

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROANOKE COLLEGE TRUSTEES ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, AND IS A PART OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 821, PAGE 370, DEED BOOK 820, PAGE 415, DEED BOOK 817, PAGE 190, DEED BOOK 797, PAGE 177, DEED BOOK 736, PAGE 71, DEED BOOK 681, PAGE 333, DEED BOOK 629, PAGE 214, DEED BOOK 306, PAGE 352, DEED BOOK 20, PAGE 349, DEED BOOK 7, PAGE 520 AND WILL BOOK 17, PAGE 435, AND BY DEED AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 1, PAGE 411.

THE ABOVE DESCRIBED OWNER(S) DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 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 HIS 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:

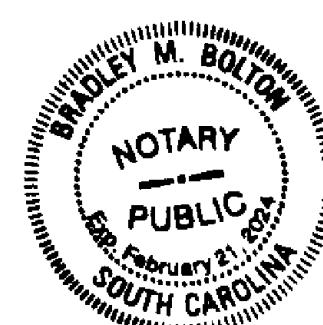
ROANOKE COLLEGE TRUSTEES

BY: Morris M. Creppen ITS: Chairman

STATE OF South Carolina
STATE OF VIRGINIA

OF
I, Bradley M. Bolton, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Morris M. Creppen, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 20 DAY OF March, 2004.

REG. #
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/21/24



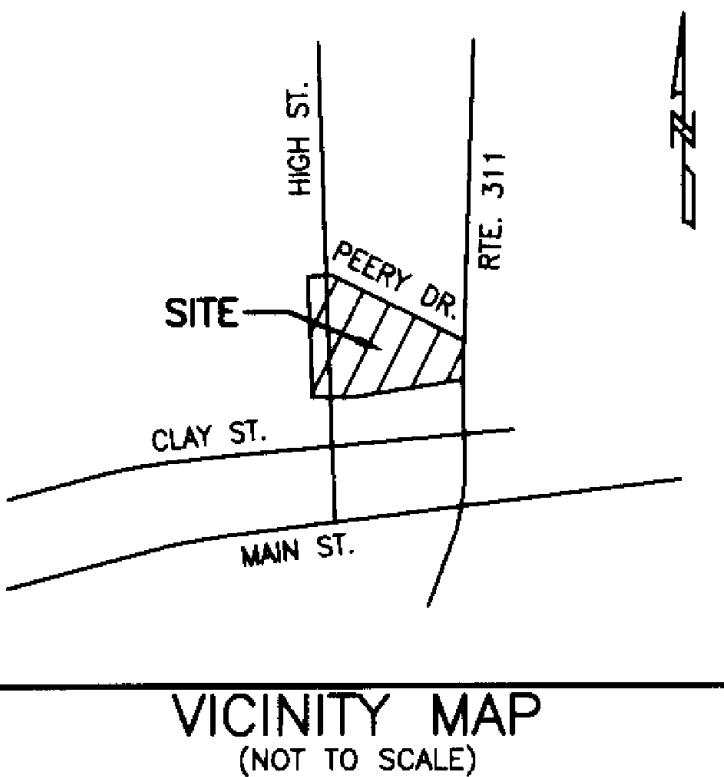
THE CITY OF SALEM ACKNOWLEDGES BELOW, THE VACATION OF PORTIONS OF PEERY DRIVE AND HIGH STREET AS APPROVED IN ORDINANCE BY THE COUNCIL OF THE CITY OF SALEM, PASSED MAY 10, 2004 AND EFFECTIVE MAY 20, 2004.

CITY OF SALEM

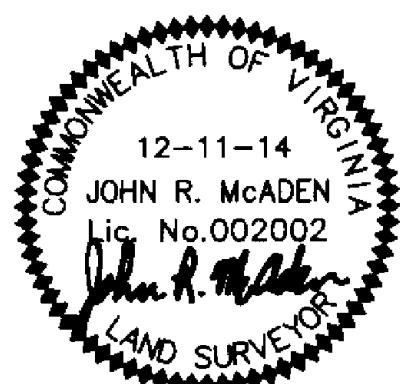
BY: J. E. Taliaferro, Jr. W. C. C. (W. C. C. is handwritten)

LINE TABLE - SHEET 2 OF 3		
LINE	BEARING	DISTANCE
L1	N06°01'43"E	25.19'
L2	S46°10'11"E	29.85'

