

PARCEL REFERENCES:

(A) TAX #84-2-12
PROPERTY OF HSN REALTY, LLC
PARCEL 1 - D.B. 318, PG. 138
PARCEL 1, P.B. 1, PG. 14 & 15

(B) TAX #83-1-13
PROPERTY OF HSN REALTY, LLC
PARCEL 2 - D.B. 318, PG. 138
PARCEL 5, P.B. 1, PG. 14 & 15

(C) PORTION OF TAX #84-2-12
PROPERTY OF HSN REALTY, LLC
PARCEL 3 - D.B. 318, PG. 138
SEE PLAT MADE FOR THE INDUSTRIAL
DEVELOPMENT AUTHORITY OF THE CITY
OF SALEM, VIRGINIA, PREPARED BY
RAYMOND C. WEEKS, L.S.
DATED FEBRUARY 24, 1970
REVISED APRIL 22, 1970

(D) TAX #108-1-3.1
PROPERTY OF HSN REALTY, LLC
D.B. 163, PG. 285 (DEED OF CORRECTION)
D.B. 162, PG. 747 (ERRONEOUS DEED)

(E) TAX #74-2-7
PROPERTY OF HSN REALTY, LLC
TRACT 1 - D.B. 145, PG. 320
PARCEL 4, P.B. 1, PG. 14 & 15

(F) PORTION OF TAX #73-3-7
PROPERTY OF HSN REALTY, LLC
TRACT 1 - D.B. 145, PG. 320
PARCEL 2, P.B. 1, PG. 14 & 15

(G) TAX #74-2-2
PROPERTY OF HSN REALTY, LLC
D.B. 145, PG. 316

(H) PORTION OF TAX #74-2-1
PROPERTY OF HSN REALTY, LLC
TRACT 2 - PARCEL 2 - D.B. 145, PG. 320
SEE PLAT SHOWING PROPERTY TO BE CONVEYED
TO BRAND INVESTMENT CORPORATION PREPARED BY
RAYMOND C. WEEKS, L.S.
DATED MAY 18, 1970

(I) PORTION OF TAX #74-2-1
PROPERTY OF HSN REALTY, LLC
TRACT 2 - PARCEL 1 - D.B. 145, PG. 320
SEE PLAT SHOWING PROPERTY TO BE CONVEYED
TO BRAND INVESTMENT CORPORATION PREPARED BY
RAYMOND C. WEEKS, L.S.
DATED MAY 18, 1970

(J) PORTION OF TAX #73-3-7
PROPERTY OF HSN REALTY, LLC
D.B. 160, PG. 598
SEE PLAT ENTITLED SURVEY FOR HSN REALTY, INC.,
A DELEWARE CORPORATION, BY RAYMOND C. WEEKS,
WITH T. P. PARKER & SONS, ENGINEERS & SURVEYORS
DATED MAY 2, 1990

(K) TAX #73-3-3
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY
D.B. 145, PG. 325 - DATED DECEMBER 5, 1988
***PROPERTY MAY BE SUBJECT TO CONVEYANCE FROM
GEORGE D. SHAVERS, BARBARA J. SHAVERS AND MARY
E. WHITLOCK TO WILLIAM E. LEE PER DEED DATED
NOVEMBER 2, 1992 RECORDED AT D.B. 192, PG. 507
TAX RECORDS INDICATE WILLIAM E. LEE AS OWNER,
HOWEVER, THE PROPERTY DESCRIPTION IN D.B. 145,
PG. 325 ENCOMPASSES THE PROPERTY CONVEYED TO
WILLIAM E. LEE ***

(L) TAX #73-3-2
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY
D.B. 145, PG. 325 - DATED DECEMBER 5, 1988
***PORTION (10' STRIP) OF THE PROPERTY DESCRIBED IN
D.B. 145, PG. 325 WAS PREVIOUSLY DEDICATED FOR
STREET PURPOSES BY P.B. 1, PG. 14 & 15.***
***PARCEL ALSO CONVEYED TO HSN REALTY, INC. AS
A PORTION OF TRACT 1 - D.B. 145, PG. 320***

(M) TAX #73-3-1
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY
D.B. 145, PG. 325 - DATED DECEMBER 5, 1988

(N) TAX #84-2-1
PROPERTY OF HSN REALTY, LLC
EMMA M. WATSON - LIFE ESTATE
PORTION OF PROPERTY CONVEYED BY
D.B. 145, PG. 314
PARCEL 7 - P.B. 1, PG. 14 & 15

