

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF SALEM, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, CONTAINING 10.169 ACRES, AND BEING PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 31, 1938 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN D.B. 285, PG. 1.

THAT VALLEY PROPERTIES, LLC AND L&M PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, CONTAINING 11.496 ACRES, AND BEING PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JULY 27, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 050003005.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN HEREON ENTIRELY OF HIS 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 SIGNATURES AND SEALS OF SAID OWNERS:

3-17-20

VALLEY PROPERTIES, LLC - OWNER - AUTHORIZED AGENT
(INSTRUMENT No. 050003005) DATE

3-17-20

L & M PROPERTIES, LLC - OWNER - AUTHORIZED AGENT
(INSTRUMENT No. 050003005) DATE

3-20-20

THE CITY OF SALEM, VIRGINIA - OWNER - AUTHORIZED AGENT
(D.B. 285, PG. 1 - ROANOKE COUNTY) DATE

STATE OF VIRGINIA

State & City of Virginia & Roanoke

TO WIT:
I, Leslie McVey, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
John Lipson, WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
17th DAY OF March 2020.

MY COMMISSION EXPIRES 11-30-20

345937 Leslie M. McVey
NOTARY REGISTRATION No. NOTARY PUBLIC

STATE OF VIRGINIA

City of Roanoke

TO WIT:
I, Leslie McVey, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
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345937 Leslie M. McVey
NOTARY REGISTRATION No. NOTARY PUBLIC

STATE OF VIRGINIA

City of Salem

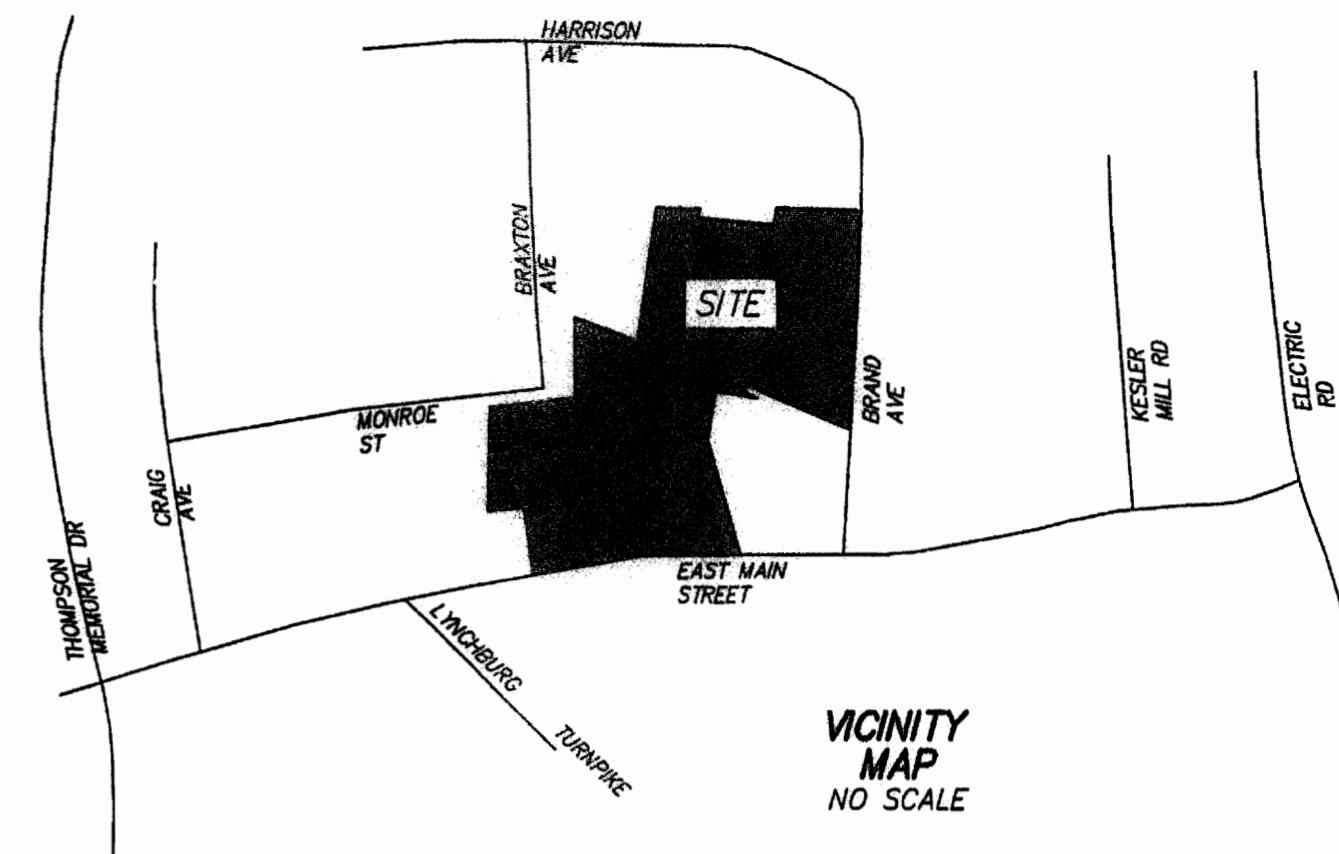
TO WIT:
I, Leslie McVey, A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
John Lipson, WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
20th DAY OF March 2020.

