Jr. A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ANTHONY O.
RAGAN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN
MY AFORESAID JURISDICTION ON THIS 16 DAY OF AUG, 2016.

NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 363508

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
3:45 O'CLOCK P.M. ON THIS 8/25/2016 DAY OF
September 2016.

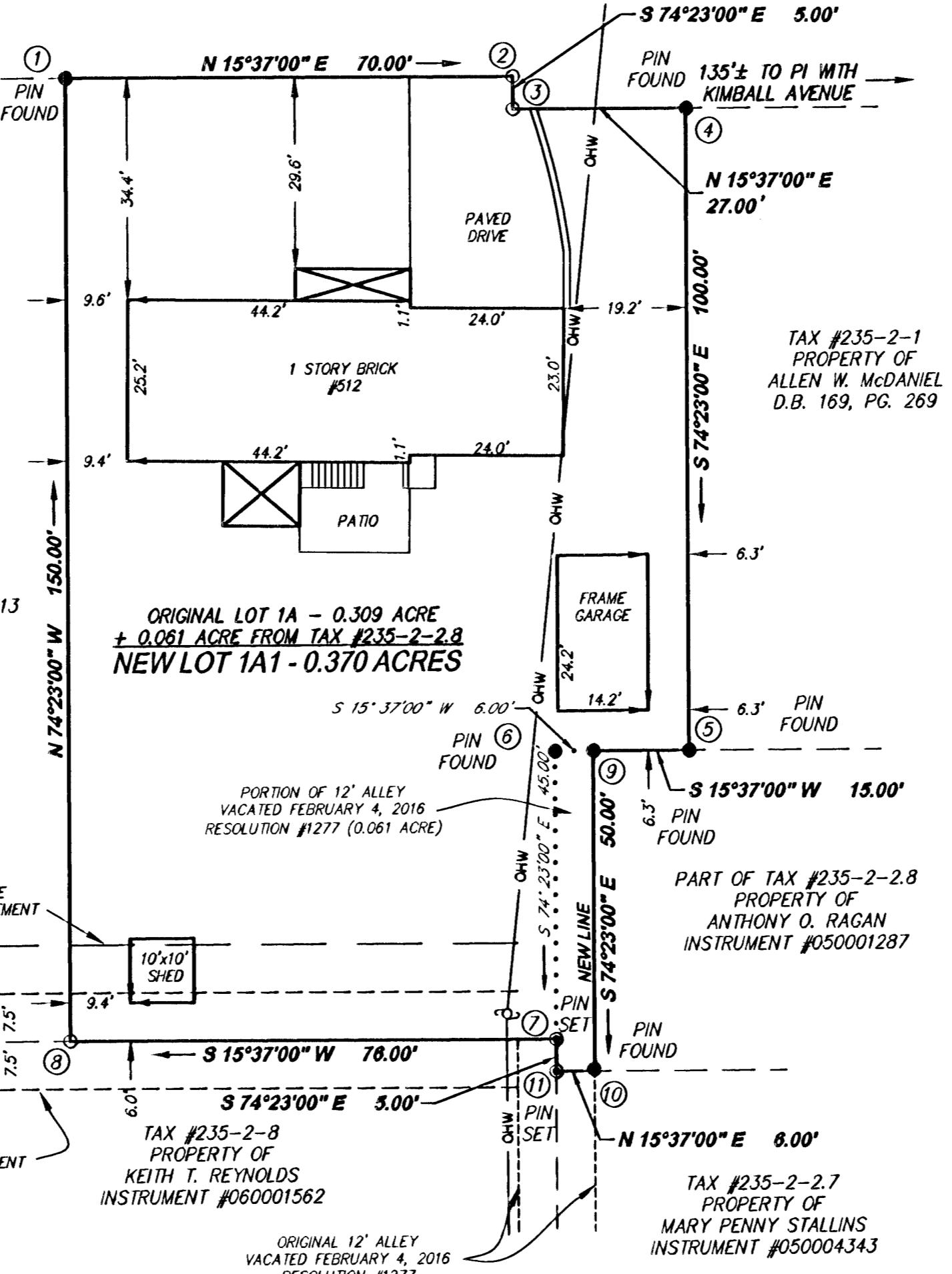
TESTE: CHANCE CRAWFORD
CLERK
BY: MIRIA
DEPUTY CLERK

MERIDIAN OF
P.B. 14, PG. 59

(FORMERLY CHERRY STREET)
PYRTLE DRIVE
WIDTH VARIES

LEGEND:

