

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MASSGOOD, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 15 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #070003351.

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 THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 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 THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

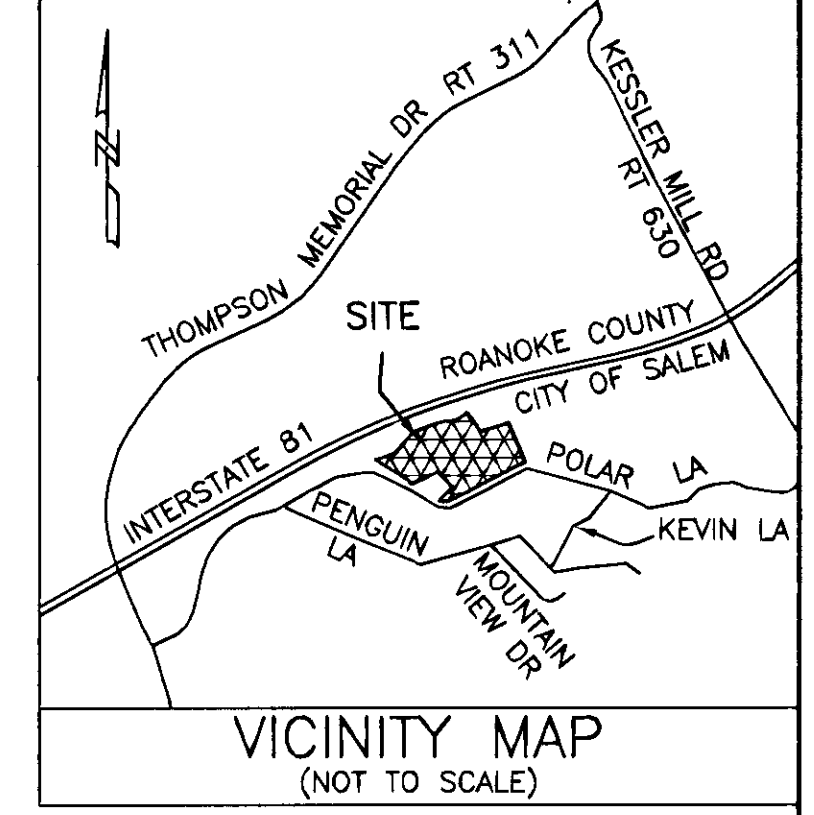
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

MASSGOOD, LLC
 BY: [Signature] ITS: MEMBER

STATE OF VIRGINIA
 COMMONWEALTH AT LARGE
 I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Richard Goodpasture, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF December, 2007.
[Signature]
 NOTARY PUBLIC
 REG. # 353745 MY COMMISSION EXPIRES 8-31-08

NOTES:

- OWNERS OF RECORD: MASSGOOD, LLC
- LEGAL REFERENCE: INSTRUMENT #070003351
- PROPERTY IS CURRENTLY ZONED RESIDENTIAL SINGLE FAMILY
- THE CURRENT TAX MAP NUMBER: 10-1-1
- 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 #51161C0133 G (EFFECTIVE DATE: SEPT. 28, 2007)
- THERE IS TO BE NO ACCESS TO LOTS 7, 8, 9, 11, AND 1 THROUGH POLAR LANE. ALL HOUSES CONSTRUCTED ON SAID LOTS SHALL FACE NORTHERN TRAIL.
- THE MAINTENANCE OF THE VARIABLE WIDTH PRIVATE DRAINAGE AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR RIVENDELL.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	8672.3358	7680.4725
2	8715.8343	7836.9697
3	8884.0094	7984.0231
4	8962.7389	8218.4142
5	8966.0170	8319.9012
6	9019.6993	8407.1607
7	8878.3606	8510.5418
8	8935.5207	8730.9682
9	8628.5535	8854.8179
10	8328.9675	8249.0953
11	8339.4598	8173.8029
12	8442.4013	8281.5250
13	8565.1491	8167.2610
14	8477.5838	7965.8746
15	8509.0393	7927.7837
1	8672.3358	7680.4725

ACREAGE TABLE	
8.982 ACRES	- LOTS 1 THRU 11
+ 0.695 ACRES	- IN R/W DEDICATION
9.678 ACRES	- TOTAL SHOWN ON PLAT

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

[Signature]
 BRIAN J. CASELLA 002806

APPROVED:
[Signature] 12/18/07
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 CITY ENGINEER, CITY OF SALEM

[Signature] 12/19/07
 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 10:12 O'CLOCK A.M. ON THIS 21st DAY OF December, 2007, IN PLAT BOOK 12, PAGE 31.

