

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SIMMS PROPERTY, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 31 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 INSTRUMENT #200000557.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

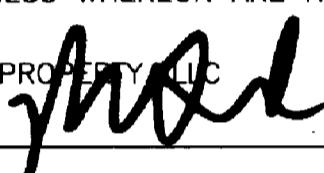
THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

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:

SIMMS PROPERTY, LLC

BY: 

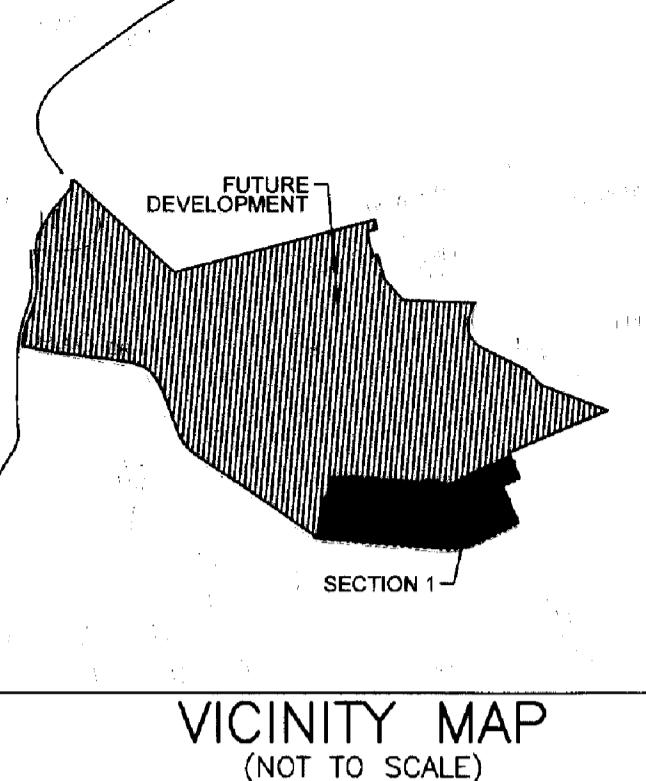
ITS: Manager

NOTES:

1. OWNERS OF RECORD: SIMMS PROPERTY, LLC
2. LEGAL REFERENCE: INSTRUMENT #200000557
3. PROPERTY IS CURRENTLY ZONED RSF
4. THE CURRENT TAX MAP NUMBER: 272-2-1
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED AS SHOWN ON FEMA FLOOD MAP PANEL 51161C0143G DATED SEPTEMBER 28, 2007.
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

COORDINATE LIST (ASSUMED)

