

## KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT THE CITY OF SALEM, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 19 THROUGH 26 INCLUSIVE TO 9, 8 TO 19 INCLUSIVE CONTAINING 3.6834 ACRES, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED SEPTEMBER 16, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN D.B. 254, PG. 654 AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 21, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 100002534.

THAT SALEM MONTESSORI SCHOOL, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 18 TO 1 INCLUSIVE CONTAINING 3.9194 ACRES, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JUNE 17, 2011 AND RECORDED IN THE CLERK'S OFFICE ON THE CITY OF SALEM, VIRGINIA IN INSTRUMENT 110001303 AND SUBJECT TO A CREDIT LINE DEED OF TRUST FROM SALEM MONTESSORI SCHOOL INC TO BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION (BENEFICIARY), AND BB&T-VA COLLATERAL SERVICE CORPORATION (TRUSTEE) EITHER OF WHOM MAY ACT DATED JUNE 17, 2011 AND RECORDED IN THE ABOVE MENTIONED CLERK'S OFFICE IN INSTRUMENT No. 110001304.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN 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 SIGNATURE AND SEAL OF SAID OWNER:

11-5-2015

DATE

CITY OF SALEM- AUTHORIZED AGENT  
(INSTRUMENT No. 100002534, D.B. 254, PG. 654)

10-30-15

DATE

SALEM MONTESSORI SCHOOL, INC.- AUTHORIZED AGENT  
(INSTRUMENT No. 110001303)

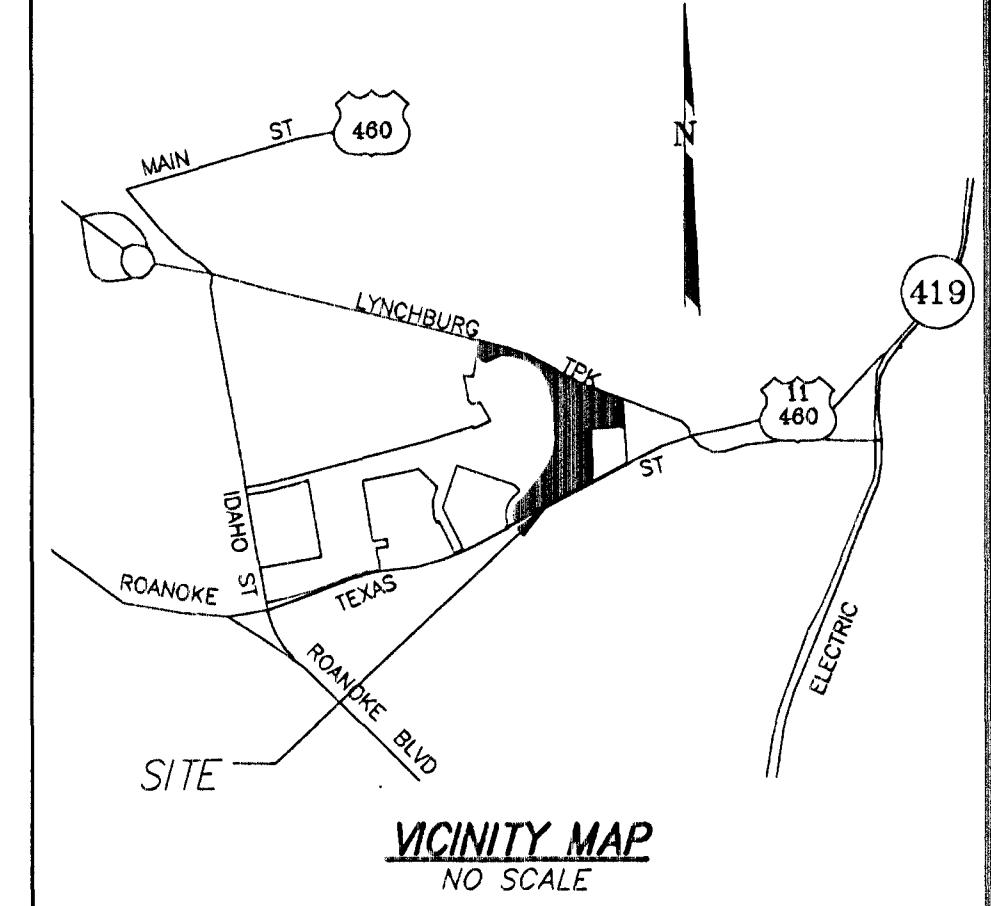
11-2-15

DATE

BRANCH BANKING & TRUST COMPANY  
DEED OF TRUST- AUTHORIZED AGENT  
(INSTRUMENT No. 110001304)

## NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0141G, MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: \* SURVEY FOR ROANOKE COLLEGE BY JOHN D. ABBOTT, PE, CLS DATED AUGUST 14, 1996 AND RECORDED IN P.B. 6, PG. 47.
- \* RESUBDIVISION PLAT OF PARTIAL SURVEY & FROM RECORDS FOR THE CITY OF SALEM, VIRGINIA BY BALZER AND ASSOCIATES, INC. DATED NOVEMBER 19, 2004 AND RECORDED IN P.B. 10, PG. 69 AND 70, SLIDE 185.
- \* RESUBDIVISION PLAT OF PARTIAL SURVEY & FROM RECORDS FOR THE CITY OF SALEM, VIRGINIA BY BALZER AND ASSOCIATES, INC. DATED AUGUST 1, 2006 AND RECORDED IN P.B. 11, PG. 65, SLIDE 195.
- \* PLAT SHOWING THE VACATION AND COMBINATION FOR CITY OF SALEM BY CALDWELL WHITE ASSOCIATES DATED SEPTEMBER 2, 2010 LAST REVISED MARCH 23, 2011 AND RECORDED IN P.B. 13, PG. 49-52, SLIDE 213.
4. REFERENCE OF PROPERTY CONVEYANCE:  
\*D.B. 254, PG. 654 BEING TAX PARCEL 148-1-2 CONVEYED TO THE CITY OF SALEM, VIRGINIA.  
\*INSTRUMENT No. 100002534 BEING TAX PARCEL 149-1-4 CONVEYED TO THE CITY OF SALEM, VIRGINIA.  
\*INSTRUMENT No. 110001303 BEING TAX PARCEL 117-2-1 CONVEYED TO SALEM MONTESSORI SCHOOL, INC.
5. THIS PLAT IS PREPARED FROM A CURRENT FIELD SURVEY.
6. TRACTS 1A AND 3B ARE ZONED RSF/HBD- RESIDENTIAL SINGLE FAMILY AND HIGHWAY BUSINESS DISTRICT. TRACT 3A IS ZONED RSF/HBD/BCD- RESIDENTIAL SINGLE FAMILY, HIGHWAY BUSINESS DISTRICT AND BUSINESS COMMERCE DISTRICT AS OF THE DATE OF THIS SURVEY.



## STATE OF VIRGINIA

City of Salem

, *Leanne S. Brillaman*

TO WIT:  
STATE DO HEREBY CERTIFY THAT *Kevin S. Burgess*, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 5<sup>th</sup> DAY OF November, 2015.

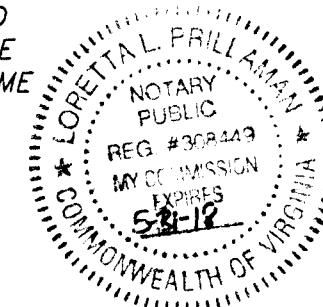
MY COMMISSION EXPIRES May 31, 2018

308449

NOTARY REGISTRATION NO.

, *Leanne S. Brillaman*

NOTARY PUBLIC



## STATE OF VIRGINIA

City of Salem

, *Jennifer M. Taylor*

TO WIT:  
STATE DO HEREBY CERTIFY THAT *Valerie Vandervoor*, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 30<sup>th</sup> DAY OF October, 2015.

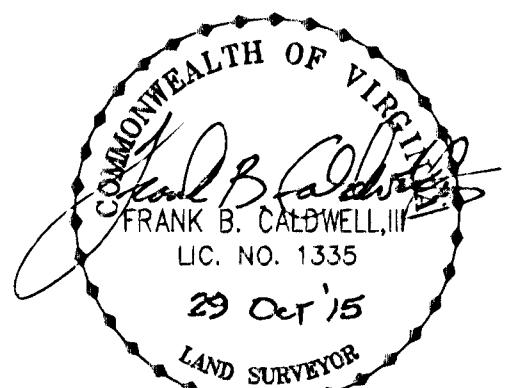
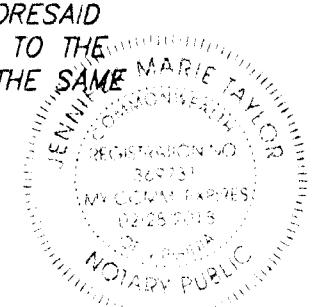
MY COMMISSION EXPIRES 02/28/2018

309731

NOTARY REGISTRATION NO.

, *Valerie Vandervoor*

NOTARY PUBLIC



## STATE OF VIRGINIA

City of Roanoke

, *Myrna E. Linkous*

TO WIT:  
STATE DO HEREBY CERTIFY THAT *Shawn Miller*, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 2<sup>nd</sup> DAY OF November, 2015.

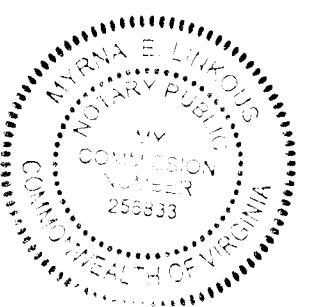
MY COMMISSION EXPIRES October 31, 2017

256833

NOTARY REGISTRATION NO.

, *Myrna E. Linkous*

NOTARY PUBLIC



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.  
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO  
ANNEXED IS ADMITTED TO RECORD ON 11/6 2015,  
AT 9:30 O'CLOCK A M.