(O) TAX #84-2-2
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY
D.B. 145, PG. 314
PARCEL 6 - P.B. 1, PG. 14 & 15

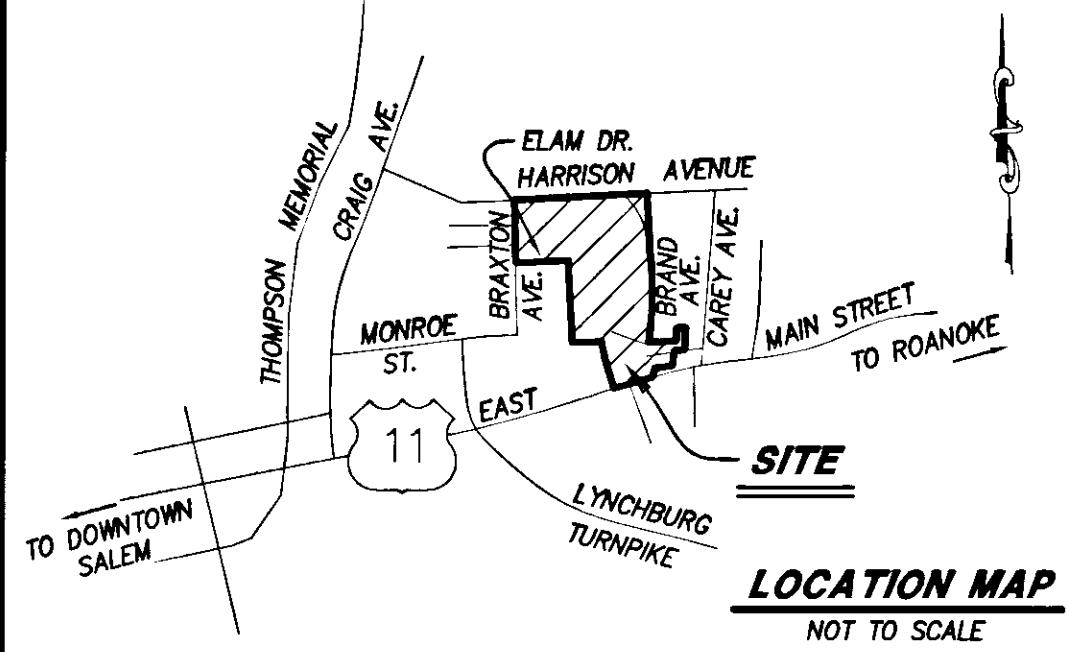
(P) TAX #83-1-11
PROPERTY OF HSN REALTY, LLC
PROPERTY CONVEYED BY
D.B. 145, PG. 318
LOTS 15 & 16 - SUBDIVISION OF THE
HANSBROUGH & BAER TRACT - P.B. 1, PG. 98
DATED FEBRUARY 4, 1928
(PLAT RECORDED IN ROANOKE COUNTY)

ABBREVIATIONS

D.B.	DEED BOOK
P.B.	PLAT BOOK
W.B.	WILL BOOK
PVT.	PRIVATE
PG.	PAGE
CHD.	CHORD
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT
AC.	ACRES
A/C	AIR CONDITIONING
COS	CITY OF SALEM
S.F.	SQUARE FEET
EX.	EXISTING
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
P.I.V.	POST INDICATOR VALVE
APCO	APPALACHIAN POWER COMPANY
S	SANITARY SEWER
W	WATERLINE
G	GASLINE
TYP.	TYPICAL
UGE	UNDERGROUND ELECTRIC LINE
OHE	OVERHEAD ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
F.H.	FIRE HYDRANT
D.I.	DRAINAGE INLET
W.M.	WATER METER
S.D.M.H.	STORM DRAIN MANHOLE

LEGEND	
	CURB DRAINAGE INLET
	GRATE INLET
	LIGHT POLE
	SANITARY SEWER MANHOLE
	DRAINAGE MANHOLE
	WATER MANHOLE
	UTILITY POLE
	TELEPHONE PEDESTAL
	GUY WIRE
	EXISTING PAVEMENT
	NUMBER OF PARKING SPACES
	WATER METER
	FIRE HYDRANT
	POST INDICATOR VALVE
	SANITARY SEWER CLEANOUT
	OVERHEAD UTILITY LINES
	GAS VALVE

