

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RFC2017 LAND, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 22 TO 1 AND TAX MAP NUMBER 29-1-10, 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 INST. #170001574.

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:

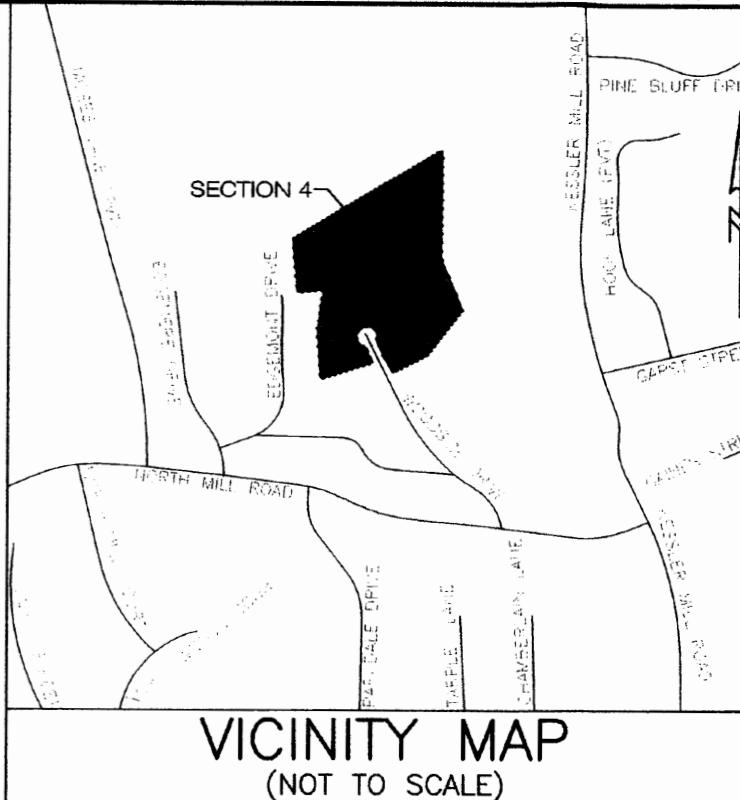
RFC2017 LAND, LLC

BY: *Mark J. Haddon*

ITS: *Mark J. Haddon*

NOTES:

1. OWNER OF RECORD: RFC2017 LAND, LLC
2. LEGAL REFERENCE: INSTRUMENT #170001574
3. PROPERTY IS CURRENTLY ZONED RSF
4. THE CURRENT TAX MAP NUMBER: 29-1-5
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 51161C0141G DATED SEPTEMBER 28, 2007.
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



ACREAGE TABLE

TOTAL ACREAGE		12.917 ACRES
-6.536 ACRES	- LOTS 59 THROUGH 65	
-0.080 ACRE	- IN R/W DEDICATION	
1.151 ACRES	- REMAINING (TAX MAP 29-1-5)	
+5.150 ACRES	- (TAX MAP 29-1-10)	
6.301 ACRES	- REMAINING FOR FUTURE DEVELOPMENT	

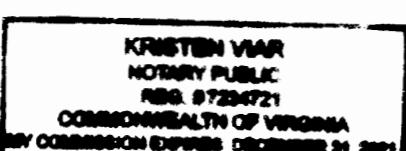
STATE OF VIRGINIA

COUNTY OF ROANOKE

I, KRISTEN VIAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT P. FRALIN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 7th DAY OF OCTOBER, 2021.

KRISTEN VIAR REG. # 5234721
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-2021



APPROVED:
Charles E. Van Allman, Jr.

10/11/2021

CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE

DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro 10/11/2021
JAMES E. TALIAFERRO, M.P.E. LS DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

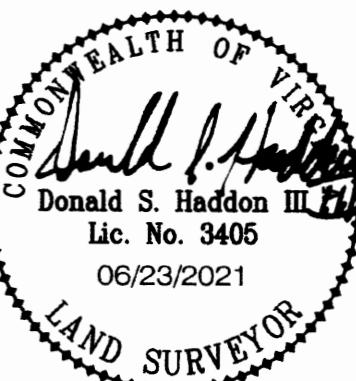
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:01 O'CLOCK A.M. ON THIS 14 DAY OF OCT, 2021, IN PLAT BOOK 16, PAGE 6.

TESTE: GARY CHANCE CRAWFORD

CLERK
bcr
DEPUTY CLERK

DRAWN BY: EJP
CHECKED BY: DSH

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



*NOTE: ALL EASEMENTS
ARE NEW UNLESS
OTHERWISE SPECIFIED.

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

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.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	22.66'	N03°25'43"E	21.89'	51°55'26"
C2	55.00'	39.08'	N09°02'06"E	38.26'	40°42'39"
C3	55.00'	49.99'	N37°21'40"W	48.29'	52°04'53"
C4	55.00'	50.00'	N89°27'20"W	48.30'	52°05'19"
C5	55.00'	50.00'	S38°27'17"W	48.30'	52°05'27"
C6	55.00'	50.00'	S13°38'01"E	48.30'	52°05'10"
C7	55.00'	32.22'	S56°27'28"E	31.76'	33°33'43"
C8	55.00'	271.30'	S68°04'33"W	68.75'	28°37'45"
C9	25.00'	22.12'	S47°53'11"E	21.41'	50°42'18"
C10	30.00'	20.01'	N03°25'30"W	19.64'	38°12'50"
C11	40.00'	179.01'	S67°28'00"W	62.86'	25°25'11"
C12	30.00'	20.01'	S41°38'30"E	19.64'	38°12'50"