TESTE: GARY CHANCE CRAWFORD
 CLERK
[Signature]
 DEPUTY CLERK

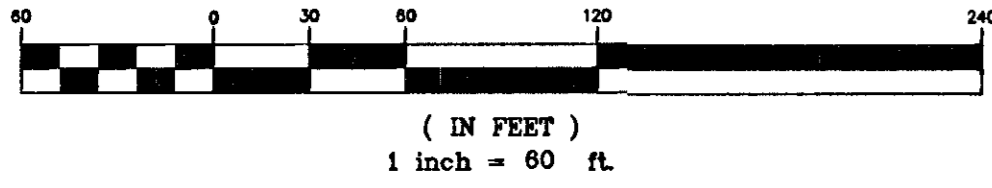


PLAT OF SURVEY
 SHOWING THE SUBDIVISION OF PROPERTY OWNED BY MASSGOOD, LLC
 RECORDED IN INSTRUMENT #070003351
 TO BE KNOWN AS
RIVENDELL
 CREATING HEREON LOTS 1 THRU 11
 SITUATED ON POLAR LANE
 CITY OF SALEM, VIRGINIA
 DATED OCTOBER 29, 2007
 JOB #R0700153.00
 SCALE: 1" = 60'
 SHEET 1 OF 2

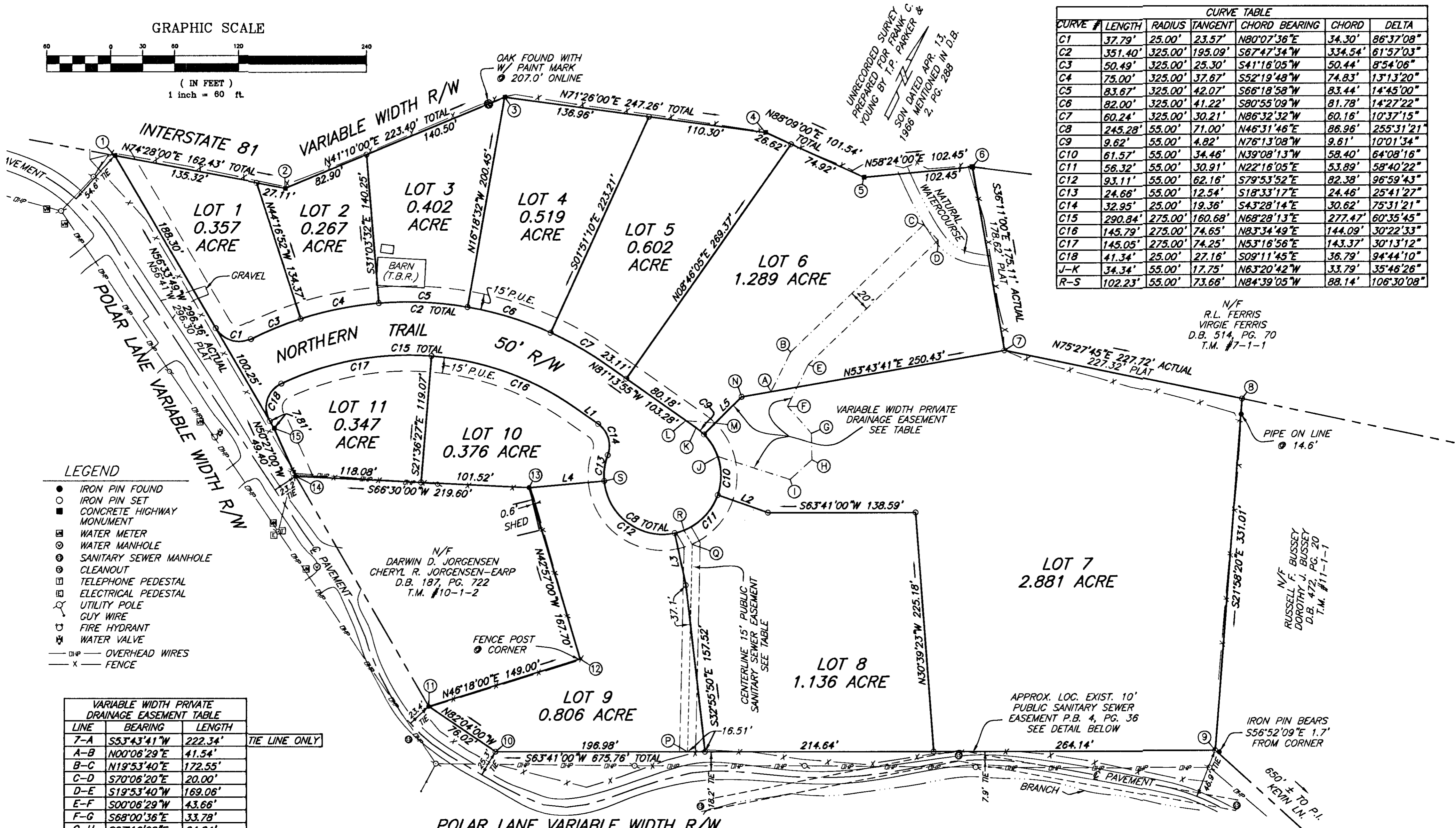


PLANNERS ARCHITECTS ENGINEERS SURVEYORS
 Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

GRAPHIC SCALE



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	37.79'	25.00'	23.57'	N80°07'36"E	34.30'	86°37'08"
C2	351.40'	325.00'	195.09'	S67°47'34"W	334.54'	61°57'03"
C3	50.49'	325.00'	25.30'	S41°16'05"W	50.44'	8°54'06"
C4	75.00'	325.00'	37.67'	S52°19'48"W	74.83'	13°13'20"
C5	83.67'	325.00'	42.07'	S66°18'58"W	83.44'	14°45'00"
C6	82.00'	325.00'	41.22'	S80°55'09"W	81.78'	14°27'22"
C7	60.24'	325.00'	30.21'	N86°32'32"W	60.16'	10°37'15"
C8	245.28'	55.00'	71.00'	N46°31'46"E	86.96'	255°31'21"
C9	9.62'	55.00'	4.82'	N76°13'08"W	9.61'	10°01'34"
C10	61.57'	55.00'	34.46'	N39°08'13"W	58.40'	64°08'16"
C11	56.32'	55.00'	30.91'	N22°16'05"E	53.89'	58°40'22"
C12	93.11'	55.00'	62.16'	S79°53'52"E	82.38'	96°59'43"
C13	24.66'	55.00'	12.54'	S18°33'17"E	24.46'	25°41'27"
C14	32.95'	25.00'	19.36'	S43°28'14"E	30.62'	75°31'21"
C15	290.84'	275.00'	160.68'	N68°28'13"E	277.47'	60°35'45"
