

KNOW ALL MEN BY THESE PRESENTS TO WIT:

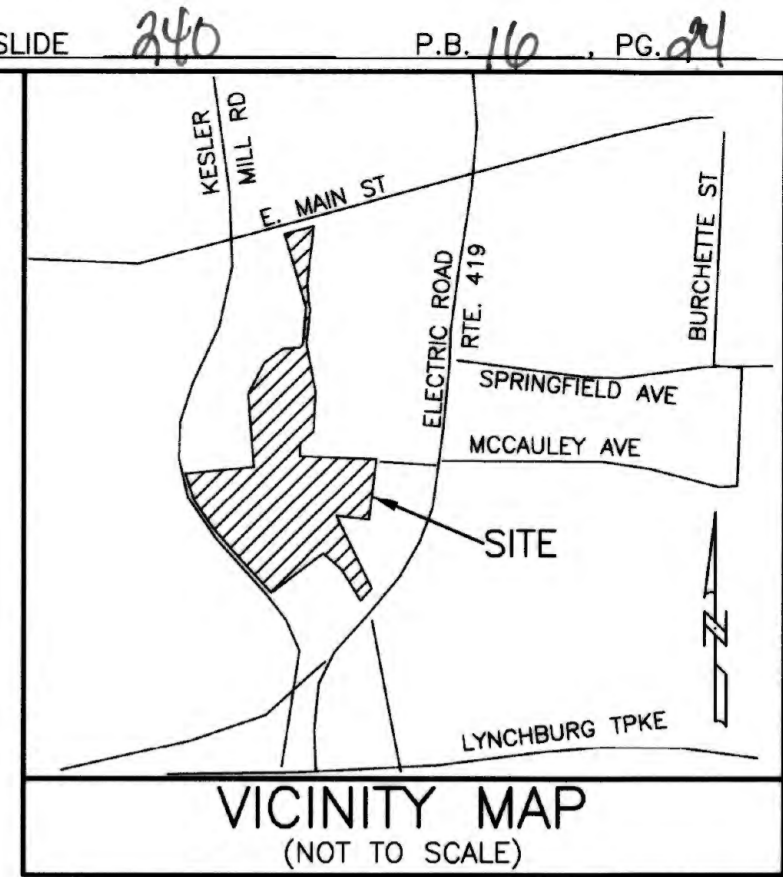
THAT LAKESIDE GOLF CENTER LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1, AND IS A PART OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #050001616 & AND IS ALL OF THE ONE HALF INTEREST OF LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #170002975.

THAT LAKESIDE GOLF CENTER LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 10 THROUGH 35 TO 6 THROUGH 3 TO 36 THROUGH 39 TO 10, INCLUSIVE, 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 #050001616.

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.

NOTES:

- OWNERS OF RECORD: LAKESIDE GOLF CENTER LLC
- LEGAL REFERENCE: LOT 3, DRW PARTNERSHIP | INSTRUMENT #050001616, INSTRUMENT #170002975
LOT 4, LAKESIDE | INSTRUMENT #050001616
- PROPERTY IS CURRENTLY ZONED HBD
- THE CURRENT TAX MAP NUMBER: 111-1-5.3, 111-1-4
- 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 ZONES FLOODWAY, AE, AND X SHADED. SEE FEMA MAP #51161C00142G. (REVISED DATE : SEPTEMBER 28,2007). ALSO SEE F.E.M.A. LOMR-F CASE NO. 98-03-1288A FOR PROPERTY REMOVAL. SEE F.E.M.A. LOMR-F CASE NO. 13-03-2030A FOR STRUCTURE REMOVAL.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- BOLD DASHED PROPERTY LINES SHOWN HEREON ARE FROM RECORDS (NOT SURVEYED)



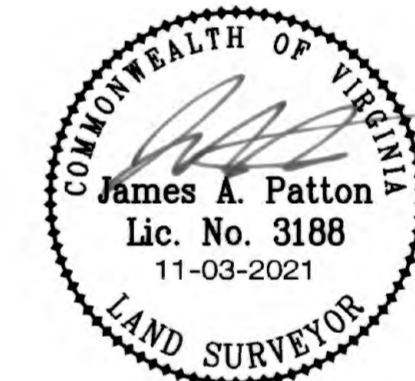
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