TESTE: CHANCE CRAWFORD

DEPUTY CLERK

## APPROVED:

JAMES E. TALIAFERRO, Jr., P.E., L.S.  
EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

11/3/15

DATE

## APPROVED:

CHARLES E. VAN ALLEN, Jr., P.E., L.S.  
CITY ENGINEER - CITY OF SALEM, VIRGINIA

11/5/2015

DATE

SHOWING RESUBDIVISION OF TRACT 1, 3.9194 ACRES (INSTRUMENT No. 110001303)  
AND TRACT 3, 3.6834 ACRES (D.B. 264, PG. 654, INSTRUMENT No. 100002534)

P.B. 13, PG. 49 - 52, SLIDE 213  
CREATING HERON

TRACT 1A (3.6022 Ac., 156913 Sq.Ft.)  
TRACT 3A (2.1872 Ac., 95271 Sq.Ft.)  
AND TRACT 3B (1.8134 Ac., 78989 Sq.Ft.)

SITUATE CORPORATE BOULEVARD  
CITY OF SALEM, VIRGINIA

CWA

CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 8260  
ROANOKE, VIRGINIA 24017-0260  
Telephone: (540) 386-3400 Fax: (540) 386-8702  
E-Mail: cwaroanoke@aol.com

TAX No. 149-1-4  
SCALE: 1" = 100'  
N.B.: WES-66  
DRAWN: CLH  
W.O.: 15-0034

SHEET 1 OF 2

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
6-7	S 04°15'56" E	185.49'
8-9	S 87°01'55" W	249.18'
9-10	N 01°18'23" W	105.07'
8-29	N 01°19'56" W	16.81'
29-30	N 64°30'38" W	63.53'
30-31	N 83°53'10" W	193.99'
31-10	N 01°18'23" W	27.34'
11-12	N 11°40'17" W	119.26'
13-14	N 76°16'29" W	93.20'
17-18	N 10°33'11" E	53.19'
22-23	N 45°34'06" E	61.45'
24-25	N 37°28'15" E	159.33'
26-9	N 01°18'23" W	68.82'
9-31	N 01°18'23" W	77.73'
8-27	S 01°19'56" E	252.74'
27-19	S 01°19'56" E	107.68'

## PROPERTY CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHORD	DIST
20-21	25.00'	45.84'	32.62'	105°03'40" N	64°48'09" W	39.68'
21-22	115.00'	114.82'	62.71'	57°12'22" N	16°57'59" E	110.11'
23-24	550.00'	56.59'	28.32'	09°08'30" N	39°22'28" E	56.57'
25-26	320.73'	217.43'	113.08'	22°12'57" S	18°22'01" W	213.29'
25-28	320.73'	29.88'	14.95'	05°20'14" N	35°11'51" E	29.87'
28-26	320.73'	187.57'	96.55'	33°30'27" N	15°41'11" E	184.91'
10-11	331.17'	56.69'	28.41'	10°41'45" N	07°05'54" W	56.62'
12-13	265.79'	288.24'	160.13'	61°19'50" N	41°56'04" W	274.32'
14-15	112.13'	93.78'	49.83'	45°59'09" S	81°42'00" W	91.07'
15-16	183.20'	69.45'	35.14'	22°09'12" S	69°02'07" W	69.02'
16-17	63.51'	84.84'	50.10'	76°31'53" N	48°23'37" W	78.67'
18-1	25.00'	40.04'	25.78'	91°45'25" N	57°46'31" E	35.89'

## NEW SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
27-19	S 01°19'56" E	107.68'
19-AX	S 62°23'49" W	16.73'
AX-AY	N 01°19'56" W	115.08'
AY-27	N 88°40'04" E	15.00'

## EXISTING WATERLINE EASEMENT

LINE	BEARING	DISTANCE
A - B	N 07°35'01" E	198.10'
B - C	S 61°27'00" E	21.42'
C - D	S 07°35'01" W	232.53'
D - 11	S 78°09'50" W	5.00'
11 - A	N 11°40'17" W	46.35'

## EXISTING DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
10-AG(TIE)	S 01°18'23" E	42.47'
AG-AH	S 83°53'10" E	189.47'
AH-8	S 64°30'38" E	68.55'
8-AJ	S 01°19'56" E	22.41'
AJ-AK	N 64°30'38" W	75.25'
AK-AL	N 83°53'10" W	120.81'
AL-AM	S 65°19'51" W	67.67'
AM-AG	N 01°18'23" W	55.09'
21-AN	N 58°00'54" E	81.03'
AN-22	N 30°23'41" W	72.34'
22-AP	N 45°34'06" E	20.62'
AP-AQ	S 30°23'41" E	77.20'
AQ-AR	N 59°25'25" E	492.69'
AR-AS	N 43°41'38" E	28.51'
AS-AT	S 01°19'56" E	28.27'
AT-AU	S 43°41'38" W	11.29'
AU-AV	S 59°25'25" W	512.24'
AV-AW	S 58°00'54" W	82.39'
19-AT	N 01°19'56" W	53.82'

## EXISTING DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHORD	DIST
AW-21	25.00'	20.63'	10.94'	47°16'26" N	35°54'32" W	20.05'