Point	Northing	Easting
1	3623700.624	11029621.925
2	3623711.686	11029652.615
3	3623743.611	11029661.490
4	3623845.488	11029670.085
5	3623890.940	11029665.395
6	3623896.072	11029715.131
7	3623991.858	11029705.248
8	3623995.136	11029793.247
9	3623996.696	11029835.099
10	3623995.625	11029848.421
11	3623991.219	11029903.247
12	3623986.812	11029958.072
13	3623982.406	11030012.897
14	3623977.999	11030067.723
15	3623973.593	11030122.548
16	3623969.186	11030177.374
17	3623984.334	11030233.594
18	3623960.681	11030334.364
19	3624108.283	11030648.234
20	3624000.848	11030694.991
21	3623958.292	11030604.498
22	3623903.335	11030628.416
23	3623765.738	11030688.300
24	3623733.821	11030620.430
25	3623701.904	11030552.560
26	3623669.987	11030484.690
27	3623660.593	11030464.713
28	3623636.933	11030392.959
29	3623631.851	11030306.661
30	3623678.765	11029720.066
31	3623684.795	11029644.680
32	3623704.058	11029702.391
33	3623705.233	11029702.718
34	3623730.190	11029709.655
35	3623809.138	11029721.435
36	3623823.725	11029737.498
37	3623819.932	11029790.661
38	3623816.019	11029845.522
39	3623812.105	11029900.383
40	3623808.192	11029955.243
41	3623804.278	11030010.104
42	3623800.364	11030064.964
43	3623796.451	11030119.825
44	3623792.537	11030174.686
45	3623791.321	11030191.739
46	3623785.774	11030203.131
47	3623768.653	11030233.647
48	3623781.657	11030280.529
49	3623826.768	11030298.751
50	3623868.686	11030274.056
51	3623874.612	11030225.767
52	3623850.577	11030196.498
53	3623842.240	11030180.636
54	3623843.114	11030168.380
55	3623847.028	11030113.520
56	3623850.941	11030058.659
57	3623854.855	11030003.798
58	3623858.768	11029948.938
59	3623862.682	11029894.077
60	3623866.596	11029839.217
61	3623870.509	11029784.356
62	3623874.398	11029729.836
63	3623887.821	11029715.982
64	3623698.890	11029782.027
65	3623694.505	11029836.854
66	3623690.120	11029891.681
67	3623685.735	11029946.508
68	3623681.350	11030001.335
69	3623676.965	11030056.162
70	3623672.580	11030110.989
71	3623668.195	11030165.815
72	3623663.443	11030225.233
73	3623661.678	11030247.304
74	3623699.595	11030353.780
75	3623743.706	11030371.599
76	3623791.676	11030390.977
77	3623834.926	11030408.448
78	3623805.727	11030420.857
79	3623837.644	11030488.727
80	3623869.561	11030556.596



ACREAGE TABLE

TOTAL ACREAGE	62.432 ACRES
4.813 ACRES - LOTS 114 THROUGH 139	
1.017 ACRES - IN R/W DEDICATION	
-1.734 ACRES - IN OPEN SPACE LOTS	
54.868 ACRES - REMAINING FOR FUTURE DEVELOPMENT	

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE CITY OF SALEM, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

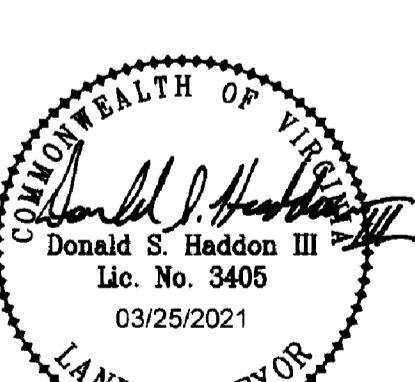
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

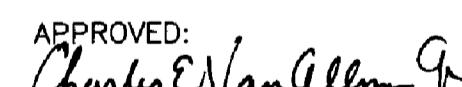


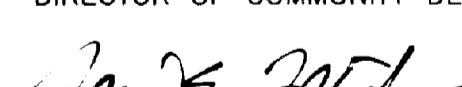
DONALD S. HADDON III 003405

PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF
DIAMOND ORCHARD TRACT &
PT LOT 1 BLOCK 4 SEC 2 ORCHARD HEIGHTS
OWNED BY SIMMS PROPERTY, LLC
TO BE KNOWN AS
SIMMS FARM
SECTION 1
CREATING HEREON LOTS 114 THROUGH 139,
TWO OPEN SPACE LOTS AND 50' PUBLIC R/W FOR
PROPOSED ROAD 'A' AND PROPOSED ROAD 'B'
SITUATED ON UPLAND DRIVE
CITY OF SALEM, VIRGINIA
DATED MARCH 25, 2021
JOB #04200056.00 (B)
SCALE: 1'=60'
SHEET 1 OF 2

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

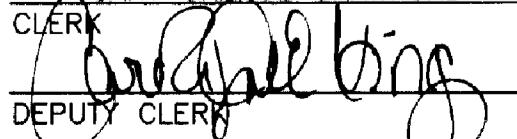


APPROVED:
 11/30/2021
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

 11/30/2021
JAMES E. TALIAFERRO, II, P.E., L.S. DATE
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 9:00 O'CLOCK A.M. ON THIS 3 DAY OF DEC 2021, IN PLAT BOOK 10, PAGE 13.