LAKESIDE GOLF CENTER LLC

BY: M Keven Poff ITS: MEMBER
M Keven Poff
PRINT NAME

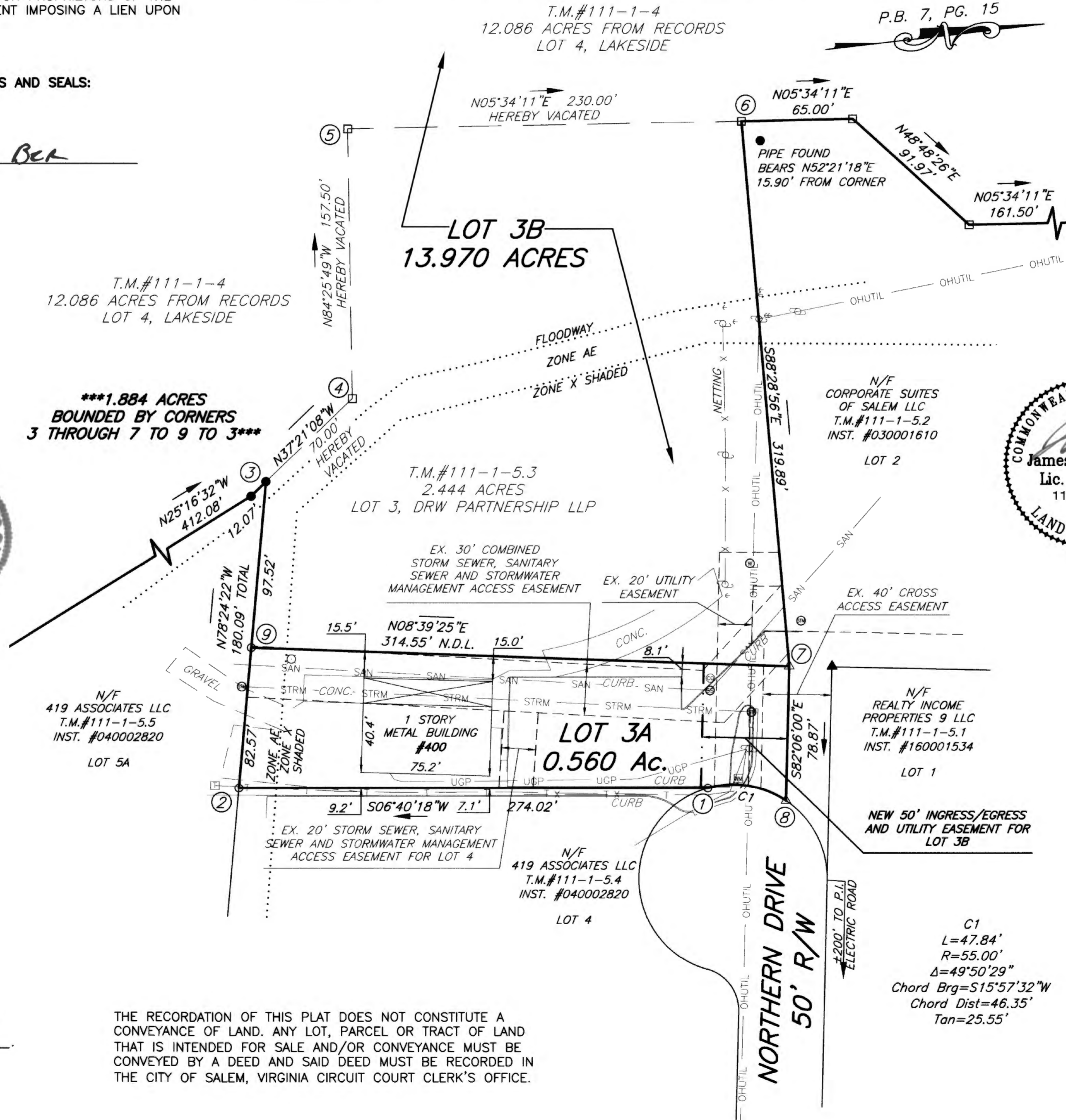
STATE OF VIRGINIA

City of Roanoke
I, Catherine Noel Maynard, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Marshall Keven Poff, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30th DAY OF December, 2021.
Catherine Noel Maynard REG. # 7664950
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31, 2024



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.