TAX PARCEL INFORMATION		
TAX PARCEL NO.	ZONING	AREA
73-3-1	RSF	0.419 AC.
73-3-2	RSF	0.741 AC.
73-3-3	RSF	0.320 AC.
73-3-7	LM	5.286 AC.
74-2-1	RSF	0.096 AC.
74-2-2	RSF	0.067 AC.
74-2-7	LM	0.089 AC.
83-1-11	RSF	0.333 AC.
83-1-13	HBD	1.046 AC.
84-2-1	RSF	0.700 AC.
84-2-2	LM	0.234 AC.
84-2-12	LM	11.496 AC.
108-1-3.1	LM	3.753 AC.
TOTAL AREA (ALL PARCELS) =		24.580 AC.



LOCATION MAP
NOT TO SCALE

PHONE: (540) 774-4441
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

**CLERK'S CERTIFICATE:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS
PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERETO
ANNEXED IS ADMITTED TO RECORD ON 11/29/10, 2005, AT 10:30
O'CLOCK A.M.

TESTEE: GARY CHANCE CRAWFORD

DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION
OR COMBINATION OF LAND UNDER THE CITY OF
SALEM SUBDIVISION AND/OR ZONING ORDINANCES

BOUNDARY SURVEY
PREPARED FOR
VALLEY PROPERTIES, LLC
AND
L & M PROPERTIES, LLC
SHOWING 24.580 ACRES TOTAL
COMPRISING 13 INDIVIDUAL TAX PARCELS
SITUATED ALONG EAST MAIN STREET,
BRAND AVENUE, HARRISON AVENUE
AND BRAXTON AVENUE
CITY OF SALEM, VIRGINIA

DATE: July 26, 2005
COMM. NO.: 04-215LM
SCALE: 1" = 60'
1:24,000

04215fc02-sheet2.pdf

***SEE SHEET 1 OF 3 FOR PARCEL REFERENCES,
NOTES AND TAX PARCEL INFORMATION.

SHEET 3 OF 3

MATCHLINE
SHEET 2 OF 3

21.469 ACRES
935,207 S.F.
FROM CORNERS 1 THROUGH
24 TO 1, INCLUSIVE

*1-STORY
BLOCK & STEEL-SIDED
WAREHOUSE*

Hand-drawn site plan showing the following features:

- 8" CONC. WALL W/FENCE
- TAX #84-2-6.1
- HOLLY F. CARPER
- INST. #030003419
- STEPS
- CONC. PA
- 6.4'
- N0653'05" E
- CAMERA POLE
- WATER TANK
- 4
- PUMP STATION

TAX #108-1-3
O A K E Y F I E L D
PROPERTY OF
THE CITY OF SALEM
D.B. 285, PG. 1
(RECORDED IN ROANOKE COUNTY)

LEGEND

	CURB DRAINAGE INLET
	GRATE INLET
	LIGHT POLE
	SANITARY SEWER MANHOLE
	DRAINAGE MANHOLE
	WATER MANHOLE
	UTILITY POLE
 ^{TP}	TELEPHONE PEDESTAL
	GUY WIRE
	EXISTING PAVEMENT
 6	NUMBER OF PARKING SPACES
	WATER METER
	FIRE HYDRANT
	POST INDICATOR VALVE
 CO	SANITARY SEWER CLEANOUT
 OHU	OVERHEAD UTILITY LINES
 +	GAS VALVE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	33.57'	22.27'	29.76'	N 43°57'15" W	96°09'30"
C2	250.00'	424.79'	284.34'	375.50'	S 41°51'37" E	97°21'13"
C3	20.00'	39.81'	30.83'	33.56'	N 48°32'06" W	114°03'00"
C4	300.00'	175.77'	90.49'	173.27'	N 13°02'05" W	33°34'12"
C5	300.00'	62.25'	31.24'	62.13'	N 38°25'48" W	11°53'18"
C6	25.00'	46.89'	34.07'	40.31'	N 09°21'18" E	107°27'29"

BOUNDARY SURVEY
PREPARED FOR
VALLEY PROPERTIES, LLC
AND
L & M PROPERTIES, LLC
SHOWING 24.580 ACRES TOTAL
COMPRISING 13 INDIVIDUAL TAX PARCELS
SITUATED ALONG EAST MAIN STREET,
BRAND AVENUE, HARRISON AVENUE
AND BRAXTON AVENUE
CITY OF SALEM, VIRGINIA

SLIDE 189, P.B. 11, PG.