TESTE: GARY CHANCE CRAWFORD


CLERK
DEPUTY CLERK

*NOTE: ALL EASEMENTS ARE NEW
UNLESS OTHERWISE SPECIFIED.

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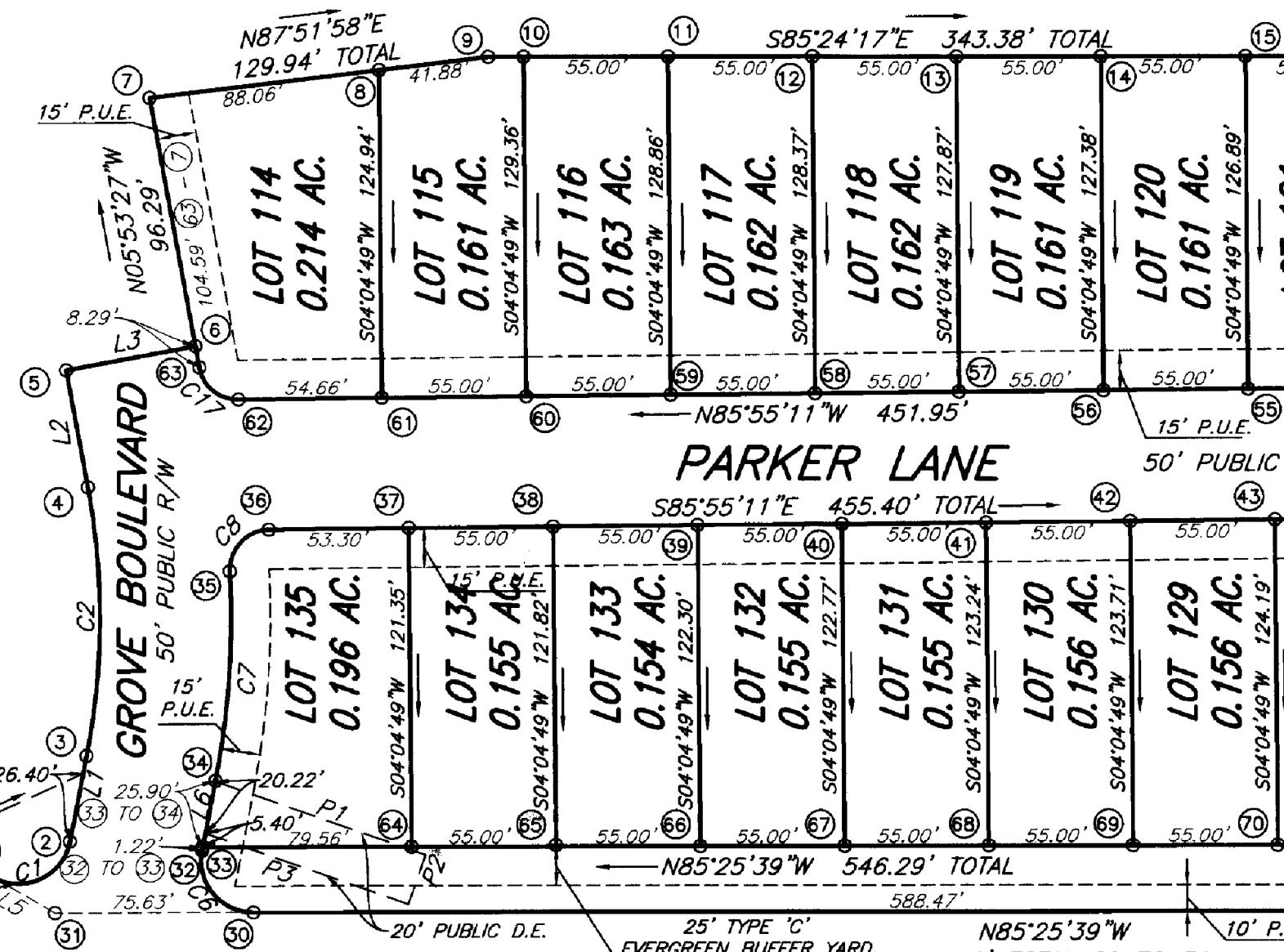
LEGEND	
o	DEEDED CORNER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
DIST.	DISTANCE
ESM'T	EASEMENT
EX.	EXISTING
S.W.M.	STORM WATER MANAGEMENT