JAMES A. PATTON 003188



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ▲ NAIL FOUND
- LIGHT POLE
- ⊙ WATER MANHOLE
- ⊕ CLEAN OUT
- ⊗ SEWER MANHOLE
- GUY WIRE
- UTILITY PEDESTAL
- ⊙ STORM MANHOLE
- UTILITY POLE
- WATER METER

APPROVED:
Charles E. Van Allman, Jr. 1/03/2022
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro, II 1/3/2022
JAMES E. TALIAFERRO, II, P.E. LS 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 9:04 O'CLOCK A.M. ON THIS 11 DAY OF Jan, 2022, IN PLAT BOOK 16, PAGE 24.

TESTE: GARY CHANCE CRAWFORD
CLERK
Gary Crawford
DEPUTY CLERK

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.

C1
L=47.84'
R=55.00'
Δ=49°50'29"
Chord Brg=515°57'32"W
Chord Dist=46.35'
Tan=25.55'

NORTHERN DRIVE
50' R/W



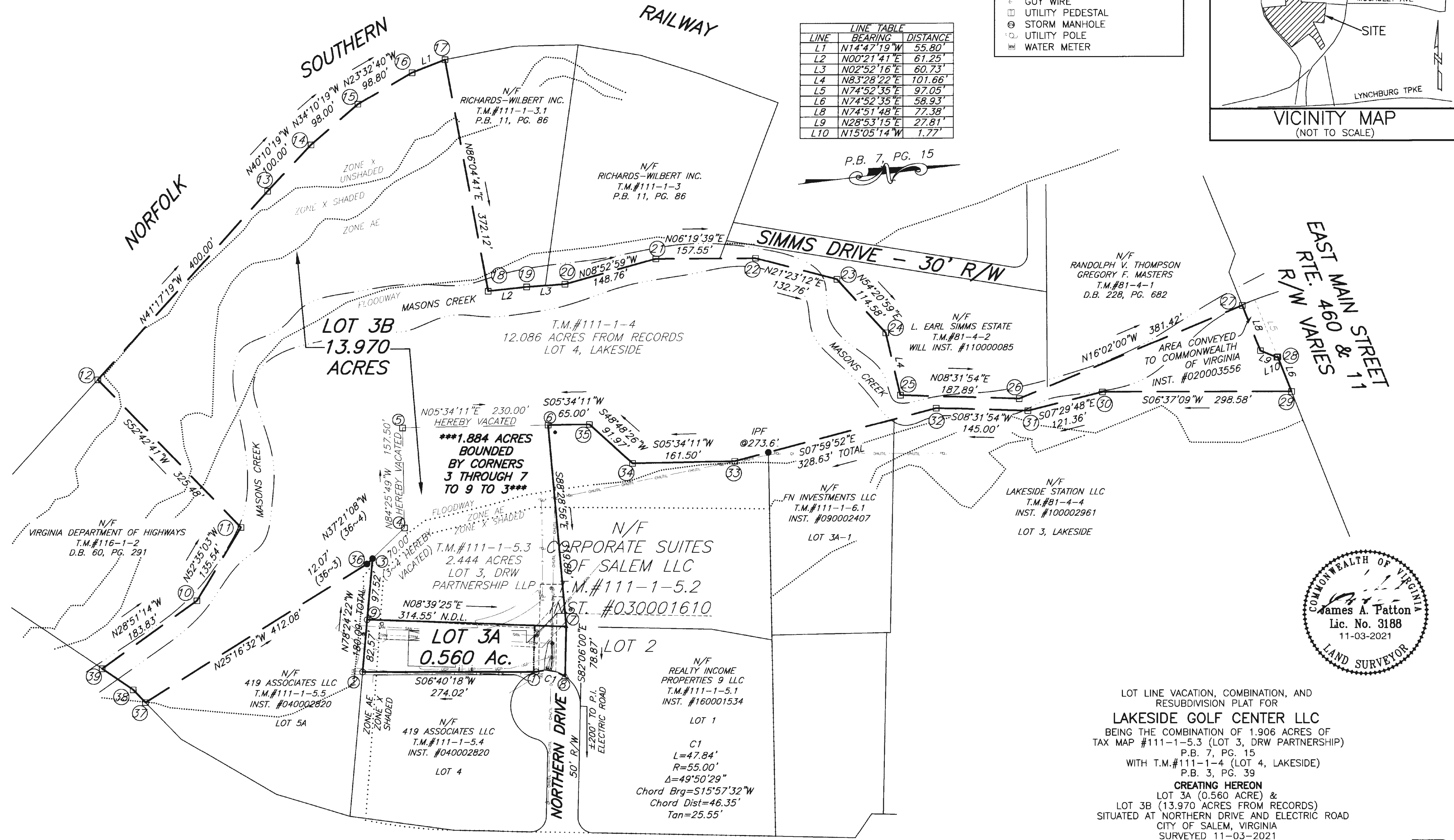
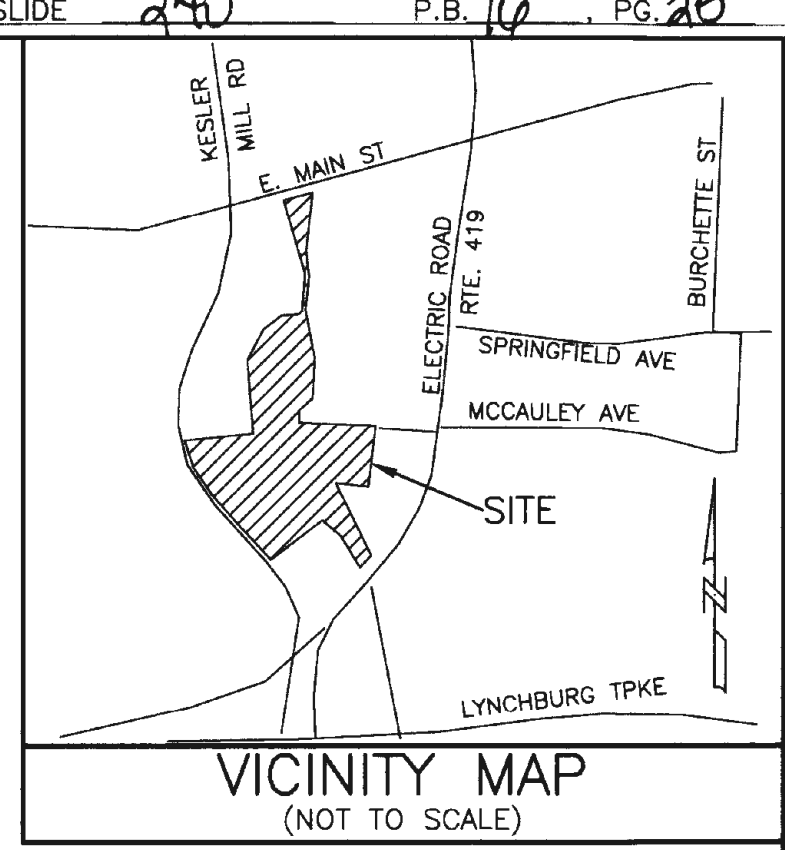
DRAWN BY: MSS
CHECKED BY: JAP

