

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF SALEM, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 51 TO 1 INCLUSIVE CONTAINING 30.6805 ACRES, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED SEPTEMBER 16, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN D.B. 254, PG. 654.

THAT THE CITY OF SALEM IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 8, 7, 6, 5, 4, 3, TO 8, CONTAINING 2.2004 ACRES, BEING ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 21, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 100002534.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS AS SHOWN ON THE PLAT AS SET APART FOR STORM DRAINAGE EASEMENT, STORMWATER MANAGEMENT EASEMENT AND GREENWAY AND UTILITY EASEMENT.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN HEREON ENTIRELY OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS:

4/22/11

CITY OF SALEM - AUTHORIZED AGENT
(INSTRUMENT No. 100002534, D.B. 254, PG. 654)

DATE

APPROVED:

JAMES E. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

4/19/11

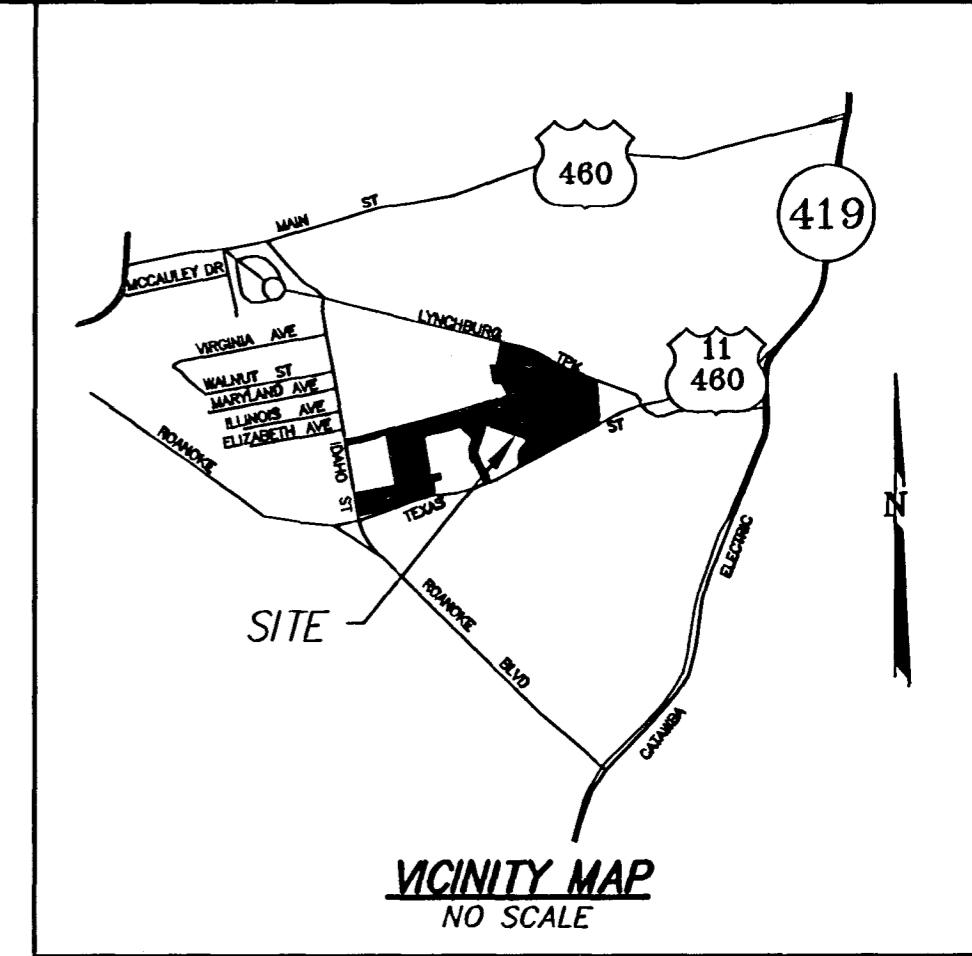
APPROVED:

CHARLES E. VAN ALLMAN, JR., P.E., L.S.
CITY ENGINEER - CITY OF SALEM, VIRGINIA

4/19/11

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0141G, MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: * BOUNDARY SURVEY & SUBDIVISION FOR LUTHERAN CHILDREN'S HOME OF THE SOUTH, INC. BY T.P. PARKER & SON DATED MARCH 8, 1985 AND RECORDED IN P.B. 2, PG. 78.
* MAP AND SURVEY SHOWING PARCEL OF LAND CONTAINING 0.99 ACRE AND BOUNDED BY CORNERS "A-B-C-D-E-A" BY F.A. SPIGGLE DATED JUNE 2, 1951 AND RECORDED IN D.B. 463, PG. 153.
* PLAT OF SUBDIVISION FOR LEO VANCE & DOROTHY JOHN STEWART BY T.P. PARKER & SON DATED OCTOBER 18, 1988 AND RECORDED IN P.B. 3, PG. 67.
* SURVEY FOR ROANoke COLLEGE BY JOHN D. ABBOTT, PE, CLS DATED AUGUST 14, 1996 AND RECORDED IN P.B. 6, PG. 47.
* RESUBDIVISION SURVEY FOR THE CITY OF SALEM BY THE CITY OF SALEM DEPT. OF ENGINEERING DATED NOVEMBER 5, 1998 AND RECORDED IN P.B. 7, PG. 64, SLIDE 154.
* RESUBDIVISION SURVEY FOR THE CITY OF SALEM BY THE CITY OF SALEM DEPT. OF ENGINEERING DATED FEBRUARY 12, 2002 AND RECORDED IN P.B. 8, PG. 94, SLIDE 167.
* RESUBDIVISION PLAT OF PARTIAL SURVEY & FROM RECORDS FOR THE CITY OF SALEM, VIRGINIA BY BALZER AND ASSOCIATES, INC. DATED NOVEMBER 19, 2004 AND RECORDED IN P.B. 10, PG. 69, SLIDE 185.
* RESUBDIVISION PLAT OF PARTIAL SURVEY & FROM RECORDS FOR THE CITY OF SALEM, VIRGINIA BY BALZER AND ASSOCIATES, INC. DATED NOVEMBER 19, 2004 AND RECORDED IN P.B. 10, PG. 77, SLIDE 185.
* RESUBDIVISION SURVEY FROM RECORDS FOR THE CITY OF SALEM AND BRANCH DEVELOPMENT, LLC DATED NOVEMBER 9, 2005 AND RECORDED IN P.B. 11, PG. 22, SLIDE 191.
* SUBDIVISION PLAT FOR BACKBONE INVESTMENTS, LLC BY BALZER AND ASSOCIATES, INC. DATED MARCH 30, 2005 AND RECORDED IN P.B. 11, PG. 34, SLIDE 192.
* RESUBDIVISION PLAT OF PARTIAL SURVEY & FROM RECORDS FOR THE CITY OF SALEM, VIRGINIA BY BALZER AND ASSOCIATES, INC. DATED AUGUST 1, 2006 AND RECORDED IN P.B. 11, PG. 65, SLIDE 195.
4. REFERENCE OF PROPERTY CONVEYANCE:
D.B. 254, PG. 654 BEING TAX PARCEL 148-1-2 CONVEYED TO THE CITY OF SALEM, VIRGINIA.
5. THIS PLAT IS PREPARED FROM A CURRENT FIELD SURVEY OF THE PROPERTIES CREATED BY THE SUBDIVISION OF PROPERTY CONVEYED TO THE CITY OF SALEM BY ROANoke COLLEGE (D.B. 264, PG. 654). THE INFORMATION CONTAINED HEREON IS A COMPOSITE OF THE ACTUAL POSITIONS OF VARIOUS PARCELS AND ADDRESSES DISCREPENCIES IN CALLS FOR VARIOUS LINES AS SHOWN ON PREVIOUS PLATS OF THE PROPERTY.
6. THE LINE FROM CORNER 54-55-1 WAS ESTABLISHED FROM SURVEY OF PROPERTIES ON THE NORTH SIDE OF LYNCHBURG-SALEM TURNPIKE. ALTHOUGH RECORDS SHOW THIS R/W TO BE 60', THIS SURVEY ESTABLISHED THIS R/W TO BE APPROXIMATELY 50' IN THIS AREA.
7. THERE ARE DISCREPENCIES IN THE RECORDS FOR THE DISTANCE FROM CORNER 1 TO CORNER 2. THIS SURVEY HOLDS MONUMENTATION FOUND ON THE GROUND THAT CORRESPOND WITH P.B. 3, PG. 67.
8. NO MONUMENTATION WAS FOUND FOR CITY OF SALEM PROPERTY (PARCEL B). THE LOCATION OF THIS PARCEL WAS ESTABLISHED USING DESCRIPTION IN P.B. 11, PG. 65 AND WORKING TO THE EAST FROM MONUMENTATION FOUND ON 1051 TEXAS STREET LLC PARCEL.
9. THE ADDITIONAL PROPERTY CONVEYED TO YMCA AS SHOWN ON PLAT FROM RECORDS BY PARKER DESIGN GROUP RECORDED IN P.B. 13, PG. 31, SLIDE 212 DATED AUGUST 11, 2010 HAS BEEN SHOWN BASED ON PHYSICAL LOCATION OF MONUMENTATION FOUND ON ORIGINAL YMCA PARCEL (P.B. 8, PG. 94).

