

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CITY OF SALEM IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 5 THRU 8 INCLUSIVE TO 5, BEING A PORTION OF PARCEL A, 4.3029 ACRES, SUBDIVISION PLAT OF A PORTION OF NORFOLK SOUTHERN RAILWAY COMPANY (P.B. 13, PG. 22, SLIDE 211) BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED APRIL 12, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 100000935.

THAT JUSTIN W. McLAUGHLIN IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND BOUNDED ON THE OUTSIDE BY CORNERS 1, 2, 5, 8, 4 TO 1, BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED SEPTEMBER 16, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 040004030.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR 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.

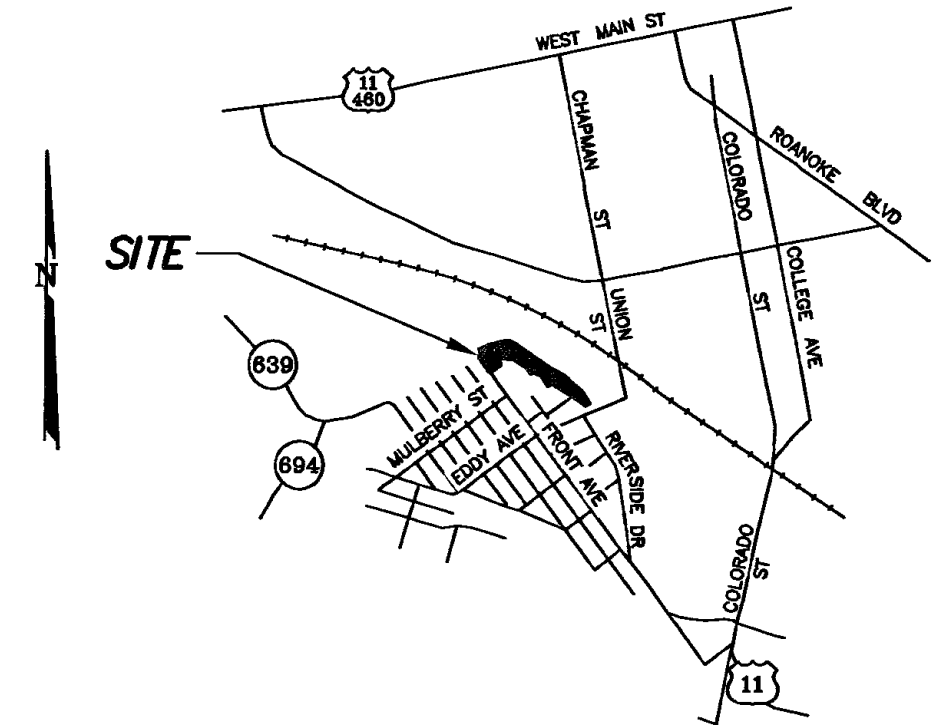
WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS;

[Signature] 1/19/11
CITY OF SALEM - AUTHORIZED AGENT
INSTRUMENT No. 100000935
DATE

[Signature] 1-7-11
JUSTIN W. McLAUGHLIN - OWNER
INSTRUMENT No. 040004030
DATE

NOTES:

- 1. DRAPER ADEN ASSOCIATES PREPARED A SKETCH OF GREENWAY EASEMENT TO BE ACQUIRED BY THE CITY OF SALEM FROM JUSTIN W. McLAUGHLIN DATED MAY 5, 2009 AND SAID SKETCH WAS SUBSEQUENTLY RECORDED AS AN ATTACHMENT TO THE CITY OF SALEM RECORDED AS INSTRUMENT No. 090002110. SUBSEQUENT SURVEYS FOR THE GREENWAY BY DRAPER ADEN ASSOCIATES, REVEALED THAT THERE EXISTED AN INTERLOCK SHOWN BY CORNERS 5, 6, 3, 7, 8, TO 5 BETWEEN THE RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILWAY COMPANY (FORMERLY VIRGINIAN RAILWAY) AND THE PROPERTY DEEDED TO JUSTIN W. McLAUGHLIN IN INSTRUMENT No. 040004030. THE LAND CONTAINING THIS INTERLOCK WAS CONVEYED TO THE CITY OF SALEM BY NORFOLK SOUTHERN RAILWAY COMPANY IN INSTRUMENT No. 100000935. THE PURPOSE OF THIS SURVEY IS FOR THE CITY OF SALEM TO CONVEY TO JUSTIN W. McLAUGHLIN THAT PROPERTY IN THE INTERLOCK LESS AND EXCEPT FEE SIMPLE OWNERSHIP OF THAT LAND REQUIRED BY THE CITY OF SALEM FOR CONSTRUCTION OF THE ROANOKE RIVER GREENWAY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES NOT SHOWN WHICH AFFECT THE SUBJECT PROPERTIES.
3. THE SUBJECT PROPERTIES LIE WITHIN THE LIMITS OF ZONE AE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP No. 51161C0141G AND 51161C0137G, DATED SEPTEMBER 28, 2007.
4. REFERENCE:
* SUBDIVISION PLAT OF A PORTION OF NORFOLK SOUTHERN RAILWAY COMPANY BY DRAPER ADEN ASSOCIATES DATED AUGUST 5, 2009 (REVISED OCTOBER 5, 2009) AND RECORDED IN P.B. 12, PG. 22, SLIDE 211.
* SKETCH OF GREENWAY EASEMENT TO BE ACQUIRED BY CITY OF SALEM FROM JUSTIN McLAUGHLIN BY DRAPER ADEN ASSOCIATES DATED MAY 5, 2009 AND RECORDED AS AN ATTACHMENT TO INSTRUMENT No. 090002110.
* SURVEY FOR MECHANICAL DEVELOPMENT CO., INC. BY T.P. PARKER & SON DATED MARCH 25, 1975 AND RECORDED IN D.B. 37, PG. 242.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
6. TAX No. 183-6-4 IS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AND TAX No. 183-7-1 IS ZONED HM (HEAVY MANUFACTURING) AT THE DATE OF THIS PLAT.



VICINITY MAP
NO SCALE

STATE OF VIRGINIA

City of Salem
TO WIT:
I, [Signature], A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
[Signature] WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
18th DAY OF January, 2010.
MY COMMISSION EXPIRES March 31, 2014
228801 [Signature]
NOTARY REGISTRATION NUMBER NOTARY PUBLIC

STATE OF VIRGINIA

City of Salem
TO WIT:
I, [Signature], A NOTARY PUBLIC
IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
[Signature] WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND
ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS
7th DAY OF January, 2011
MY COMMISSION EXPIRES May 31, 2014
308449 [Signature]
NOTARY REGISTRATION NUMBER NOTARY PUBLIC

APPROVED:

[Signature] 1/19/11
JAMES E. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

APPROVED:

[Signature] 1/20/11
CHARLES E. VAN ALLMAN, JR., P.E., L.S.
CITY ENGINEER - CITY OF SALEM, VIRGINIA

RESUBDIVISION PLAT
FOR

CITY OF SALEM
AND
JUSTIN W. McLAUGHLIN

SHOWING A PORTION OF PARCEL A (INSTRUMENT No. 100000935) AND
THE COMBINATION OF A 0.1120 ACRE SECTION OF SAID PARCEL A
AND A 0.3981 ACRE PARCEL (INSTRUMENT No. 040004030) LYING IN
THE CITY OF SALEM AT 913 FRONT AVENUE

CREATING HEREON

LOT A 0.5101 ACRES

SITUATE FRONT AVENUE
CITY OF SALEM, VIRGINIA



CALDWELL WHITE ASSOCIATES

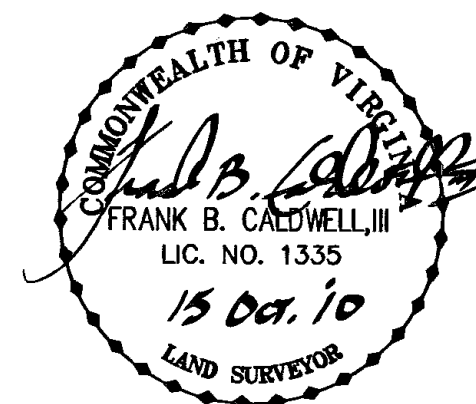
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, NW
P.O. BOX 6200
ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-8702

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
SALEM, VIRGINIA. THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF
ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON

11:20 2010, AT 9:40 O'CLOCK
A.M.