CURVE TABLE - SHEET 2 OF 3						
CURVE	DELTA	RADIUS	ARC	TAN	BEARING	CHORD
C1	6°52'09"	1472.39'	176.53'	88.37'	S10°45'17"W	176.42'
C2	2°57'07"	1472.39'	75.86'	37.94'	S05°50'40"W	75.85'
C3	9°49'16"	1472.39'	252.38'	126.50'	S09°16'44"W	252.08'
C4	52°15'00"	37.00'	33.74'	18.15'	S68°32'28"W	32.58'
C5	25°15'23"	275.00'	121.22'	61.61'	S29°47'16"W	120.24'
C6	03°12'41"	325.00'	18.22'	9.11'	N40°48'37"E	18.21'
C7	75°30'00"	72.00'	94.88'	55.75'	N04°39'58"E	88.16'
C8	8°47'02"	325.00'	49.82'	24.96'	N28°41'30"W	49.78'
C9	13°72'23"	10.00'	23.97'	25.61'	N74°41'55"E	18.63'
C10	9°32'10"	241.22'	40.15'	20.12'	S41°24'01"E	40.10'
C11	52°15'00"	37.00'	33.74'	18.15'	S59°12'32"E	32.58'
C12	18°29'55"	325.00'	104.93'	52.93'	S25°57'53"W	104.47'
C13	11°08'49"	325.00'	63.23'	31.71'	S14°37'53"E	63.13'



VICINITY MAP
(NOT TO SCALE)



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

John R. Mcaden
John R. Mcaden

002002

CURVE TABLE - SHEET 3 OF 3						
CURVE	DELTA	RADIUS	ARC	TAN	BEARING	CHORD
C14	9°49'15"	1472.39'	252.38'	126.50'	S09°16'44"W	252.07'
C15	46°09'02"	67.00'	53.97'	28.54'	N23°05'45"W	52.52'
C16	22°29'21"	325.00'	127.57'	64.61'	S27°57'37"W	126.75'
C17	9°36'45"	325.00'	54.53'	27.33'	S04°15'04"E	54.46'
C18	15°14'33"	325.00'	86.46'	43.49'	S16°40'43"E	86.20'
C19	30°24'43"	275.00'	145.97'	74.75'	N17°52'41"W	144.26'
C20	6°11'12"	275.00'	29.69'	14.86'	N00°25'17"E	29.68'
C21	16°51'29"	191.22'	56.26'	28.34'	S07°38'53"E	56.06'
C22	29°46'55"	191.22'	99.40'	50.85'	S31°16'37"E	98.28'
C23	5°33'39"	189.84'	18.42'	9.22'	N03°30'53"E	18.42'

NOTES:

1. OWNERS OF RECORD: ROANOKE COLLEGE TRUSTEES
2. LEGAL REFERENCE: DEEDS RECORDED IN ROANOKE COUNTY; D.B. 821, PG. 370, D.B. 820, PG. 415, D.B. 817, PG. 190, D.B. 797, PG. 177, D.B. 736, PG. 71, D.B. 681, PG. 333, D.B. 629, PG. 214, D.B. 306, PG. 352, D.B. 20, PG. 349, D.B. 7, PG. 520, AND W.B. 17, PG. 435.
3. CURRENT TAX MAP NUMBERS: 85-1-1 & 86-3-4
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. THE SUBJECT PROPERTY LIES WITHIN IN F.E.M.A. DEFINED ZONES X UNSHADED, X SHADED, AE & AE FLOODWAY. SEE FEMA MAP #51161C0141G (EFFECTIVE DATE: SEPTEMBER 28, 2007)
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
7. THE COUNCIL OF THE CITY OF SALEM PERMANENTLY VACATED PORTIONS OF PEERY DRIVE AND A PORTION OF HIGH STREET AND DEDICATED CERTAIN REAL PROPERTY FOR RELOCATION OF PEERY DRIVE AND A RELOCATED PORTION OF HIGH STREET BY ORDINANCE, EFFECTIVE 5/20/2004

