

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT JOHN HAGERMAN IS THE OWNER OF A 0.175 ACRE TRACT, BEING BOUNDED BY CORNERS 2 THRU 5 TO 2 INCLUSIVE, AND BEING THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED 14 AUGUST, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #080002590, AND THAT JOHNNY E. CATRON IS THE OWNER OF A 0.396 ACRE TRACT, BEING BOUNDED BY CORNERS 1,2,5, AND 6 TO 1 INCLUSIVE, AND BEING THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED 17 SEPTEMBER, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #140001950.

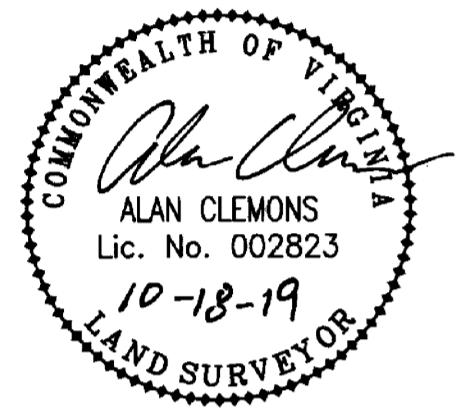
THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE. WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

John Hagerman
JOHN HAGERMAN - OWNER
INSTRUMENT #080002590

10-18-2019
DATE

Johnny E. Catron
JOHNNY E. CATRON
INSTRUMENT #140001950

10-18-2019
DATE



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. JOHN HAGERMAN IS THE OWNER OF RECORD, SEE INSTRUMENT #080002590, AND JOHNNY E. CATRON IS THE OWNER OF RECORD, SEE INSTRUMENT #140001950

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 ZONES "X-UNSHADED", "X-SHADED", & "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 G, EFFECTIVE DATE 28 SEPTEMBER, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. THE PROPERTIES SHOWN HEREON ARE ZONED "HBD" (LOT 61) & "RB" (PART LOT 60 & 59), AS OF THE DATE OF THIS PLAT.
5. LINE 2 TO 5 IS BEING VACATED.

CITY OF SALEM NOTES:

1. APPROVAL HEREOF BY THE CITY OF SALEM SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF SALEM SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
2. 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.

APPROVED:

James E. Taliaferro, II, P.E., L.S.
JAMES E. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

10/22/19
DATE

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

10/21/2019
DATE

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 1:42 O'CLOCK P.M. ON THIS 14th DAY OF October, 2019.

TESTE:

Chance Crawford
CHANCE CRAWFORD
CLERK
BY: *Stephen B. Syphax*
STEPHEN B. SYPHAX
DEPUTY CLERK

STATE OF VIRGINIA
OF Salem
TO WIT:

Brenda G. Stephenson
BRENDA G. STEPHENSON
NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 7184798
10-18-2019
AFORESAID STATE DO HEREBY CERTIFY THAT JOHN HAGERMAN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18 DAY OF October, 2019.

Brenda G. Stephenson
BRENDA G. STEPHENSON
NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 7184798
10-18-2019

STATE OF VIRGINIA
OF Salem
TO WIT:

Brenda G. Stephenson
BRENDA G. STEPHENSON
NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 7184798
10-18-2019
AFORESAID STATE DO HEREBY CERTIFY THAT JOHNNY E. CATRON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 18 DAY OF October, 2019.

Brenda G. Stephenson
BRENDA G. STEPHENSON
NOTARY PUBLIC, DATE & SEAL
REGISTRATION # 7184798
10-18-19

