

KNOW ALL MEN BY THESE PRESENTS TO WT:

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:

2/13/15

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

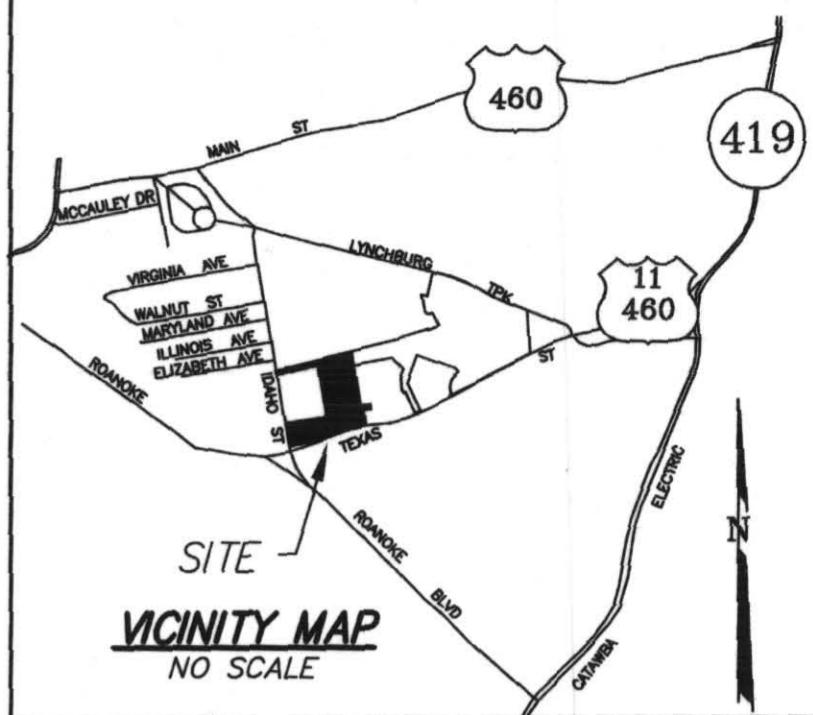
DATE

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 ABD 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
PIPE/F	PIPE FOUND
PK/F	PK NAIL FOUND
R/W	RIGHT OF WAY



APPROVED:

4/13/15

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

4/13/2015

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

DATE

STATE OF VIRGINIA

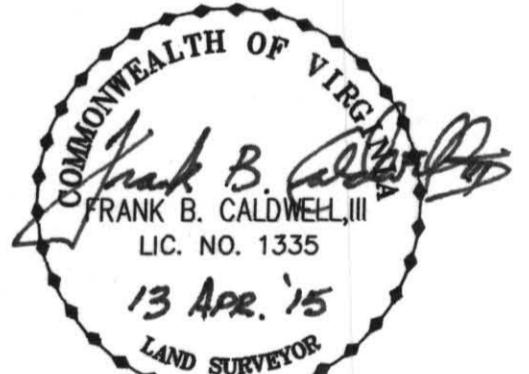
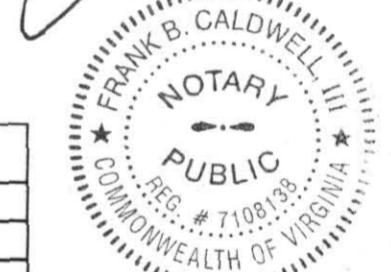
CITY OF SALEM

TO WT:
I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KEVIN BOGARES, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 13th 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'



GRAPHIC SCALE

CREATING TRACT 5, TRACT 5A & TRACT 5B FROM THE REMAINING PROPERTY OF THE CITY OF SALEM, VIRGINIA (D.B. 254, PG. 654, INSTRUMENT No. 100002534) and CREATING A CROSS ACCESS AND GRADING EASEMENT FOR THE BENEFIT OF TRACT 5A, A GRADING EASEMENT FOR THE BENEFIT OF TRACT 5 AND A DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT 5.

SITUATE 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) 386-3400 Fax: (540) 386-8702
E-Mail: cwaroanoke@aol.com

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

