

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT INNOVAGE VIRGINIA PACE-ROANOKE VALLEY, LLC, ARE THE OWNERS OF A 1.778 ACRE TRACT BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY STEADHAM, LLC, BY DEED DATED APRIL 30, 2018 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AT INSTRUMENT NUMBER 180001041. THAT INNOVAGE VIRGINIA PACE-ROANOKE VALLEY, LLC, ARE THE OWNERS OF A 0.764 ACRE TRACT BOUNDED BY OUTSIDE CORNERS 8,7,6,9 THRU 11 TO 8 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY VICKIE LEE SANDERS, ADMINISTRATOR OF THE ESTATE OF WILLIAM EDWARD LEE BY DEED DATED APRIL 25, 2018 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AT INSTRUMENT NUMBER 180001000. THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTY 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 FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA.

James D. Carlson 1/17/19
INNOVAGE VIRGINIA PACE-ROANOKE VALLEY, LLC DATE
REPRESENTATIVE

NOTARY'S CERTIFICATE

STATE OF Colorado

COUNTY OF Denver TO WIT:

I, Bianca Carlson, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID DO HEREBY CERTIFY THAT A REPRESENTATIVE OF INNOVAGE VIRGINIA PACE-ROANOKE VALLEY, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF January 7, 2019 HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME, GIVEN UNDER MY HAND AND SEAL ON

THIS 7th DAY OF January, 2019

NOTARY PUBLIC
Bianca Carlson
MY COMMISSION EXPIRES
April 5, 2020

BIANCA CARLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094042544
MY COMMISSION EXPIRES APRIL 5, 2020

APPROVED:

James E. Talaferro 1/10/19
JAMES E. TALAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

Charles E. Van Allman Jr. 1/10/2019
CHARLES E. VAN ALLMAN JR., P.E., L.S.
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM, VIRGINIA

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 2:29 O'CLOCK P.M. ON THIS 11 DAY OF March, 2019, IN INSTRUMENT NO. 19-451.

