

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE TRUSTEES OF SALEM CONGREGATION OF JEHOVAH'S WITNESSES ARE THE FEE SIMPLE OWNERS OF THE PROPERTY SHOWN HEREON, OTHERWISE KNOWN AS TAX MAP #239-1-4, BEING THE ENTIRE PROPERTY BOUNDED BY OUTSIDE CORNERS 1 THRU 4, TO 1, INCLUSIVE, THE SAME BEING CONVEYED TO THE SAID OWNERS BY VIRTUE OF DEED, REFERENCED BY DEED BOOK 217 PAGE 410, THIS INSTRUMENT BEING A MATTER OF PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THAT ARDEN D. BAYLESS, Sr., DONA E. BAYLESS, ARDEN D. BAYLESS Jr. & HEATHER L. BAYLESS, ARE THE FEE SIMPLE OWNERS OF TAX MAP #212-4-7, BEING ALL OF THE PROPERTY CONVEYED TO THE SAID OWNERS BY VIRTUE OF DEED, REFERENCED BY INSTRUMENT NUMBER 130002223, BEING A MATTER OF PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNER(S), BENEFICIARIES, AND TRUSTEE(S) IF ANY, HEREBY CERTIFY THAT THEY DESIRE TO VACATE EXISTING BOUNDS AND OTHERWISE ADJUST BOUNDARY LINES AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2276 OF THE CODE OF VIRGINIA 1950 (AS AMENDED TO DATE), AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE (AS AMENDED TO DATE).

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS:

*Brady M. Furrow* 6/29/18  
TRUSTEE OF THE SALEM CONGREGATION OF JEHOVAH'S WITNESSES DATE  
BRADY M. FURROW - DEED BOOK 217 PAGE 410

*Richard C. Doyle* 6/29/18  
TRUSTEE OF THE SALEM CONGREGATION OF JEHOVAH'S WITNESSES DATE  
RICHARD C. DOYLE - DEED BOOK 217 PAGE 410

*Richard E. Bryson* 6/29/18  
TRUSTEE OF THE SALEM CONGREGATION OF JEHOVAH'S WITNESSES DATE  
RICHARD E. BRYSON - DEED BOOK 217 PAGE 410

*Arden D. Bayless* 7/1/18  
ARDEN D. BAYLESS, Sr. DATE  
INSTRUMENT # 130002223

*Dona E. Bayless* 7/1/18  
DONA E. BAYLESS DATE  
INSTRUMENT # 130002223

*Arden D. Bayless, Jr.* 7/1/18  
ARDEN D. BAYLESS, Jr. DATE  
INSTRUMENT # 130002223

*Heather L. Bayless* 7/1/18  
HEATHER L. BAYLESS DATE  
INSTRUMENT # 130002223

## CITY OF SALEM APPROVALS:

APPROVED: *James E. Taliroffo* 7/25/18  
JAMES E. TALIAFERRO, II, P.E., L.S. DATE  
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

APPROVED: *Charles E. Van Allman* 7/16/2018  
CHARLES E. VAN ALLMAN, Jr. P.E., L.S. - CITY ENGINEER DATE  
CITY OF SALEM, VIRGINIA - DIRECTOR OF COMMUNITY DEVELOPMENT

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 IS ADMITTED TO RECORD AT 8:44 O'CLOCK P.M. ON THIS 16 DAY OF AUGUST 2018  
IN THE YEAR 2018

TESTEE: CHANCE CRAWFORD, CLERK

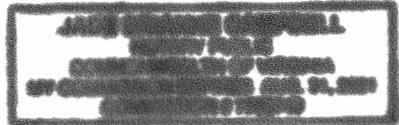
BY: *Deputy Clerk*

## NOTARIZED AFFIDAVITS FOR TRUSTEES:

STATE OF VIRGINIA  
CITY/COUNTY OF Salem

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS  
29 DAY OF June, 2018 BY A TRUSTEE OF THE SALEM CONGREGATION  
OF JEHOVAH'S WITNESSES BRADY M. FURROW.

