

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF SALEM, VIRGINIA IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 14 TO 1, AND IS A PORTION OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 89, PAGE 462, DEED BOOK 98, PAGE 637, AND AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 712, PAGE 354.

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:

CITY OF SALEM, VIRGINIA

BY: *J.R. McAden*

ITS: *Major*

STATE OF VIRGINIA

City of Salem  
I, Charles E. Van Allman, a Notary Public in  
and for the aforesaid state do hereby certify that  
John R. McAden, whose  
name is signed to the foregoing instrument, has  
personally appeared before me and acknowledged the  
same on this 13th day of October, 2010.  
John R. McAden  
NOTARY PUBLIC  
REG. # 71-75070  
MY COMMISSION EXPIRES 5/31/2010

REG. # 71-75070  
NOTARY PUBLIC  
REG. # 71-75070  
MY COMMISSION EXPIRES 5/31/2010

VA STATE PLANE NAD83  
SOUTH ZONE - GRID NORTH

APPROVED:  
*Charles E. Van Allman* 10/3/2010  
CHARLES E. VAN ALLMAN, JR., P.E., L.S.  
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

*James E. Taliaferro* 10/3/2010  
JAMES E. TALIAFERRO, II, P.E., LS  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE SALEM  
PLANNING COMMISSION ON 10/3/2010

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 1:30 P.M. ON THIS 15th  
DAY OF OCTOBER, 2010 IN PLAT BOOK 17, PAGE 85.

TESTE: GARY CHANCE CRAWFORD

CLERK

*Gary Chance Crawford*

NOTES:

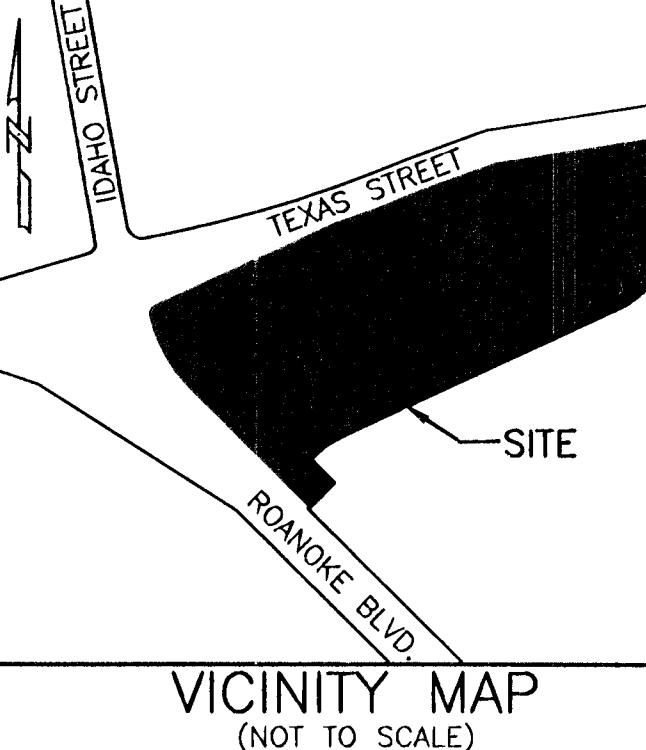
- OWNERS OF RECORD: CITY OF SALEM, VIRGINIA
- LEGAL REFERENCE: DEED BOOK 89, PAGE 462  
DEED BOOK 98, PAGE 637, DEED BOOK 712, PAGE 354
- PROPERTY IS CURRENTLY ZONED HBD.
- THE CURRENT TAX MAP NUMBER: 157-1-2
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" UNSHADED.  
SEE FEMA MAP #51161C0141 G.  
(REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CORNER FROM RECORDS
- FENCE
- OHU — OVERHEAD LINES

COORDINATE LIST VA STATE PLANE NAD83  
SOUTH ZONE - GRID NORTH

Point	Northing	Easting
1	3631174.580	11034086.862
2	3631374.027	11033885.915
3	3631507.117	11033808.954
4	3631524.101	11033817.332
5	3631667.702	11034130.974
6	3631725.232	11034281.638
7	3631772.542	11034411.767
8	3631823.429	11034729.894
9	3631688.870	11034773.436
10	3631526.519	11034638.269
11	3631300.697	11034147.240
12	3631263.556	11034094.111
13	3631256.601	11034087.207
14	3631216.070	11034128.043



VICINITY MAP  
(NOT TO SCALE)

R/W PER P.B. 1, PG. 22 1/2 (RKE. CO.) & P.B. 2, PG. 74 (RKE. CO.) CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1639.23'	457.55'	N73°39'54"E	456.06'	15°59'33" 230.27'
C2	1025.12'	123.75'	N69°07'38"E	123.68'	6°55'00" 61.95'
C3	333.04'	44.37'	N76°24'08"E	44.34'	7°38'00" 22.22'
C4	1539.53'	97.18'	N82°01'38"E	97.16'	3°37'00" 48.61'
C5	657.37'	107.47'	N79°09'08"E	107.35'	9°22'00" 53.85'

R/W PER P.B. 1, PG. 22 1/2 (RKE. CO.) & P.B. 2, PG. 74 (RKE. CO.) LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65°40'08"E	238.00'
L2	N72°35'08"E	50.00'
L3	N80°13'08"E	50.20'
L4	N83°50'08"E	160.00'

TRACT A1  
6.750 AC.  
PORTION OF T.M. #157-1-2

NEW LINES FROM CORNERS  
1 THROUGH 14 TO 1, INCLUSIVE.

LINE	BEARING	DISTANCE
L1	S44°47'08"W	9.80'
L2	S45°12'52"E	57.54'
L3	S44°47'08"W	58.46'
L4	N44°47'08"E	5.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	260.65'	156.06'	N30°02'21"W	153.74'	34°18'16" 80.45'	
C2	15.00'	20.49'	N26°15'24"E	18.94'	78°17'06" 12.21'	
C3	2270.93'	161.31'	N69°06'05"E	161.27'	4°04'11" 80.69'	
C4	378.03'	214.10'	S39°46'46"W	211.25'	32°27'01" 110.01'	
C5	182.00'	65.17'	S55°02'38"W	64.82'	20°31'01" 32.94'	

80 0 40 80 160 320  
SCALE: 1" = 80'

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

*John R. McAden*  
JOHN R. MCADEN  
002002

PARTIAL SURVEY AND  
RESUBDIVISION PLAT FROM RECORDS FOR  
THE CITY OF SALEM  
BEING THE RESUBDIVISION OF  
TAX MAP #157-1-2  
73.54 ACRES FROM RECORDS  
D.B. 89, PG. 462  
D.B. 98, PG. 637  
D.B. 712, PG. 354  
CREATING HEREON

TRACT A (66.790 ACRES FROM RECORDS) &  
TRACT A1 (6.750 ACRES)  
SITUATE ALONG ROANOKE BOULEVARD  
AND TEXAS STREET  
CITY OF SALEM, VIRGINIA  
SURVEYED AUGUST 25, 2016  
JOB #04160050.00 - RESUB  
SCALE: 1" = 80'

BALZER  
AND ASSOCIATES INC.  
BALZER  
AND ASSOCIATES INC.  
REFLECTING TOMORROW  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018