TESTE: CHANCE CRAWFORD

[Signature]
DEPUTY CLERK



REV: OCTOBER 15, 2010 (PER CITY COMMENTS)

TAX NO.: 183-7-1, 183-6-4

DRAWN: JPW, CLH

CALC.: CLH CHK'D.: FBC, III

CLOSED: CLH

SCALE: 1" = 20'

DATE: SEPTEMBER 13, 2010

N.B.: WES-66

W.O.: 10-0025

SHEET 1 OF 2

PROPERTY OF
CITY OF SALEM
PARCEL A, 4.3029 ACRES
P.B. 1, PG. 22, SLIDE 211
INSTRUMENT No. 100000935
TAX No. 183-7-1

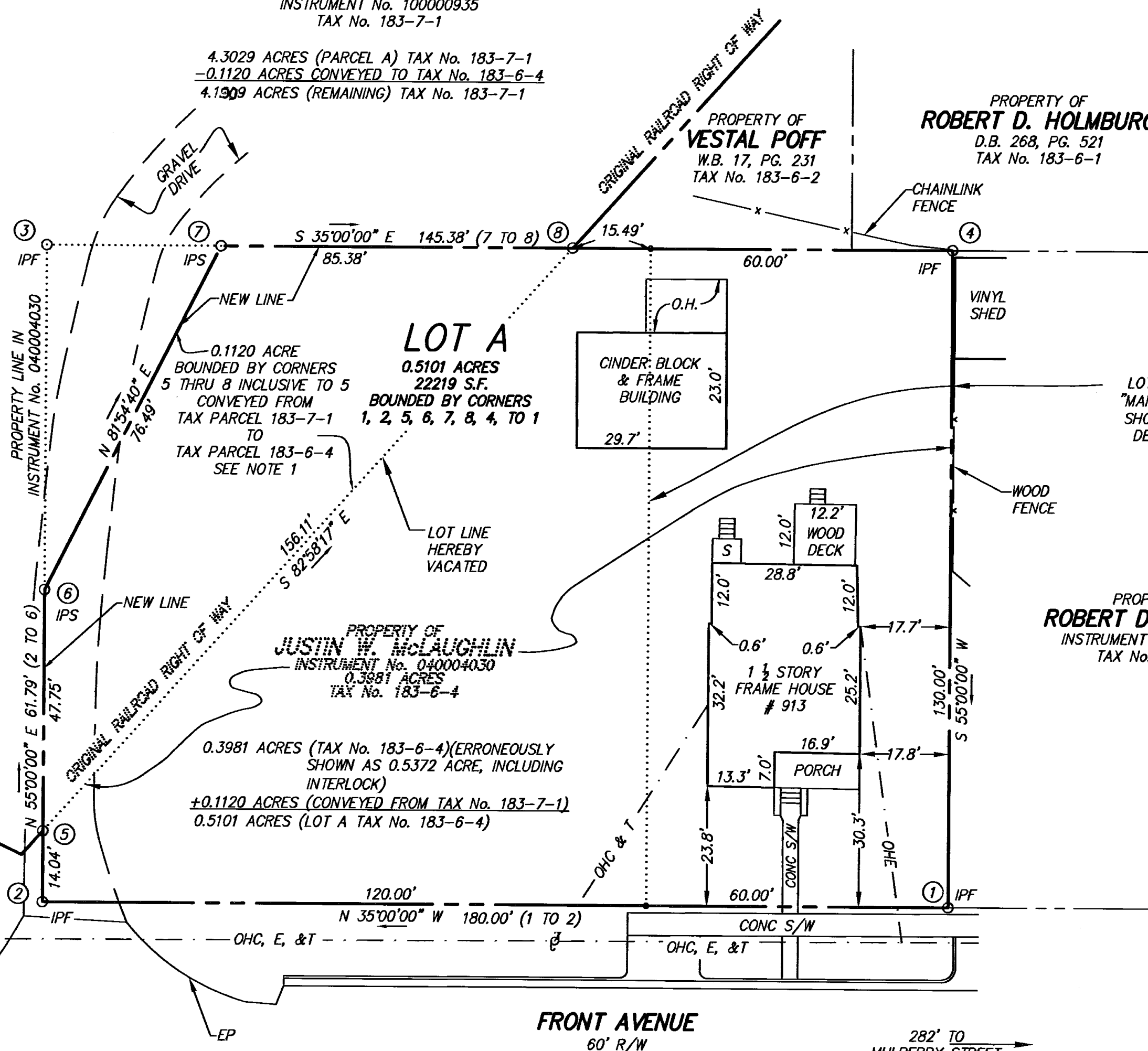
4.3029 ACRES (PARCEL A) TAX No. 183-7-1
-0.1120 ACRES CONVEYED TO TAX No. 183-6-4
4.1909 ACRES (REMAINING) TAX No. 183-7-1