APPROVED:
Charles E. Van Allman 3/30/2015
CHARLES E. VAN ALLMAN, JR., P.E., L.S.
CITY ENGINEER, CITY OF SALEM

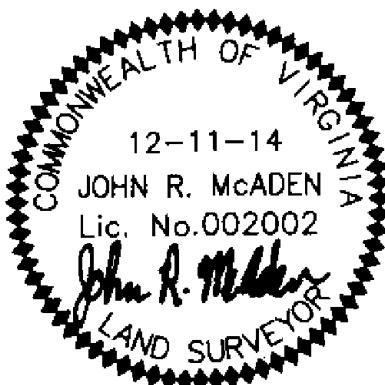
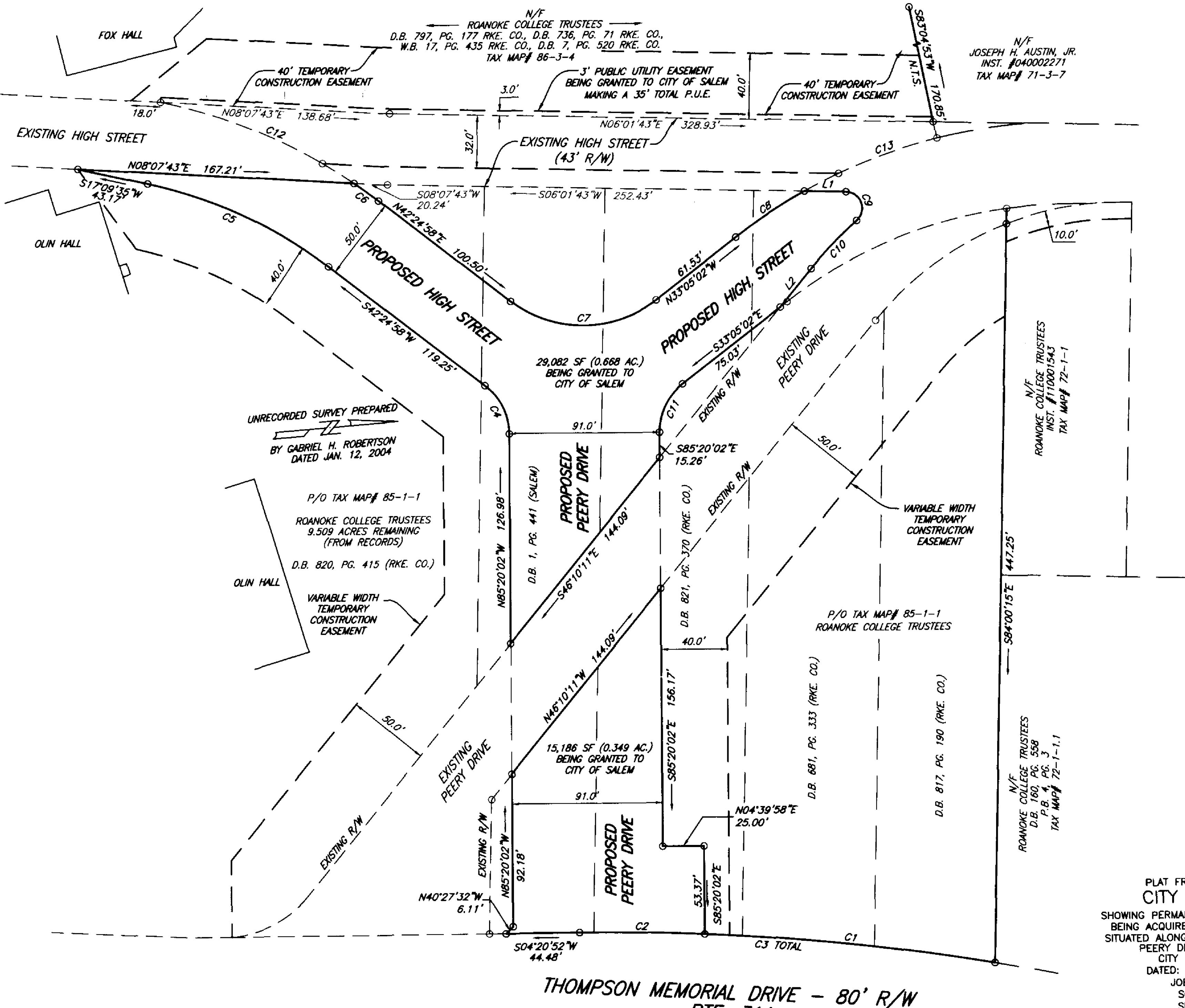
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:32 O'CLOCK A.M. ON THIS DAY OF April, 2015, IN PLAT BOOK 14, PAGE 27.