60' 0' 30' 60' 120' 240'
SCALE: 1"=60'

N/F
SIMMS PROPERTY LLC
T.M.#272-2-1
ZONING: RSF
AREA: 62.432 AC
INST.#200000557

TRACT A

54.868 ACRES REMAINING FOR
FUTURE DEVELOPMENT
T.M. #272-2-1A



UPLAND DRIVE

50' PUBLIC R/W

OPEN SPACE LOT B
0.493 AC.

LINES 30 TO 31 & 31 TO 1
HEREBY VACATED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15°32'06"E	33.14'
L2	N05°53'27"W	45.69'
L3	N84°06'33"E	50.00'
L4	N74°55'14"E	58.23'
L5	N55°10'32"W	27.72'
L6	N15°32'06"E	27.12'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.00'	38.15'	N70°10'47"E	32.62'	109°17'21"
C2	275.00'	102.84'	N04°49'20"E	102.24'	21°25'33"
C3	312.80'	75.74'	S71°45'02"W	75.55'	13°52'23"
C4	312.80'	86.72'	S86°37'48"W	86.45'	15°53'08"
C5	312.80'	162.46'	S79°41'36"W	160.64'	29°45'31"
C6	20.00'	35.24'	N34°56'46"W	30.86'	100°57'45"
C7	325.00'	80.02'	N08°29'12"E	79.82'	14°06'28"
C8	15.00'	24.26'	N47°45'24"E	21.70'	92°38'52"
C9	17.00'	12.98'	S64°02'20"E	12.67'	43°45'42"
C10	55.00'	35.61'	S60°42'20"E	34.99'	37°05'43"
C11	55.00'	50.40'	N74°29'49"E	48.65'	52°30'00"
C12	55.00'	50.40'	N21°59'49"E	48.65'	52°30'00"
C13	55.00'	50.40'	N30°30'11"W	48.65'	52°30'00"
C14	55.00'	50.40'	N83°00'11"W	48.65'	52°30'00"
C15	55.00'	38.66'	S50°36'27"W	37.87'	40°16'43"
C16	17.00'	18.87'	S62°16'27"W	17.92'	63°36'44"
C17	15.00'	20.95'	N45°54'19"W	19.29'	80°01'44"
C18	55.00'	275.86'	N05°50'42"W	65.14'	287'22"26"

PUBLIC D.E. LINE TABLE

LINE	BEARING	DISTANCE
P1	S65°55'40"E	85.03'
P2	S24°04'20"W	20.00'
P3	N65°55'40"W	82.03'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S26°36'25"W	103.44'

PRIVATE DRAINAGE AND SWM ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	N26°36'25"E	142.30'
A2	S26°36'25"W	90.67'

SANITARY SEWER ESM'T. LINE TABLE

LINE	BEARING	DISTANCE
S1	N47°31'18"W	97.31'
S2	N04°34'21"W	70.58'
S3	N47°31'18"W	81.45'
S4	N04°34'21"E	82.55'

PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF
DIAMOND ORCHARD TRACT &
PT LOT 1 BLOCK 4 SEC 2 ORCHARD HEIGHTS
OWNED BY SIMMS PROPERTY, LLC
TO BE KNOWN AS
SIMMS FARM
SECTION 1

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1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: EJP
CHECKED BY: DSH

BA
BALZER
& ASSOCIATES