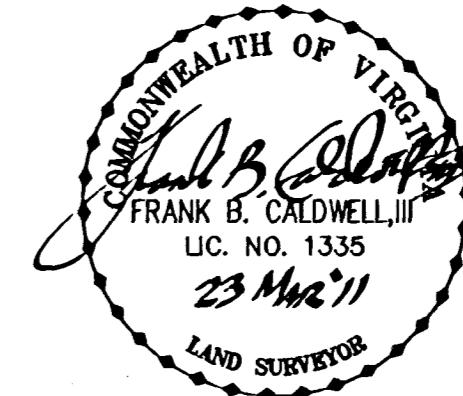


STATE OF VIRGINIA

City of Salem

TO WIT:
I, Kristal M. Coleman, a notary public in and for the aforesaid state do hereby certify that Byron R. Foley, whose name is signed to the foregoing writing has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this 22nd day of April, 2011.
My commission expires March 31, 2014.

228801 Kristal M. Coleman
NOTARY REGISTRATION NO. NOTARY PUBLIC



PLAT SHOWING THE VACATION AND COMBINATION
FOR

CITY OF SALEM

SHOWING BOUNDARY LINE ADJUSTMENTS AND DEDICATION OF:
CORPORATE DRIVE, STORM DRAIN EASEMENTS, GREENWAY AND
UTILITY EASEMENT & STORMWATER MANAGEMENT AREA.
PROPERTY OF CITY OF SALEM

(D.B. 264, PG. 654, INSTRUMENT No. 100002534)

SITUATE LYNCHBURG SALEM TURNPIKE, TEXAS STREET, AND IDAHO STREET
CITY OF SALEM, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 6260
ROANOKE, VIRGINIA 24017-0260
Telephone: (540) 346-3400 Fax: (540) 346-8702
E-Mail: cwa@roanoke@aol.com

REV: MARCH 23, 2011 (PER CITY OF SALEM COMMENTS)

REV: JANUARY 12, 2011 (PER CITY OF SALEM COMMENTS)

REV: NOVEMBER 24, 2010 (PER CITY OF SALEM COMMENTS)

TAX NO. 148-1-2

DATE: SEPTEMBER 2, 2010

CALC. CLH CHK'D FBC

CLOSED: CLH

SCALE: 1" = 100'

N.B.: WES-66

DRAWN: CLH

W.O.: 10-0050

SHEET 1 OF 4

Elyceleth M Kelley
DEPUTY CLERK
This plat was approved by the City of Salem
Planning Commission on April 13, 2011.

