

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MECHANICAL SERVICES & INSTALLATION, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 5 TO 1 AND 2 TO 6 TO 7 TO 3 TO 2, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #140002702.

THE SAID OWNER HEREBY CERTIFIES THAT HE 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:

MECHANICAL SERVICES & INSTALLATION, LLC

By: *Marvin L. Loyd III*

Its: *President*

PRINT NAME

STATE OF VIRGINIA

City of Roanoke
I, Caroline Rebecca Wilson, a notary public in
and for the aforesaid state do hereby certify that
Marvin L. Loyd III, whose
name is signed to the foregoing instrument, has
personally appeared before me and acknowledged the
same on this 11 day of August, 2016.

Caroline R. Wilson REG. # 1403208
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/31/18



20 0 10 20 40 80
SCALE: 1" = 20'

APPROVED:
Charles E. Van Allman Jr. 8/17/2016
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II, P.E. LS 6/22/16
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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 12:38 O'CLOCK P.M. ON THIS 24 DAY OF August, 2016, IN PLAT BOOK 14, PAGE 77.

TESTE: GARY CHANCE CRAWFORD

CLERK

Gary C. Crawford
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: MECHANICAL SERVICES & INSTALLATION, LLC
- LEGAL REFERENCE: INSTRUMENT #140002702
- PROPERTY IS CURRENTLY ZONED LM
- THE CURRENT TAX MAP NUMBER: 142-3-1 & 142-3-2
- 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 #51161C0137G (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

CURVE C1
ARC = 28.77'
RADIUS = 17.00'
DELTA = 96°58'38"
CHORD BEARING = N69°17'44"E
CHORD LENGTH = 25.46'
TANGENT = 19.21'

DRAINAGE ESM'T
D.B. 254, PG. 703