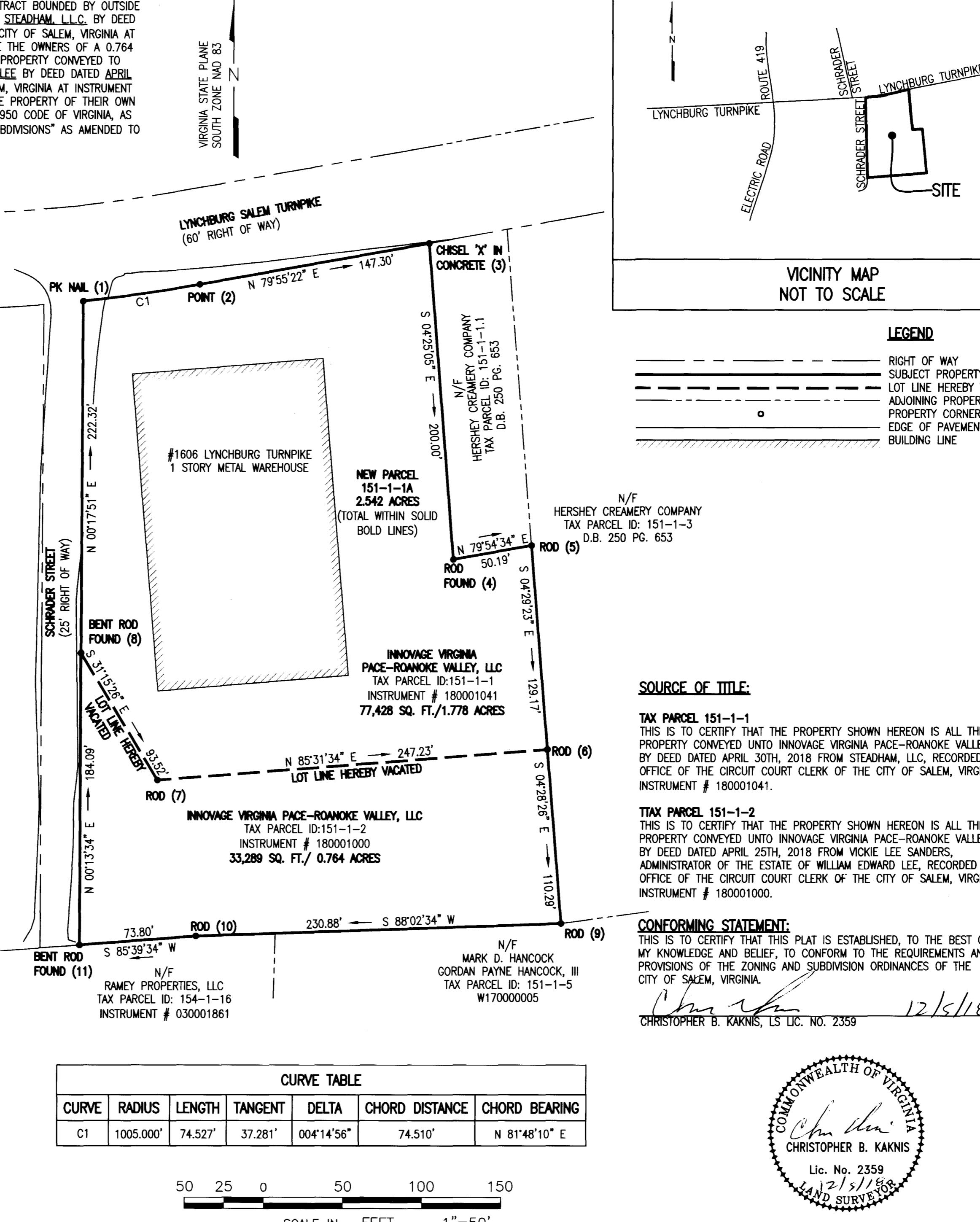
TESTE: GARY CHANCE CRAWFORD

CLERK
Christopher B. Kakanis
BY: *Christopher B. Kakanis*
DEPUTY CLERK

AREA TABLE		
PARCEL	BEFORE VACATION	AFTER VACATION
TAX PARCEL 151-1-1	1.778 ACRES	--
TAX PARCEL 151-1-2	0.764 ACRES	--
TAX PARCEL 151-1-1A	--	2.542 ACRES

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE MAY NOT AGREE WITH DEEDS AND PLATS OF RECORD OR SHOW ALL ENCUMBRANCES UPON THE PROPERTY SURVEYED.
2. THIS PROPERTY LIES WITHIN ZONE "X" UNSHADeD AS SHOWN ON FLOOD INSURANCE MAP NUMBER 51161C0142G, BEARING A REVISED DATE OF SEPTEMBER 28, 2007. ZONE "X" IS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. REFERENCES: INSTRUMENT #180001041, INSTRUMENT #180001000
4. THIS PLAT IS BASED ON DEEDS AND PLATS OF RECORD. MINIMAL FIELD SURVEYING WAS DONE FOR THE CREATION OF THIS PLAT. THIS PLAT IS NOT INTENDED TO BE A BOUNDARY SURVEY OR A PHYSICAL SURVEY. THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING LOT LINES.
5. PROPERTY IS ZONED: BCD
6. PROPERTY ADDRESS TAX PARCEL 151-1-1: 1606 LYNCHBURG TURNPIKE
SALEM, VA 24153
- PROPERTY ADDRESS TAX PARCEL 151-1-2: 1600 SCHRADER STREET
SALEM, VA 24153
7. OWNER ADDRESS: 5251 CONCOURSE DRIVE
ROANOKE, VA 24019-3081
8. GRAVES OR PLACES OF BURIAL NOT FOUND DURING TIME OF FIELD SURVEY.
9. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.



SOURCE OF TITLE:

TAX PARCEL 151-1-1

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS ALL THE PROPERTY CONVEYED UNTO INNOVAGE VIRGINIA PACE-ROANOKE VALLEY, LLC BY DEED DATED APRIL 30TH, 2018 FROM STEADHAM, LLC, RECORDED IN THE OFFICE OF THE CIRCUIT COURT CLERK OF THE CITY OF SALEM, VIRGINIA, AS INSTRUMENT # 180001041.

TAX PARCEL 151-1-2

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS ALL THE PROPERTY CONVEYED UNTO INNOVAGE VIRGINIA PACE-ROANOKE VALLEY, LLC BY DEED DATED APRIL 25TH, 2018 FROM VICKIE LEE SANDERS, ADMINISTRATOR OF THE ESTATE OF WILLIAM EDWARD LEE, RECORDED IN THE OFFICE OF THE CIRCUIT COURT CLERK OF THE CITY OF SALEM, VIRGINIA, AS INSTRUMENT # 180001000.

CONFORMING STATEMENT:

THIS IS TO CERTIFY THAT THIS PLAT IS ESTABLISHED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO CONFORM TO THE REQUIREMENTS AND PROVISIONS OF THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF SALEM, VIRGINIA.

Christopher B. Kakanis 12/15/18
CHRISTOPHER B. KAKNIS, LS LIC. NO. 2359 DATE

PROJECT NO. 20181766002
G.L. NO.
DATE: 2018 DEC 05
REV DATE:
DRAWN BY: JEL
CHECKED BY: CBK

HURT & PROFFITT
SHEET NO.
1 OF 1