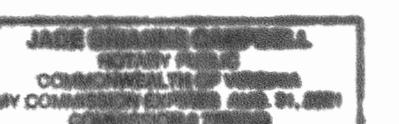
NOTARY PUBLIC: *Betty Ross* MY COMMISSION EXPIRES 07/31/2020  
REGISTRATION NUMBER 7750749



STATE OF VIRGINIA  
CITY/COUNTY OF Salem

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS  
29 DAY OF June, 2018 BY A TRUSTEE OF THE SALEM CONGREGATION  
OF JEHOVAH'S WITNESSES RICHARD C. DOYLE.

NOTARY PUBLIC: *Betty Ross* MY COMMISSION EXPIRES 07/31/2020  
REGISTRATION NUMBER 7750749



STATE OF VIRGINIA  
CITY/COUNTY OF Salem

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS  
29 DAY OF June, 2018 BY A TRUSTEE OF THE SALEM CONGREGATION  
OF JEHOVAH'S WITNESSES RICHARD E. BRYSON.

NOTARY PUBLIC: *Betty Ross* MY COMMISSION EXPIRES 07/31/2020  
REGISTRATION NUMBER 7750749



## NOTARIZED AFFIDAVITS FOR BAYLESS FAMILY

STATE OF VIRGINIA  
CITY/COUNTY OF Roanoke

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS  
11 DAY OF July, 2018 BY ARDEN D. BAYLESS, Sr.

NOTARY PUBLIC: *Betty Ross* MY COMMISSION EXPIRES 07/31/2020  
REGISTRATION NUMBER 7689471



STATE OF VIRGINIA  
CITY/COUNTY OF Roanoke

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS  
11 DAY OF July, 2018 BY DONA E. BAYLESS.

NOTARY PUBLIC: *Betty Ross* MY COMMISSION EXPIRES 07/31/2020  
REGISTRATION NUMBER 7689471



STATE OF VIRGINIA  
CITY/COUNTY OF Roanoke

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS  
10 DAY OF July, 2018 BY ARDEN D. BAYLESS, Jr.

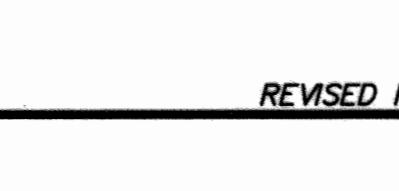
NOTARY PUBLIC: *Betty Ross* MY COMMISSION EXPIRES 07/31/2020  
REGISTRATION NUMBER 7689471



STATE OF VIRGINIA  
CITY/COUNTY OF Roanoke

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS  
12 DAY OF July, 2018 BY HEATHER L. BAYLESS.

NOTARY PUBLIC: *Betty Ross* MY COMMISSION EXPIRES 07/31/2020  
REGISTRATION NUMBER 7689471



## NOTES:

## 1. LEGAL REFERENCES:

TAX MAP #239-1-4  
DEED BOOK 217 PAGE 410  
CURRENT OWNERS: TRUSTEES OF SALEM CONGREGATION OF JEHOVAH'S WITNESSES

TAX MAP #212-4-7  
INSTRUMENT NUMBER 130002223  
CURRENT OWNERS: ARDEN D. BAYLESS, Sr., DONA E. BAYLESS, ARDEN D. BAYLESS Jr., & HEATHER L. BAYLESS

2. THIS SURVEY WAS PERFORMED WITH OUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND, THEREFORE, MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

3. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN FLOOD ZONE "X UNSHADED" AS SHOWN ON FEMA PANEL NUMBER 51161C0139G, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

