

190002822

PG0029 NOV 27 2019

City of Waynesboro Tax Map Parcel No.: 45-3-48D PIN# 303758
Prepared by and upon recordation return to:
Samantha V. Ricci (VSB No. 80852)
Royer Caramanis PLC
200-C Garrett Street
Charlottesville, Virginia 22902

Del to:
Nov. 27,
2019

CERTIFICATE OF PLAT

The attached plat for certain real property situated in the City of Waynesboro, Virginia (the "Property"), prepared by EGS & Associates, Inc., dated July 15, 2019, entitled "PHYSICAL SURVEY OF A PORTION OF LOT 48, ESTILL PLAT OF THE TOWN OF WAYNESBORO CITY OF WAYNESBORO, VA," is hereby submitted for recordation on behalf of Forne Properties, LLC, a Virginia limited liability company, in the Clerk's Office of the Circuit Court of the City of Waynesboro, Virginia.

SIGNATURE PAGE TO FOLLOW

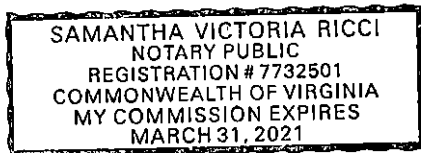
WITNESS the following duly authorized signature and seal:

FORME PROPERTIES, LLC, a Virginia limited liability company

By: [Signature] (SEAL)
Name: Nicklous Salzman
Title: Managing Director

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 26 day of November, 2019, by Nicklous Salzman, Managing Director of Forme Properties, LLC, a Virginia limited liability company, on its behalf.



[Signature]
Notary Public

My commission expires: 3/31/2021
My commission ID Number: 7732501

MERIDIAN FROM
D.B. 66-P. 248

HAMILTON-COOK HARDWARE, INC.
D.B. 17-P. 345
TM 45-3-47B

INACCESSIBLE AREA
UNDER ADJOINER'S ROOF

THE SURVEY PREMISES IS LOCATED IN ZONE X (OTHER AREAS, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO FIRM FOR THE COUNTY OF AUGUSTA, VIRGINIA, COMMUNITY #510013 AND THE CITY OF WAYNESBORO, VIRGINIA, COMMUNITY #515532, MAP NUMBER 51015C0534, EFFECTIVE DATE SEPTEMBER 28, 2007, AND REVISED EFFECTIVE DATE JUNE 29, 2009.

0.23' 2.62' N 09°09'00" E 23.50' 2.44' 0.00'

DOORWAY TO
ADJOINING
BUILDING

THE BOUNDARY SURVEY SHOWN HEREON
IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT
A TITLE REPORT AND MAY NOT INDICATE
ALL ENCUMBRANCES UPON THE
PROPERTY.

RECORDED EASEMENTS ARE NOT SHOWN.
NO GRAVES OR PLACES OF BURIAL WERE
NOTED DURING THIS SURVEY.

CHARLES J. PAWL, ETAL.
I.N. 060003463
TM 45-3-47C

N 80°41'07" W 60.00'

1,410 SQ.FT.
PORTION OF
LOT 48
I.N. 110000625

2 STORY BRICK
#143

HAMILTON-COOK HARDWARE, INC.
D.B. 17-P. 345
TM 45-3-47B

CURRENT OWNER:
DEBORAH H. BANCROFT
I.N. 110000625

FACE OF WALL
ON LINE
0.39'

STORE FRONT
(GROUND LEVEL)

BUILDING LINE

ADJOINING BUILDING WALL
PROPERTY CORNER ON FACE
OF ADJOINING BUILDING WALL

GAS VALVE

S 09°09'00" W 23.50'
WATER METER

0.43' (54.93' TO CORNER OF BROAD ST.)

CONCRETE SIDEWALK

POWER POLE

LANDSCAPE PAVERS

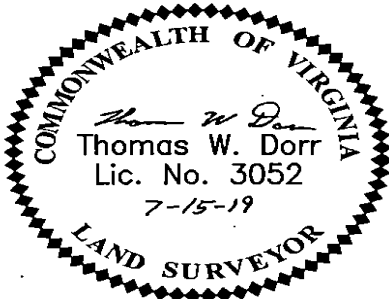
N. WAYNE AVENUE
50' R/W

N 80°51'00" W
25.00'

(386.44' TO CENTERLINE MONUMENT)

(94.91' FROM CENTERLINE MONUMENT)

(S 09°09'00" W)



PHYSICAL SURVEY OF A PORTION OF
LOT 48, ESTILL PLAT OF
THE TOWN OF WAYNESBORO

CITY OF WAYNESBORO, VA

SCALE 1" = 10' JULY 15, 2019

EGS & ASSOCIATES, INC.
15 TERRY ST., STAUNTON, VA

INSTRUMENT 190002822
RECORDED IN THE CLERK'S OFFICE OF
WAYNESBORO CIRCUIT COURT ON
NOVEMBER 27, 2019 AT 10:11 AM
NICOLE A. BRIGGS, CLERK
RECORDED BY: NAB

Nicole A Briggs