

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF SALEM, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND, A PORTION OF WHICH IS SHOWN HEREON, CONTAINING 16.5709 ACRES, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED 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 AND ALL THE LAND CONVEYED TO SAID OWNER IN INSTRUMENT 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 SAID OWNER HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN HEREON ENTIRELY OF THEIR 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 OWNER:

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

4-13-15

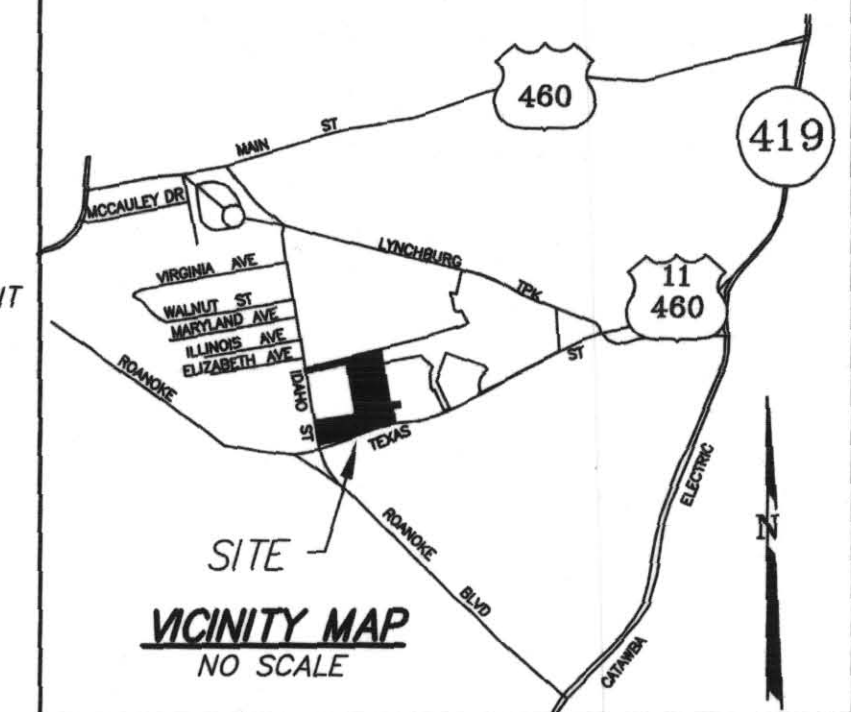
DATE

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" UNSHADED 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.
* 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.
* PLAT SHOWING THE VACATION AND COMBINATION FOR CITY OF SALEM BY CALDWELL WHITE ASSOCIATES DATED SEPTEMBER 2, 2012 AND LAST REVISED MARCH 23, 2011 AND RECORDED IN P.B. 13, PG. 49, SLIDE 213.
4. REFERENCE OF PROPERTY CONVEYANCE:
D.B. 254, PG. 654 BEING TAX PARCEL 148-1-2 CONVEYED TO THE CITY OF SALEM, VIRGINIA.

LEGEND

ACT. ACTUAL
D.B. DEED BOOK
EP. EDGE OF PAVEMENT
IPF. IRON PIN FOUND
IPS. IRON PIN SET
PK/F. PIPE FOUND
PK/F. PK NAIL FOUND
R/W. RIGHT OF WAY

**APPROVED:**

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

4/13/15
DATE

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

4/13/2015
DATE

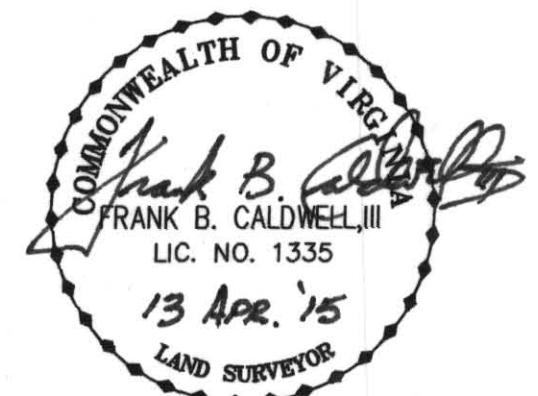
STATE OF VIRGINIA

CITY OF SALEM

TO WIT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Kevin Boggs, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13 DAY OF April, 2015.
MY COMMISSION EXPIRES 31 July 2015

7108138
NOTARY REGISTRATION NO.

NOTARY PUBLIC

**PROPERTY LINE TABLE**

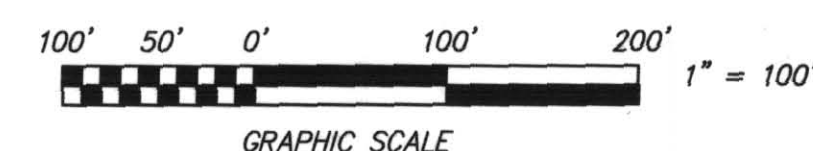
LINE	BEARING	DISTANCE
1-2	S 83°43'27" W	78.41'
4-5	N 10°03'18" W	50.31'
6-7	S 09°38'38" E	146.90'
8-9	N 83°46'59" E	100.80'
9-1	S 06°06'13" E	50.00'
2-10	S 08°08'41" E	150.47'
17-18	N 10°02'36" W	50.48'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
3-E	N 81°07'36" E	20.00'
E-F	S 10°06'13" E	64.57'
F-G	S 79°53'47" W	20.00'
G-3	N 10°06'13" W	65.00'

GRADING EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
2-A	S 08°08'41" E	30.00'
A-B	S 81°07'36" W	89.62'
B-C	N 74°52'26" W	73.76'
C-2	N 81°07'36" E	157.38'



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO
ANNEXED IS ADMITTED TO RECORD ON April 14, 2015,
AT 10:03 O'CLOCK A.M.
TESTE: CHANCE CRAWFORD

DEPUTY CLERK

TAX No. 148-1-2
DATE: APRIL 13, 2015
CALC. CLH CHK'D FBC
CLOSED: CLH

SCALE: 1"= 100'
N.B.: WES-66
DRAWN: CLH
W.O.: 12-0056