

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF SALEM, VIRGINIA IS THE FREE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUND BY CORNERS 1 THRU 14 TO 1 INCLUSIVE, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED, IN DEED BOOK 254, PAGE 654, AND BEING ALL OF LOT IIB-1A AS SHOWN IN PLAT BOOK 10, PAGES 69-70 BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 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 OWNER 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:

THE CITY OF SALEM, VIRGINIA

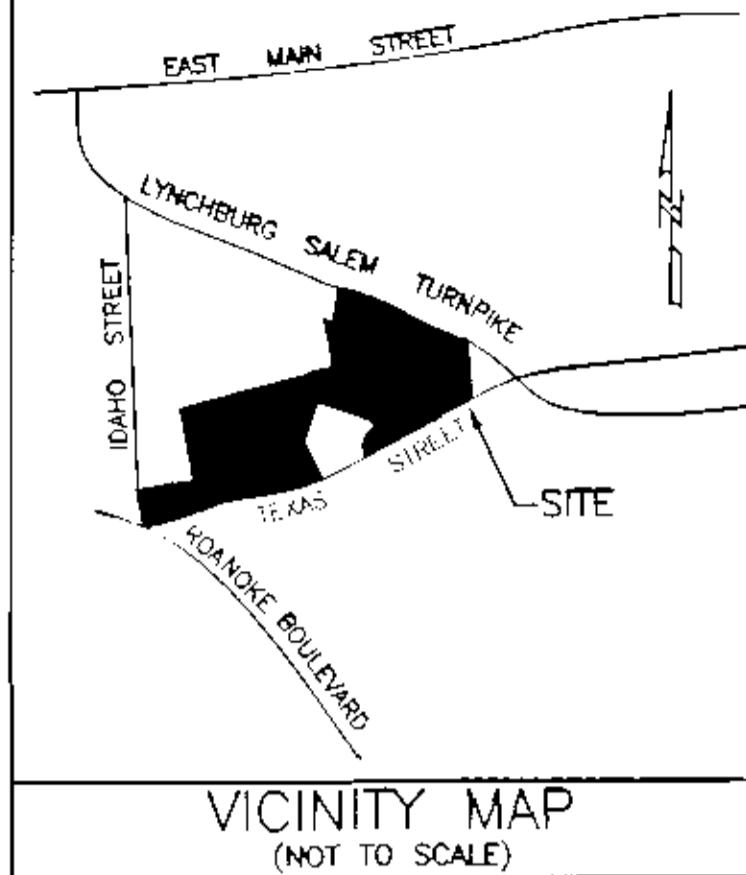
BY: Carl E. Tarpley ITS: Mayor

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Krystal M. Coleman, A NOTARY PUBLIC IN AND FOR THE  
AFORESAID STATE DO HEREBY CERTIFY THAT Carl E. Tarpley Jr.,  
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY  
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th  
DAY OF April, 2005.

Krystal M. Coleman  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3-31-2006

NOTES:

1. OWNER OF RECORD: THE CITY OF SALEM, VIRGINIA
2. LEGAL REFERENCE: DEED BOOK 254, PAGE 654
3. ADDITIONAL REFERENCES: PLAT BOOK 6, PAGE 47, PLAT BOOK 7, PAGE 64  
PLAT BOOK 8, PAGE 94 & PLAT BOOK 10, PAGES 69-70
4. PROPERTY CURRENTLY LIES WITHIN ZONE R-2 (RESIDENTIAL DISTRICT) AND ZONE B-C (BUSINESS COMMERCE DISTRICT). A DIVISION LINE IS SHOWN HEREON.
5. THE CURRENT TAX MAP NUMBER: 148-1-2
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
7. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE FEMA MAP #51161C0041 D (EFFECTIVE DATE: OCT. 15, 1993). THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
8. UNDERGROUND UTILITY SERVICE LINES.



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

John R. McAden  
JOHN R. McADEN  
002002



APPROVED  
Melvin B. Doughty 4/8/05  
MELVIN B. DOUGHTY, P.E.  
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro 4/11/05  
JAMES E. TALIAFERRO, II, P.E. LS  
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 1:57 O'CLOCK P.M. ON THIS 12 DAY OF April, 2005, IN PLAT BOOK 10, PAGE 77.

TESTE: GARY CHANCE CRAWFORD

CLERK  
Carl E. Tarpley  
DEPUTY CLERK

RESUBDIVISION PLAT OF PARTIAL SURVEY  
& FROM RECORDS FOR  
THE CITY OF SALEM, VIRGINIA

BEING THE RESUBDIVISION OF

TAX MAP #148-1-2

KNOWN AS LOT IIB-1A

PLAT BOOK 10, PAGES 69-70

CREATING HEREON

TRACT IIB-1A1 (33.256 ACRES REMAINING FROM RECORDS)

& TRACT IIB-1C (6.500 ACRES)

SITUATED ON TEXAS STREET &

LYNCHBURG SALEM TURNPIKE

CITY OF SALEM, VIRGINIA

SURVEYED NOVEMBER 19, 2004

JOB #R0400297.00

SCALE: 1" = 100' SHEET 1 OF 2

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 1208 Corporate Circle Roanoke, Va. 24018

**BALZER**  
AND ASSOCIATES, INC.  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS

• PLANNERS • ARCHITECTS • SURVEYORS

• ENGINEERS • SURVEYORS

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JOB #R0400297.00  
SCALE: 1" = 100' SHEET 2 OF 2



LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
□	DEEDED CORNERS
—	SURVEYED LINE
—	DEEDED LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°30'15"E	47.44
L2	N04°02'37"W	52.28
L3	N45°34'06"E	60.00
L4	N44°25'54"W	53.21
L5	N83°43'27"E	78.41
L6	N06°06'13"W	50.00
L7	S26°40'12"E	46.26
L8	N63°19'48"E	20.00

N/F  
ROANOKE COLLEGE TRUSTEES  
P.B. 6, PG. 47  
T.M. #148-1-1

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	39.45'	25.00'	25.18	N54°49'29"E	35.48'	90°24'17"
C2	37.87'	25.00'	23.64	N32°50'02"W	34.35'	86°47'10"
C3	40.68'	25.00'	26.45	N57°09'59"E	36.34'	93°14'15"
C4	35.97'	25.00'	21.90	N21°10'48"E	32.95'	82°26'01"
C5	188.93'	165.00'	106.35	N12°45'57"E	178.78'	65°36'18"
C6	396.51'	1535.53'	199.36	S73°29'38"W	395.41'	14°47'42"
C7	482.00'	2210.93'	241.96	S73°15'05"W	481.05'	12°29'28"
C8	40.93'	25.00'	26.72	N57°18'10"W	36.51'	93°48'23"
C9	60.14'	1535.53'	30.07	S67°13'06"W	60.14'	2°14'39"
C10	336.37'	1535.53'	168.86	S74°36'57"W	335.69'	12°33'04"