MY COMMISSION EXPIRES 5-31-2020

7676036 Leslie M. McVey
NOTARY REGISTRATION No. NOTARY PUBLIC

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" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0141 G MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: BOUNDARY SURVEY PREPARED FOR VALLEY PROPERTIES, LLC AND L & M PROPERTIES, LLC BY LUMSDEN ASSOCIATES, P.C. DATED JULY 26, 2005 AND RECORDED IN P.B. 10, PG. 100, SLIDE 188.
4. REFERENCE: PLAT OF PATE SUBDIVISION BY DAVID DICK DATED MAY 14, 1959 AND RECORDED IN P.B. 4, PG. 15 - ROANOKE COUNTY.
5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.
6. THIS PLAT IS BASED ON AVAILABLE RECORDS AND A PARTIAL FIELD SURVEY.
7. TAX PARCEL 84-2-12 WAS ZONED LM (LIGHT MANUFACTURING) AND TAX PARCEL 108-1-3 WAS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THE PLAT.



APPROVED:

James E. Taliaferro, II, P.E., L.S.
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

3/19/2020
DATE

APPROVED:

Charles E. Van Allman, Jr., P.E., L.S.
DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF SALEM

3/19/2020
DATE

LOT LINE VACATION AND
RESUBDIVISION PLAT FROM RECORDS AND PARTIAL SURVEY

FOR
THE CITY OF SALEM, VIRGINIA AND

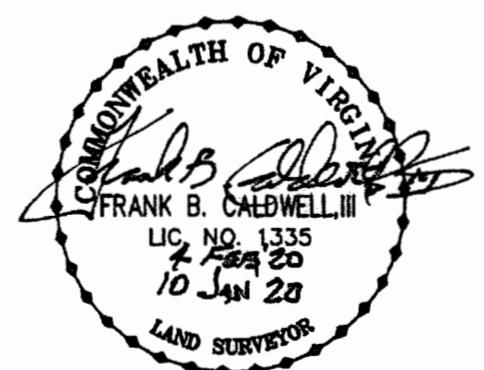
AND
VALLEY PROPERTIES, LLC
AND L&M PROPERTIES, LLC

SHOWING 10.169 ACRES (D.B. 285, PG. 1-ROANOKE COUNTY)
AND 11.496 ACRES (INSTRUMENT No. 050003005)
CREATING HEREON

PARCEL 3A 1.1801 ACRES

PARCEL A 9.7135 ACRES

SITUATE WEST MAIN STREET & BRAND AVENUE
CITY OF SALEM, VIRGINIA



CWA

CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 6260
ROANOKE, VIRGINIA 24017-0260
Telephone: (540) 366-3400 Fax: (540) 366-8702
E-Mail: cwaroanoke@aol.com

REV: FEBRUARY 4, 2020 (CITY COMMENTS)

TAX No. 84-2-12, 108-1-3

DATE: JANUARY 10, 2020

CALC. JW CHKD FBC

CLOSED: JW

SCALE: 1" = 60'
N.B.: JW 36
DRAWN: JW
W.O.: 19-0105

SHEET 1 OF 2

TAX No. 84-2-12 11.496 ACRES
FROM TAX No. 108-1-3 +0.4555 ACRE
TAX No. 84-2-12 11.9515 ACRES

TAX No. 108-1-3 10.169 ACRES
TO TAX No. 84-2-12 -0.4555 ACRE
TAX No. 108-1-3 9.7135 ACRES

0.4555 ACRE
19,841 Sq. Ft.
BOUNDED BY CORNERS
2 THROUGH 7, INCLUSIVE TO 2
TO BE ADDED TO PARCEL 3
TAX No. 84-2-12

TAX No. 84-2-9

TAX No. 84-2-10

20' ALLEY

IPF BEARS
S 04°31'05" W 62
FROM CORNER ④

IPF

IPF BEARS
S 04°31'05" W 140.11
FROM CORNER ④

TAX PARCEL 84-2-12 IS COMPRISED OF PARCEL 1
D.B. 318, PG. 138 AND PARCEL 3 D.B. 318, PG. 138.
0.4558 ACRE (TANK LOT) FROM CITY OF SALEM IS
MADE A PART OF PARCEL 3 D.B. 318, PG. 138. TOTAL
ACREAGE OF TAX PARCEL 84-2-12 IS 11.9515 ACRES
REFERENCE IS MADE TO SURVEY BY LUMSDEN
ASSOCIATES SEE NOTE 3 SHEET 1.