4. ALL EASEMENTS AND EVIDENCE OF UNDERGROUND UTILITIES ARE NOT NECESSARILY SHOWN (SEE NOTE 2).

5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

6. NO NEW LOTS ARE CREATED BY THIS PLAT.

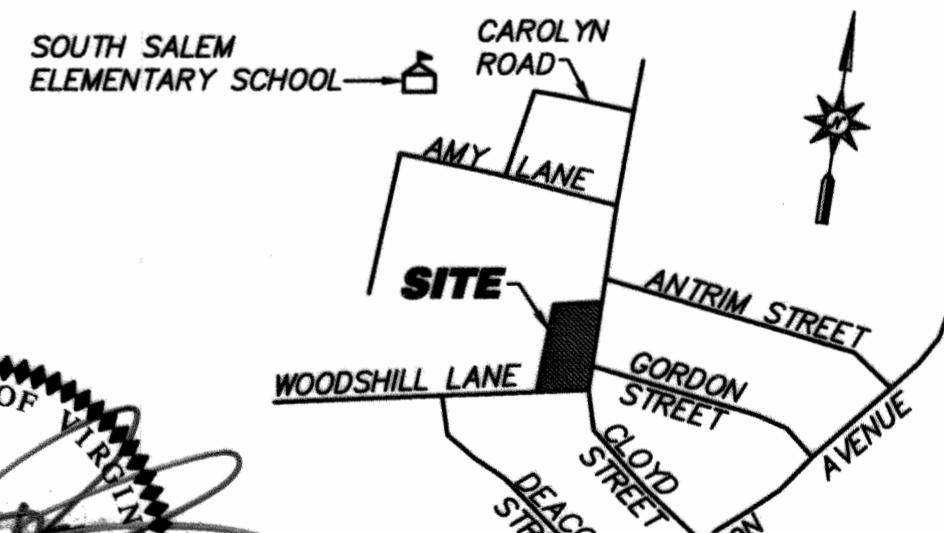
7. THE 15' ROAD EASEMENT SHOWN HEREON (30' TOTAL WIDTH) IS FOUND IN PLAT BOOK 2 PAGE 2, THIS EASEMENT DIFFERS FROM THE EASEMENT SHOWN ORIGINALLY IN DEED BOOK 5 PAGE 221 WHICH CREATED THE SUBJECT PARCEL AND SHOWS THE EASEMENT TO THE SOUTH OF THE SOUTHERN PROPERTY LINE ONLY. THE EASEMENT SHOWN IN PLAT BOOK 2 PAGE 2 MAY BE INVALID OR ERRANTLY SHOWN SINCE THE DEVELOPER HAD ALREADY CONVEYED THE SUBJECT LOT AND COULD NOT DEDICATE AN EASEMENT ACROSS PROPERTY THAT WAS NOT IN HIS POSSESSION. A TITLE SEARCH AND LEGAL OPINION IS RECOMMENDED TO ASCERTAIN THE LEGITIMACY OF THIS EASEMENT AND THE SUBSEQUENT ENCROACHMENT INTO THE EASEMENT BY THE KINGDOM HALL AS SHOWN.

8. THIS SURVEY IS REFERENCED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE, USING THE NAD 83 HORIZONTAL COORDINATE SYSTEM (2011 ADJUSTMENT).

9. THE RECORDATION OF THIS PLAT OF BOUNDARY LINE ADJUSTMENT 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 THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

10. IT IS THE INTENT OF THIS SURVEY IS THAT ALL RIGHTS, TITLE, AND INTEREST OF THE 0.002 ACRE GAP AREA BETWEEN THE SUBJECT AND BAYLESS PROPERTIES WILL BE INCLUDED IN ANY CONVEYANCE (SEE NOTE 9) TO THE ADJACENT OWNERS, AND THIS GAP AREA ALONG WITH THE 0.032 ACRE PORTION OF TAX MAP #239-1-4 SHALL BECOME PART AND PARCEL TO TAX MAP #212-4-7.

11. THE SUBJECT PROPERTY IS CURRENTLY ZONED RB - RESIDENTIAL BUSINESS DISTRICT, ADJOINING TAX MAP #212-4-7 IS CURRENTLY ZONED RSF - RESIDENTIAL SINGLE FAMILY AS OF THE DATE OF THIS PLAT.