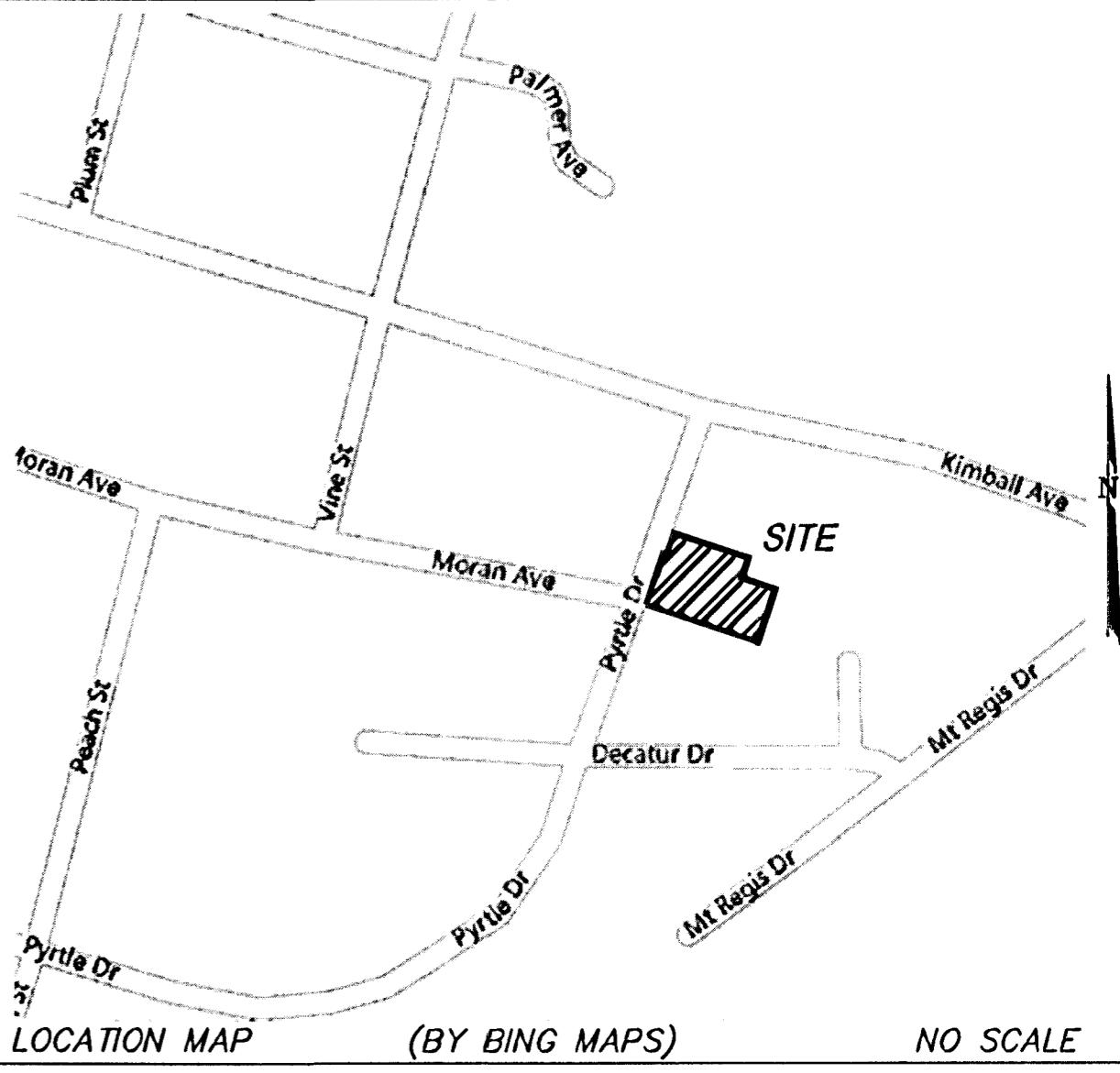
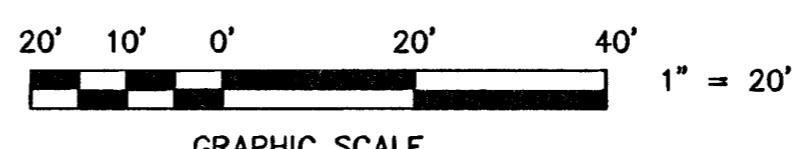
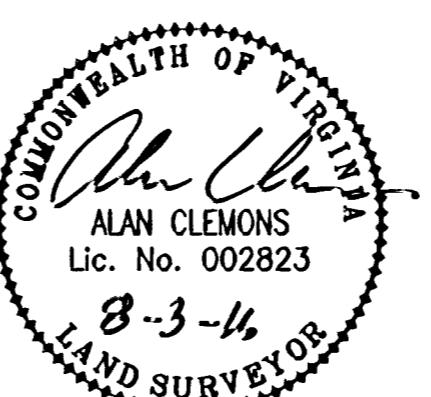
- DEEDED CORNER MONUMENT FOUND
- MONUMENT SET
- OHW - OVERHEAD WIRE
- OHW -



CITY OF SALEM APPROVAL:

James E. Taliaferro, II, P.E., L.S.
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION
9/6/16 DATE

Charles E. Van Allman, Jr.
CHARLES E. VAN ALLMAN, JR., P.E., L.S. -
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SALEM, VIRGINIA
8/25/2016 DATE



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. 51161C0143 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.

REFERENCE MAP:

1. PLAT FROM RECORDS FOR RONALD LEE AND BETTY B. CLINGENPEEL RECORDED IN PLAT BOOK 14, PAGE 59. SLIDE 224.

THIS PLAT IS BASED ON RECORDS;
AND A PARTIAL FIELD SURVEY.
RONALD LEE & BETTY B. CLINGENPEEL
ARE THE OWNERS OF RECORD, SEE
D.B. 28, PG. 336, P.B. 14, PG. 59,
SLIDE 224, & RESOLUTION #1277.

PLAT OF PARTIAL SURVEY FOR
RONALD LEE CLINGENPEEL
BETTY B. CLINGENPEEL
& ANTHONY O. RAGAN

SHOWING THE BOUNDARY LINE ADJUSTMENT OF
LOT 1A (0.309 ACRE), P.B. 14, PG. 59
AND A VACATED PORTION OF A 12' ALLEY (0.061 ACRES)
VACATED BY RESOLUTION #1277 DATED FEBRUARY 4, 2016
CREATING HEREON LOT 1A1 (0.370 ACRE)
SITUATE ON PYRTLE DRIVE
CITY OF SALEM, VIRGINIA
SCALE: 1" = 20'

TAX # 235-2-15
DRAWN: MAC

DATE: 3 AUGUST, 2016
W.O.: 15-0151:03

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