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ▲ NAIL FOUND
- LIGHT POLE
- ⊙ WATER MANHOLE
- ⊙ CLEAN OUT
- ⊙ SEWER MANHOLE
- ⊙ GUY WIRE
- UTILITY PEDESTAL
- ⊙ STORM MANHOLE
- UTILITY POLE
- ⊙ WATER METER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N14°47'19"W	55.80'
L2	N00°21'41"E	61.25'
L3	N02°52'16"E	60.73'
L4	N83°28'22"E	101.66'
L5	N74°52'35"E	97.05'
L6	N74°52'35"E	58.93'
L8	N74°51'48"E	77.38'
L9	N28°53'15"E	27.81'
L10	N15°05'14"W	1.77'



LOT LINE VACATION, COMBINATION, AND RESUBDIVISION PLAT FOR
LAKESIDE GOLF CENTER LLC
 BEING THE COMBINATION OF 1.906 ACRES OF
 TAX MAP #111-1-5.3 (LOT 3, DRW PARTNERSHIP)
 P.B. 7, PG. 15
 WITH T.M.#111-1-4 (LOT 4, LAKESIDE)
 P.B. 3, PG. 39
CREATING HEREON
 LOT 3A (0.560 ACRE) &
 LOT 3B (13.970 ACRES FROM RECORDS)
 SITUATED AT NORTHERN DRIVE AND ELECTRIC ROAD
 CITY OF SALEM, VIRGINIA
 SURVEYED 11-03-2021
 JOB #05210385.HS
 SCALE: 1" = 50'
 SHEET 2 OF 2

ELECTRIC ROAD - RTE. 419 - R/W VARIES