PROPERTY OF
CITY OF SALEM, VIRGINIA
0.169 ACRES (FROM RECORDS)
D.B. 285, PG. 1
TAX No. 108-1-3

PROPERTY OF
VALLEY PROPERTIES, LLC
AND L&M PROPERTIES, LLC
INSTRUMENT No. 050003005
TAX No. 108-1-3.1

*MERIDIAN OF BOUNDARY
VALLEY PROPERTIES, LLC SURVEY PREPARED FOR
P.B 10, PG. 100, SLIDE 188*

PROPERTY OF
VALLEY PROPERTIES, LLC
AND L&M PROPERTIES, LLC
11.496 ACRES (FROM RECORDS)
INSTRUMENT No. 050003005
TAX No. 84-2-12

PARCEL 3A
1.1801 ACRES
51,407 Sq. Ft.
BOUNDED BY CORNERS
1, 2, 3, 4, 5, 6, 8, 9, 10, TO 1
PART OF TAX No. 84-2-12

PARCEL No. 1
D.B. 318, PG. 138
PART OF TAX No. 84-2-12

PROPERTY OF
VALLEY PROPERTIES, LLC
AND L&M PROPERTIES, LLC
INSTRUMENT No. 050003005
TAX No. 84-2-12

AREA OF
RESUBDIVISION

PARCEL No. 5
D.B. 318, PG. 138

PARCEL No. 1
D.B. 318, PG. 138

MONROE STREET

PROPERTY OF
THE CITY OF SALEM, VIRGINIA
D.B. 285, PG. 1
TAX No. 108-1-3

WEST MAIN STREET

BRAND AVENUE

LOT LINE VACATION AND
RESUBDIVISION PLAT FROM RECORDS AND PARTIAL SURVEY
FOR
THE CITY OF SALEM, VIRGINIA AND
AND
VALLEY PROPERTIES, LLC
AND L&M PROPERTIES, LLC
SHOWING 10.169 ACRES (D.B. 285, PG. 1-ROANOKE COUNTY)
AND 11.496 ACRES (INSTRUMENT No. 050003005)
CREATING HFREON

PARCEL .3A 1.1801 ACRES

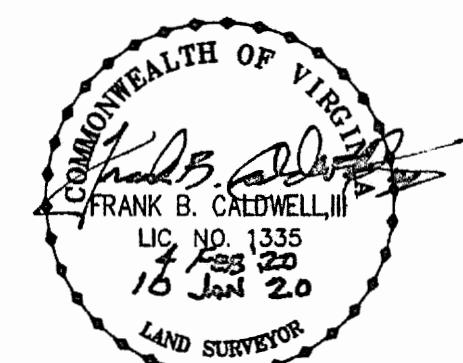
PARCEL A 9.7135 ACRES

SITUATE WEST MAIN STREET & BRAND AVENUE
CITY OF SALEM, VIRGINIA

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REV: FEBRUARY 4, 2020 (CITY COMMENTS)
TAX No. 84-2-12, 108-1-3
DATE: JANUARY 10, 2020
CALC. JW CHK'D FBC
CLOSED: JW



60' 30' 0' 60' 120'
1" = 60'
GRAPHIC SCALE

| ADJOINING PROPERTY OWNER INFORMATION | | |
|--------------------------------------|---------------------------------------|--------------------------|
| TAX No. | PROPERTY OWNER | LEGAL REFERENCE |
| 84-2-6.1 | MAYRA A. & JONATHAN A. BAYARSAIKHAN | INSTRUMENT No. 180000689 |
| 84-2-6 | MAYRA A. & JONATHAN A. BAYARSAIKHAN | INSTRUMENT No. 180000689 |
| 84-2-7 | JACOB L. MABRY & SARAH E. MULLINS | INSTRUMENT No. 180002601 |
| 84-2-8 | GEORGE C. STIEFF, JR. & HEDWIG STIEFF | D.B. 255, PG. 113 |
| 84-2-9 | DELORES ANDERSON ET AL | W.B. 13, PG. 481 |
| 84-2-10 | CAROLYN W. HELM | D.B. 142, PG. 370 |