

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROCKY MOUNT REALTY, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 7 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT NO. 200001021.

THAT RANDY C. MASON AND BONNIE S. MASON ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 10 TO 3 TO 2 TO 9 TO 10, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 122, PAGES 1 THROUGH 2.

THE SAID OWNERS HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

ROCKY MOUNT REALTY, LLC

Dee M. Mason

ITS: OWNER

Randy C. Mason

RANDY C. MASON

Bonnie S. Mason

BONNIE S. MASON

STATE OF VIRGINIA

Massachusetts

OF

1. *Jillie Cloherty*, A NOTARY PUBLIC IN

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

Patrick J. O'Connell, WHOSE

NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS

PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE

SAME ON THIS 8th DAY OF June, 2020

Jillie Cloherty REG. #

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/7/2025

STATE OF VIRGINIA

City OF Roanoke

Katherine Noel Maynard, A NOTARY PUBLIC IN

AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT

RANDY C. MASON & BONNIE S. MASON, WHOSE

NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, HAVE

PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE

SAME ON THIS 4th DAY OF June, 2020

Katherine Noel Maynard REG. # 76644950

NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2024

APPROVED:

Charles E. Van Allman 6/12/2020

CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE

DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliroffo 6/15/2020

JAMES E. TALIAFERRO, II, P.E., L.S. DATE

EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:01:51 O'CLOCK A.M. ON THIS 26 DAY OF June, 2020, IN PLAT BOOK 15, PAGE 76.

TESTE: GARY CHANCE CRAWFORD

CLERK

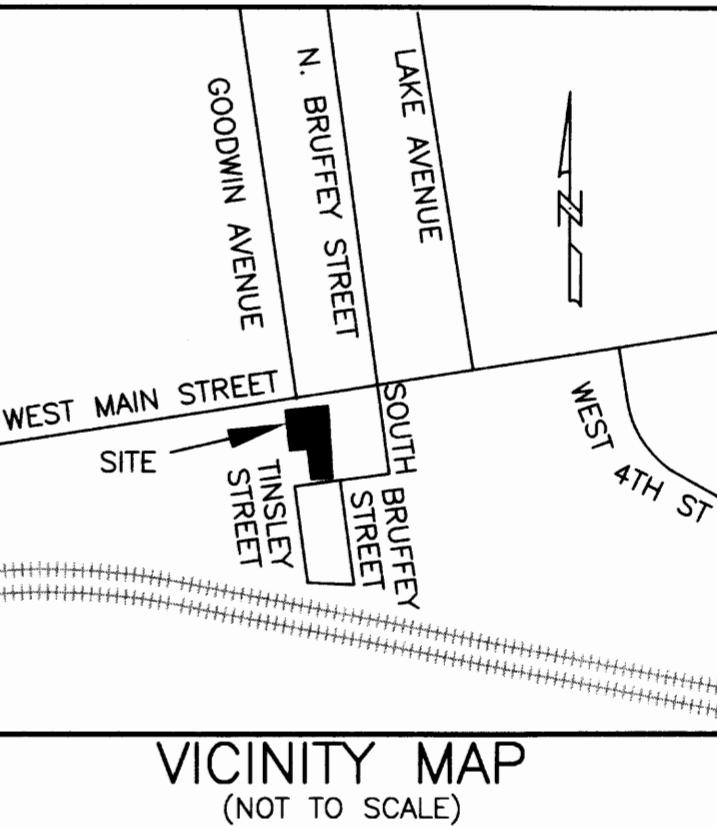
Brian H. Abel

DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: ROCKY MOUNT REALTY, LLC
LEGAL REFERENCE: INSTRUMENT NO. 200001021
TAX MAP NUMBER: 141-2-4
2. OWNER OF RECORD: RANDY C. MASON
BONNIE S. MASON
LEGAL REFERENCE: DEED BOOK 122, PAGES 1-2
TAX MAP NUMBER: 141-2-9
3. PROPERTY IS CURRENTLY ZONED = HBD (T.M. #141-2-4)
LM (T.M. #141-2-9)
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS IN F.E.M.A. DEFINED ZONES "AE", "X" SHADED AND "X" UNSHADED. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0137G (EFFECTIVE DATE: 09/28/2007) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
7. THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.

PB: 15 PG: 68



LEGEND

- O IRON PIN SET
- IRON PIN FOUND
- X-X- FENCE

LINE	BEARING	DISTANCE
1~2	S07°24'47"E	130.95'
2~3	S81°50'00"W	92.41'
3~4	S07°22'00"E	40.00'
4~5	S81°50'00"W	75.00'
5~6	N07°22'00"W	40.00'
6~7	N07°24'22"W	130.71'
7~1	N81°45'04"E	167.40'
2~8	S07°22'00"E	40.00'
8~9	S07°22'00"E	118.62'
9~10	S81°42'59"W	92.41'
10~4	N07°22'00"W	118.80'
4~8	N81°50'00"E	92.41'

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	5462.395	4944.461
2	5332.540	4961.354
3	5319.412	4869.881
4	5279.739	4875.010
5	5269.085	4800.771
6	5308.758	4795.641
7	5438.378	4778.793
8	5292.866	4966.483
9	5175.229	4981.692
10	5161.915	4890.243

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden

JOHN R. MCADEN

002002

PLAT SHOWING A LOT LINE ADJUSTMENT
ROCKY MOUNT REALTY, LLC (LOT 1
0.572 AC ROCKY MOUNT REALTY LLC
& MIZACK PLAT)

RANDY C. MASON & BONNIE S. MASON
(PT LT WEST MAIN)

SHOWING 3,696 S.F. OF TAX MAP #141-2-9
BEING COMBINED WITH 24,901 S.F. OF TAX MAP #141-2-4

CREATING HEREON

LOT 1A - TAX MAP #141-2-4 (0.567 ACRE, 28,597 S.F.) &
LOT 2A - TAX MAP #141-2-9 (0.252 ACRE, 10,969 S.F.)

SITUATED ON WEST MAIN STREET

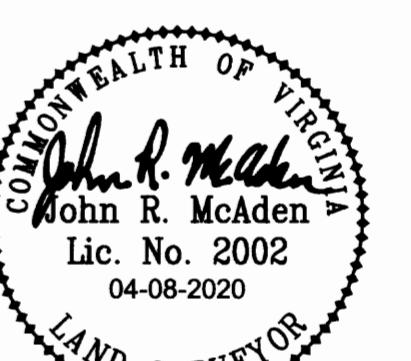
CITY OF SALEM, VIRGINIA

SURVEYED APRIL 6, 2020

JOB #04180054.00 - MASON RESUB

SCALE 1' = 30'

SHEET 1 OF 1



0' 30' 60' 90'
SCALE: 1" = 30'

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: DSH
CHECKED BY: JRM

BALZER
& ASSOCIATES