PROPERTY OF
VESTAL POFF
W.B. 17, PG. 231
TAX No. 183-6-2

PROPERTY OF
ROBERT D. HOLMBURG
D.B. 268, PG. 521
TAX No. 183-6-1

MERIDIAN OF SURVEY FOR MECHANICAL SON
DEVELOPMENT CO., INC. BY T.P. PARKER & SON
DATED MARCH 25, 1975 (D.B. 37, PG. 242)

APPROXIMATE
CENTERLINE OF
ROANOKE RIVER



LOT 2, SECTION 6 IN THE
"MANUFACTURING SITES" AS
SHOWN ON MAP OF SALEM
DEVELOPMENT COMPANY
P.B. 1, PG. 36 1/2

PROPERTY OF
ROBERT D. HOLMBURG
INSTRUMENT No. 030002349
TAX No. 183-6-3

PROPERTY OF
JUSTIN W. McLAUGHLIN
INSTRUMENT No. 040004030
0.3981 ACRES
TAX No. 183-6-4

0.3981 ACRES (TAX No. 183-6-4) (ERRONEOUSLY
SHOWN AS 0.5372 ACRE, INCLUDING
INTERLOCK)
+0.1120 ACRES (CONVEYED FROM TAX No. 183-7-1)
0.5101 ACRES (LOT A TAX No. 183-6-4)

RESUBDIVISION PLAT
FOR
CITY OF SALEM
AND
JUSTIN W. McLAUGHLIN

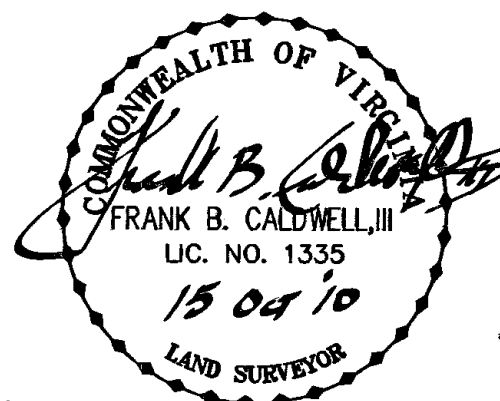
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CREATING HEREON
LOT A 0.5101 ACRES

SITUATE FRONT AVENUE
CITY OF SALEM, VIRGINIA

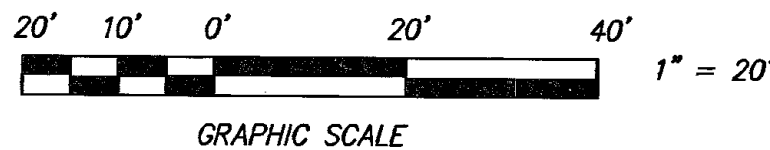
CWA
CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS
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ROANOKE, VIRGINIA 24017
(540) 366-3400 FAX: (540) 366-8702



LEGEND

BLDG.	BUILDING	R/W	RIGHT OF WAY
CATV	CABLE TELEVISION	S	STOOP
CONC.	CONCRETE	STY	STORY
D.B.	DEED BOOK	∅	UTILITY POLE
FND	FOUND	— OHE —	OVERHEAD ELECTRIC LINE
IPF	IRON PIN FOUND	— OHT —	OVERHEAD TELEPHONE LINE
IPS	IRON PIN SET	— OHC —	OVERHEAD CABLE TELEVISION LINE
OHE	OVERHEAD ELECTRIC	— x — x —	FENCE
OHT	OVERHEAD TELEPHONE		
S/W	SIDEWALK		



REV: OCTOBER 15, 2010 (PER CITY COMMENTS)

TAX NO.: 183-7-1, 183-6-4

DRAWN: JPW, CLH

CALC.: CLH CHK'D.: FBC, III

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SHEET 2 OF 2