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
77-A	S 32°41'14" E	13.81'
A-B	S 37°49'04" E	110.72'
B-C	N 60°13'05" E	40.17'
D-E	S 60°13'05" W	42.47'
E-F	S 14°26'30" E	113.76'
F-G	N 72°53'56" E	10.28'
G-H	N 32°11'03" E	23.83'
H-J	N 11°26'51" W	17.15'
J-K	N 78°33'09" E	19.79'
K-L	S 11°40'17" E	25.28'
L-M	S 32°11'03" W	39.09'
M-N	S 72°53'56" W	18.63'
N-P	S 14°26'30" E	24.47'
P-Q	S 24°12'57" E	44.93'
Q-R	N 31°54'03" E	50.33'
R-75	S 11°40'17" E	14.75'
S-T	S 31°54'03" W	42.32'
T-U	S 24°12'57" E	23.33'
U-V	S 74°47'02" E	17.35'
V-W	S 01°18'23" E	20.86'
W-X	N 74°47'02" W	32.73'
X-Y	N 24°12'57" W	103.51'
Y-Z	N 14°26'30" W	165.51'
Z-AA	N 37°49'04" W	118.24'
AA-AB	N 32°41'14" W	35.72'
AB-77	S 76°16'29" E	29.01'
AC-AD	S 01°18'23" E	21.27'
AD-AE	S 68°45'52" W	21.00'
AE-AF	N 21°14'08" W	20.00'
AF-AC	N 68°45'52" E	28.25'
73-AD(TIE)	N 01°18'23" W	70.48'
63-AG(TIE)	S 01°18'23" E	42.47'
AG-AH	S 83°53'10" E	189.47'
AH-4	S 64°30'38" E	68.55'
4-AJ	S 01°19'56" E	22.41'
AJ-AK	N 64°30'38" W	75.25'
AK-AL	N 83°53'10" W	120.81'
AL-AM	S 65°19'51" W	67.67'
AM-AG	N 01°18'23" W	55.09'
69-AN	N 58°00'54" E	81.03'
AN-68	N 30°23'41" W	72.34'
68-AP	N 45°34'06" E	20.62'
AP-AQ	S 30°23'41" E	77.20'
AQ-AR	N 59°25'25" E	492.69'
AR-AS	N 43°41'38" E	28.51'
AS-AT	S 01°19'56" E	28.27'
AT-AU	S 43°41'38" W	11.29'
AU-AV	S 59°25'25" W	512.24'
AV-AW	S 58°00'54" W	82.39'
3-AT	N 01°19'56" W	53.82'

DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHORD	DIST
C-D	215.79'	20.05'	10.03'	05°19'21"	S 33°20'05" E	20.04'
75-S	281.17'	14.57'	7.29'	02°58'11"	S 10°32'43" E	14.57'
AW-69	25.00'	20.63'	10.94'	47°16'26"	N 35°54'32" W	20.05'

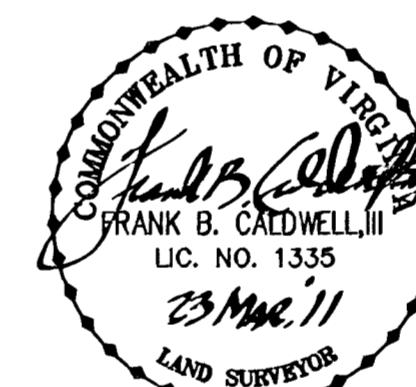
CURVE TABLE						
CURVE	RADIUS	ARC	TAN	DELTA	CHORD	DIST
6-7	345.00'	267.03'	140.61'	44°20'50"	S 10°41'51" W	260.42'
9-10	25.00'	35.97'	21.90'	82°26'01"	N 21°10'48" E	32.95'
10-11	165.00'	188.93'	106.35'	65°36'18"	N 12°45'57" E	178.78'
16-17	1535.53'	60.14'	30.07'	02°14'39"	S 67°13'06" W	60.14'
31-32 (PLAT)	2210.93'	482.00'	241.96'	12°29'28"	S 73°15'05" E	481.05'
31-32 (ACTUAL)	2210.93'	482.16'	242.04'	12°29'43"	S 73°15'27" W	481.21'
32-33	25.00'	40.93'	26.72'	93°48'23"	N 57°18'10" W	36.51'
46-47	39.25'	58.32'	36.05'	85°08'09"	N 58°21'58" W	53.10'
50-51 (PLAT)	25.00'	40.68'	26.45'	93°13'35"	N 57°09'59" E	36.34'
50-51 (ACTUAL)	25.00'	40.04'	25.78'	91°45'25"	N 57°46'31" E	35.89'
56-57	63.51'	84.84'	50.10'	76°31'53"	S 48°23'37" E	78.67'
57-58	183.20'	69.43'	35.14'	22°09'12"	N 69°02'07" E	69.02'
58-59	112.13'	93.78'	49.83'	45°59'09"	N 81°42'00" E	91.07'
60-61	265.79'	288.24'	160.13'	61°19'50"	S 41°56'04" E	274.32'
62-63	331.17'	56.69'	28.41'	10°41'45"	S 07°05'54" E	56.62'
64-65	320.73'	217.43'	113.08'	22°12'57"	S 18°22'01" W	213.29'
66-67	550.00'	56.59'	28.32'	09°08'30"	S 39°22'28" W	56.57'
68-69	115.00'	114.82'	62.71'	57°12'22"	S 16°57'59" W	110.11'
69-70	25.00'	45.84'	32.62'	105°03'40"	S 64°48'09" E	39.68'
12-71	500.00'	50.51'	25.28'	05°47'17"	N 39°16'11" E	50.49'
72-73	270.73'	183.56'	95.47'	38°30'10"	N 18°23'32" E	180.06'
73-84	270.73'	77.43'	38.98'	16°23'12"	S 07°09'42" W	77.17'
72-84	270.73'	106.13'	53.76'	22°27'40"	N 26°35'08" E	105.45'
74-75	281.17'	47.90'	24.01'	10°43'26"	N 07°09'01" W	47.84'
76-77	215.79'	233.00'	129.31'	60°58'16"	N 41°42'38" W	221.84'
78-79	62.13'	52.84'	28.13'	23°39'20"	S 81°57'44" W	51.26'
79-80	233.20'	89.00'	45.05'	22°23'25"	S 69°03'19" W	88.46'
80-81	113.51'	87.91'	46.29'	51°45'57"	N 70°25'51" W	85.73'