VICINITY MAP  
NOT TO SCALE

BOUNDARY LINE ADJUSTMENT FOR  
TRUSTEES OF SALEM CONGREGATION  
OF JEHOVAH'S WITNESSES

2241 MILL LANE  
SHOWING THE COMBINATION OF A 0.034 ACRE PORTION OF EXISTING TAX MAP #239-1-4 WITH TAX MAP #212-4-7  
TAX MAP #239-1-4 NOW CONTAINS 0.997 ACRE  
TAX MAP #212-4-7 NOW CONTAINS ±1.144 ACRES

CITY OF SALEM, VIRGINIA  
SURVEYED: DECEMBER 16, 2015  
SCALE: 1" = 20'  
SHEET 1 OF 2

LEGEND

NE.....NORTHEAST  
 NW.....NORTHWEST  
 CONC...CONCRETE  
 ....UTILITY LINES  
 ....FENCE LINE  
 ....PROPERTY LINE  
 ....UTILITY POLE  
 ....GUY ANCHOR  
 ....LIGHT POLE  
 ....DISABLED PARKIN

WILLIAM E. & JUNE G. MAXEY  
TAX MAP #239-1-3.2  
DEED BOOK 146 PAGE 646  
PLAT BOOK 2 PAGE 2

Diagram showing two iron pins found on a survey line. The line is labeled "CLINVELL SUBDIVISION LINE PLAT BOOK 13 PAGE 74". Two points on the line are labeled "FOUND 5" IRON PIN". A vertical line labeled "NOT TO SCALE" connects these two points. A scale bar at the bottom is labeled "199.6" and "200.0". A north arrow is shown with the text "GRID NORTH - SOUTH ZONE". The diagram is labeled "BOWE SUBDIVISION LINE PLAT BOOK 2 PAGE 2" at the bottom left.

**TAX MAP #239-1-4**  
(RB ZONING)  
1.029 ACRE ORIGINAL  
-0.032 ACRE TO BAYLESS  
0.997 ACRE NEW TOTAL

**ADJOINERS MASONRY RETAINING WALL IS 2.05' CLEAR OF NEW LINE**

**ARDEN D. Sr., DONA E. BAYLESS,  
ARDEN D. Jr., & HEATHER L. BAYLESS  
TAX MAP #212-4-7  
RSF ZONING**

**INSTRUMENT NUMBER 130002223  
SEE PLAT BOOK 13 PAGE 74, SLIDE 216  
DEED BOOK 4 PAGE 8 (PLAT)  
±1.11 ACRES (FROM TAX RECORDS)  
+0.002 ACRE GAP AREA  
+0.032 ACRE FROM TAX MAP #239-1-4  
±1.144 ACRE NEW TOTAL (FROM RECORDS)**

**NOT TO SCALE**

**FOUND  $\frac{1}{2}$ " IRON PIN BEARS S27°41'15"E,**

BOUNDARY LINE ADJUSTMENT FOR  
**TRUSTEES OF SALEM CONGREGATION  
OF JEHOVAH'S WITNESSES**

2241 MILL LANE  
**SHOWING THE COMBINATION OF A 0.034 ACRE PORTION OF  
EXISTING TAX MAP #239-1-4 WITH TAX MAP #212-4-7  
TAX MAP #239-1-4 NOW CONTAINS 0.997 ACRE  
TAX MAP #212-4-7 NOW CONTAINS ±1.144 ACRES**

CITY OF SALEM, VIRGINIA  
SURVEYED: DECEMBER 16, 2013  
SCALE: 1" = 20'  
SHEET 2 OF 2

0 20' 40' 60'

GRAPHIC SCALE: 1" = 20'

Job No. 2015-02-067

REVISED PER CITY COMMENTS 3-31-16

DE 731 P.B. 15 PG. 24

DE 731 P.B. 15 PG. 24

# ACTUAL SURVEYORS, PLLC

P.O. BOX 424 - AMHERST, VIRGINIA 24521-0424  
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WEB: [WWW.ACTUALSURVEYORS.COM](http://WWW.ACTUALSURVEYORS.COM)