C16	145.79'	275.00'	74.65'	N83°34'49"E	144.09'	30°22'33"
C17	145.05'	275.00'	74.25'	N53°16'56"E	143.37'	30°13'12"
C18	41.34'	25.00'	27.16'	S09°11'45"E	36.79'	94°44'10"
J-K	34.34'	55.00'	17.75'	N63°20'42"W	33.79'	35°46'26"
R-S	102.23'	55.00'	73.66'	N84°39'05"W	88.14'	106°30'08"

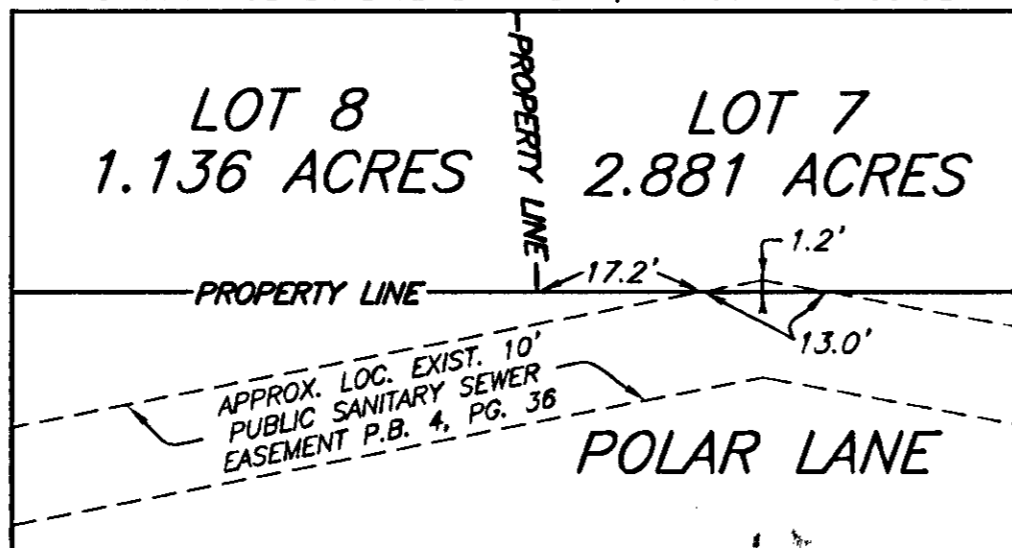


LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE HIGHWAY MONUMENT
- WATER METER
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- OHP — OVERHEAD WIRES
- X — FENCE

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TABLE			
LINE	BEARING	LENGTH	
7-A	S53°43'41"W	222.34'	TIE LINE ONLY
A-B	N00°06'29"E	41.54'	
B-C	N19°53'40"E	172.55'	
C-D	S70°06'20"E	20.00'	
D-E	S19°53'40"W	169.06'	
E-F	S00°06'29"W	43.66'	
F-G	S68°00'36"E	33.78'	
G-H	S27°16'28"E	24.84'	
H-I	S21°29'38"W	27.56'	
I-J	S81°17'38"W	71.32'	
J-K	SEE CURVE TABLE		
K-L	N81°13'55"W	11.77'	
L-M	N68°23'57"E	27.80'	
M-N	N18°47'39"E	34.88'	
N-A	N53°43'41"E	28.09'	

CENTERLINE 15' PUBLIC SANITARY SEWER EASEMENT TABLE			
LINE	BEARING	LENGTH	
10-P	N63°41'00"E	180.47'	TIE LINE ONLY
P-Q	N25°03'14"W	194.73'	
Q-R	N56°13'56"W	15.37'	
R-S	SEE CURVE TABLE		TIE LINE ONLY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°13'55"E	25.82'
L2	S82°55'54"W	50.00'
L3	S38°23'44"E	50.00'
L4	N58°35'59"E	71.01'
L5	N18°47'39"E	50.00'



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