TESTE: GARY CHANCE CRAWFORD
CLERK

DEPUTY CLERK

PLAT FROM RECORDS FOR
CITY OF SALEM

SHOWING PERMANENT STREET RIGHT OF WAY
BEING ACQUIRED BY THE CITY OF SALEM
SITUATED ALONG THOMPSON MEMORIAL DRIVE,
PEERY DRIVE AND HIGH STREET
CITY OF SALEM, VIRGINIA
DATED: DECEMBER 11, 2014
JOB #R1410468.00
SHEET 1 OF 3



PLAT FROM RECORDS FOR
CITY OF SALEM
SHOWING PERMANENT STREET RIGHT OF WAY
BEING ACQUIRED BY THE CITY OF SALEM
SITUATED ALONG THOMPSON MEMORIAL DRIVE,
PEERY DRIVE AND HIGH STREET
CITY OF SALEM, VIRGINIA
DATED: DECEMBER 11, 2014
JOB #R1410468.00
SCALE 1" = 40'
SHEET 2 OF 3

BALZER
AND ASSOCIATES INC
REFLECTING TOMORROW

0 40 80 120
SCALE: 1" = 40'

DRN: SJB
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

FOX HALL

15,648 SF (0.359 AC.) BEING GRANTED TO ROANOKE COLLEGE TRUSTEES

N/F ROANOKE COLLEGE TRUSTEES
D.B. 797, PG. 177 RKE. CO.
D.B. 736, PG. 71 RKE. CO.
W.B. 17, PG. 435 RKE. CO.
D.B. 7, PG. 520 RKE. CO.
TAX MAP# 86-3-4

EXISTING HIGH STREET

NO8°07'43"E 1.38.68'

NO6°01'43"E 328.93'

32' PUBLIC UTILITY EASEMENT HEREBY RESERVED

NO6°01'57"E 55.82'

NO6°01'57"E 68.14'

NO6°01'57"E 2.64'

NO3°30'53"E 24.96'

NO3°30'53"E 9.28'

NO3°30'53"E 20.0'

EXISTING R/W BEING VACATED
230 S.F. (0.005 AC.) TO BE GRANTED TO JOSEPH H. AUSTIN, JR. AND HEREBY RESERVED AS NEW PUBLIC UTILITY EASEMENT

EXISTING R/W BEING VACATED
203 S.F. (0.005 AC.) TO BE GRANTED TO ROANOKE COLLEGE TRUSTEES AND HEREBY RESERVED AS NEW PUBLIC UTILITY EASEMENT

UNRECORDED SURVEY PREPARED
BY GABRIEL H. ROBERTSON
DATED JAN. 12, 2004

P/O TAX MAP# 85-1-1
ROANOKE COLLEGE TRUSTEES
9.509 ACRES REMAINING
(FROM RECORDS)
D.B. 820, PG. 415 (RKE. CO.)

OLIN HALL

OLIN HALL

PROPOSED HIGH STREET

PROPOSED PEERY DRIVE

EXISTING R/W

EXISTING PEERY DRIVE R/W
BEING VACATED

20' STORM DRAINAGE
EASEMENT HEREBY RESERVED
S46°10'11"E 207.90'

11,349 SF (0.261 AC.)
BEING GRANTED TO
ROANOKE COLLEGE TRUSTEES

P/O TAX MAP# 85-1-1
ROANOKE COLLEGE TRUSTEES

D.B. 681, PG. 333 (RKE. CO.)

D.B. 681, PG. 190 (RKE. CO.)

11,559 SF (0.265 AC.)
BEING GRANTED TO
ROANOKE COLLEGE TRUSTEES

20' STORM DRAINAGE
EASEMENT HEREBY RESERVED

EXISTING CULVERT

EXISTING R/W

N/F ROANOKE COLLEGE TRUSTEES
D.B. 160, PG. 558
P.B. 4, PG. 3
TAX MAP# 72-1-1

JOSEPH H. AUSTIN, JR.
INST. #040002271
TAX MAP# 71-3-7

12-11-14
JOHN R. McADEF
Lic. No. 002002
Land Surveyor

PLAT FROM RECORDS FOR
CITY OF SALEM
SHOWING PERMANENT STREET RIGHT OF WAY
BEING VACATED BY THE CITY OF SALEM
SITUATED ALONG THOMPSON MEMORIAL DRIVE,
PEERY DRIVE AND HIGH STREET

THOMPSON MEMORIAL DRIVE - 80' R/W
RTE. 311

PLAT FROM RECORDS FOR
CITY OF SALEM
SHOWING PERMANENT STREET RIGHT OF WAY
BEING VACATED BY THE CITY OF SALEM
SITUATED ALONG THOMPSON MEMORIAL DRIVE,
PEERY DRIVE AND HIGH STREET
CITY OF SALEM, VIRGINIA
DATED: DECEMBER 11, 2014

D: DECEMBER 11, 20
JOB #R1410468.00
SCALE 1' = 40'
SHEET 3 OF 3

A scale bar marked from 0 to 120 feet in increments of 40. Below the bar is the text "SCALE: 1" = 40'.

DRN: SJB
CHK: JRM

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