GREENWAY AND UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
36-AX	N 14°52'05" W	20.13'
AX-AY	N 75°07'55" E	365.63'
AY-24	S 09°38'38" E	116.77'
24-AZ	N 78°30'52" E	30.02'
AZ-BA	N 09°38'38" W	118.55'
BA-BB	N 75°07'55" E	471.81'
BB-BC	N 71°28'34" E	277.23'
BC-BD	S 10°41'04" E	19.21'
BD-BE	N 66°27'36" E	156.96'
BE-BF	N 77°00'16" E	381.11'

GREENWAY AND UTILITY EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHORD	DIST
BF-75	281.17'	30.09'	15.06'	06°07'53"	N 08°57'52" W	30.07'



PLAT SHOWING THE VACATION AND COMBINATION

FOR

CITY OF SALEM

SHOWING BOUNDARY LINE ADJUSTMENTS AND DEDICATION OF:
CORPORATE DRIVE, STORM DRAIN EASEMENTS, GREENWAY AND

PROPERTY OF CITY OF SALEM

(D.B. 264, PG. 654, INSTRUMENT NO. 100002534)

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CITY OF SALEM, VIRGINIA

CALDWELL WHITE ASSOCIATES

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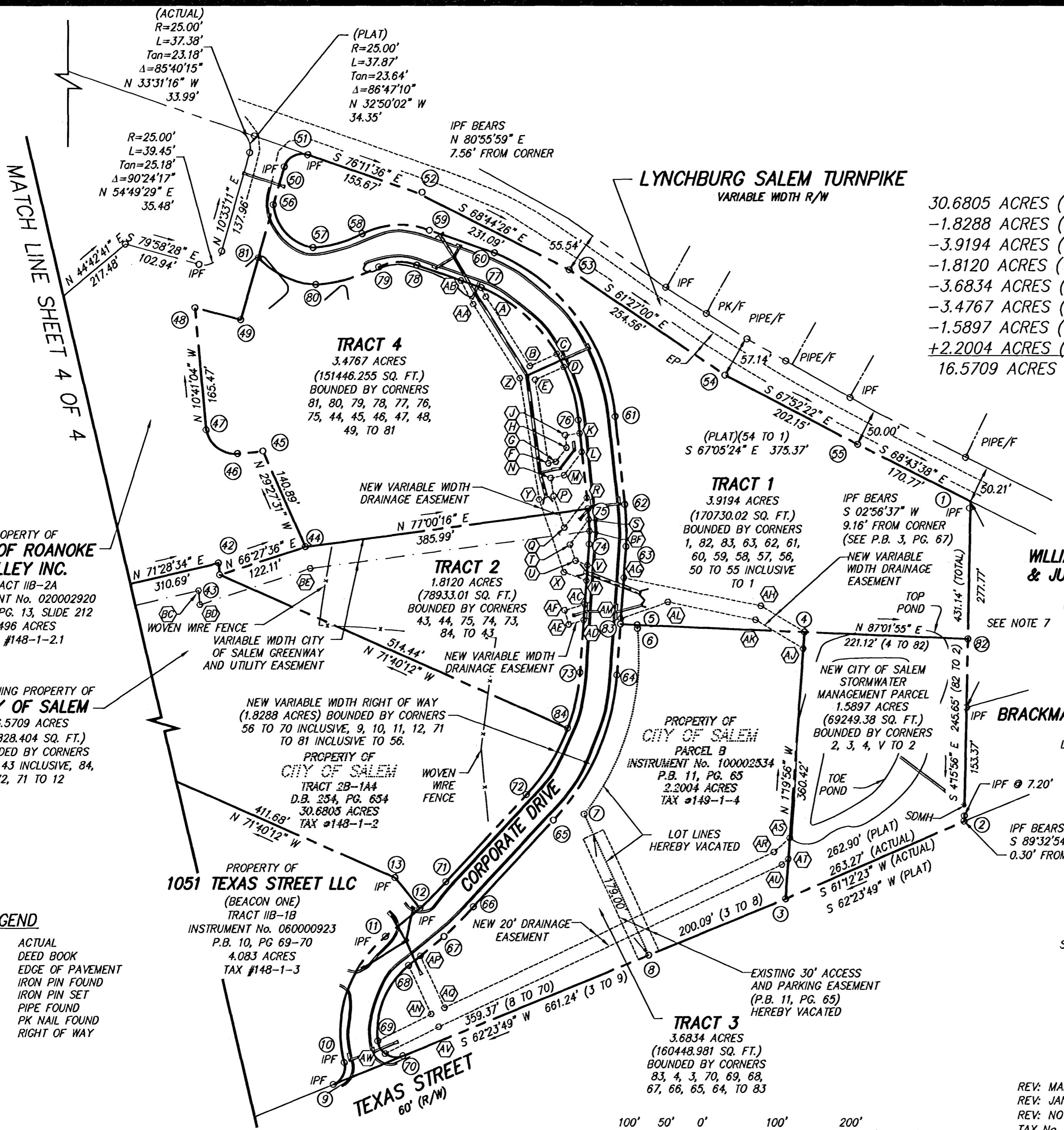
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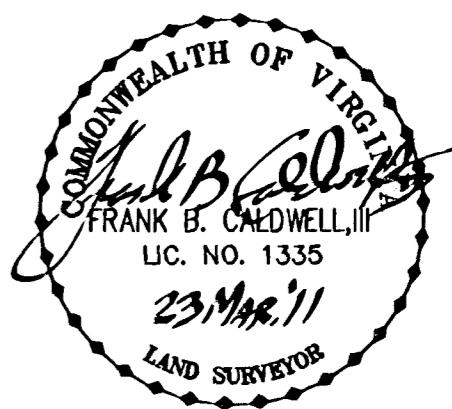
SHEET 2 OF 4

SCALE: 1" = 100'
N.B.: WES-66
DRAWN: CLH
W.O.: 10-0050

MEDIAN OF SURVEY FOR ROANOKE COLLEGE
by JOHN ABBOTT dated AUGUST 14, 1986
(P.B. 6, PG. 47)



30.6805 ACRES (TRACT 2B-1A4) TAX No. 148-1-2
-1.8288 ACRES (CORPORATE DRIVE R/W DEDICATION)
-3.9194 ACRES (TRACT 1)
-1.8120 ACRES (TRACT 2)
-3.6834 ACRES (TRACT 3)
-3.4767 ACRES (TRACT 4)
-1.5897 ACRES (STORMWATER MANAGEMENT PARCEL)
+2.2004 ACRES (PARCEL B) TAX No. 149-1-4
16.5709 ACRES (REMAINING) TAX No. 148-1-2



CWA
CALDWELL WHITE ASSOCIATES
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