

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT VB LAND LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 23 TO 1, INCLUSIVE 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 INSTRUMENT NUMBER 150003015 AND INSTRUMENT NUMBER 140002698.

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, CONSISTING OF 0.745 AC.

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 IT HAS 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 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:

VB LAND LLC

BY: Andrew B. Agee ITS: Member

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Angela G. Harmon, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Andrew B. Agee WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 25th DAY OF March, 2016.

Angela G. Harmon
NOTARY PUBLIC
REG. # 237515
MY COMMISSION EXPIRES 9/30/19

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
D2-D3	260.00'	159.44'	N20°55'40"W	156.96'	35°08'11"	82.32'
D8-D9	240.00'	146.62'	S21°00'07"E	144.35'	35°00'07"	75.68'

SECTION 1 ACREAGE TABLE

2.068 ACRES FOR LOTS IN SECTION 2
0.745 ACRE DEDICATED FOR PUBLIC R/W (EDGEMERE DRIVE & EDGEMONT DRIVE)
+ 9.865 ACRES REMAINING FOR FUTURE DEVELOPMENT - TRACT A
12.678 ACRES TOTAL SHOWN ON PLAT FOR ORIGINAL TRACT A

APPROVED: Charles E. Van Allman, Jr. 5/17/2016
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II 5/17/16
JAMES E. TALIAFERRO, II, P.E. L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

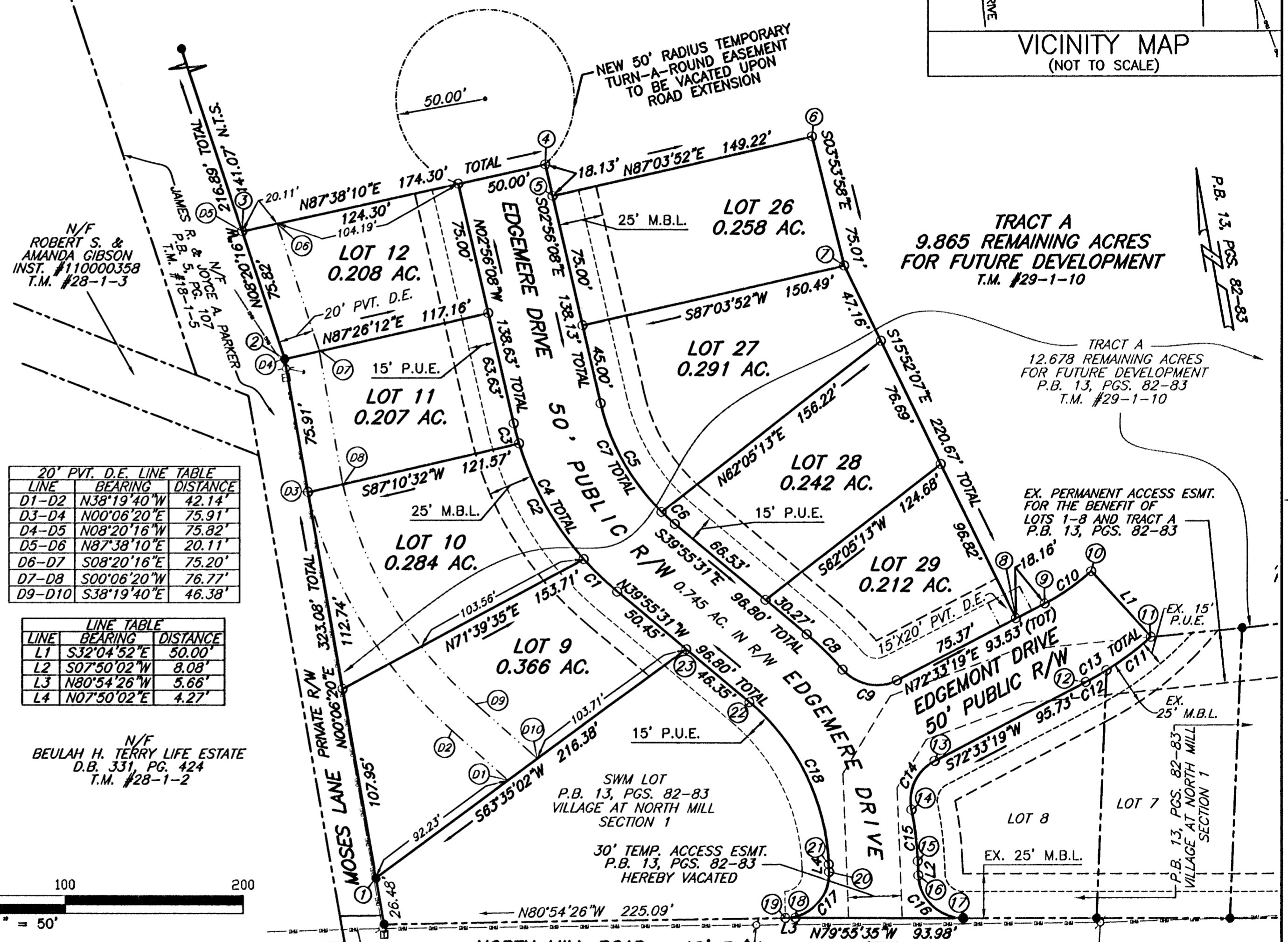
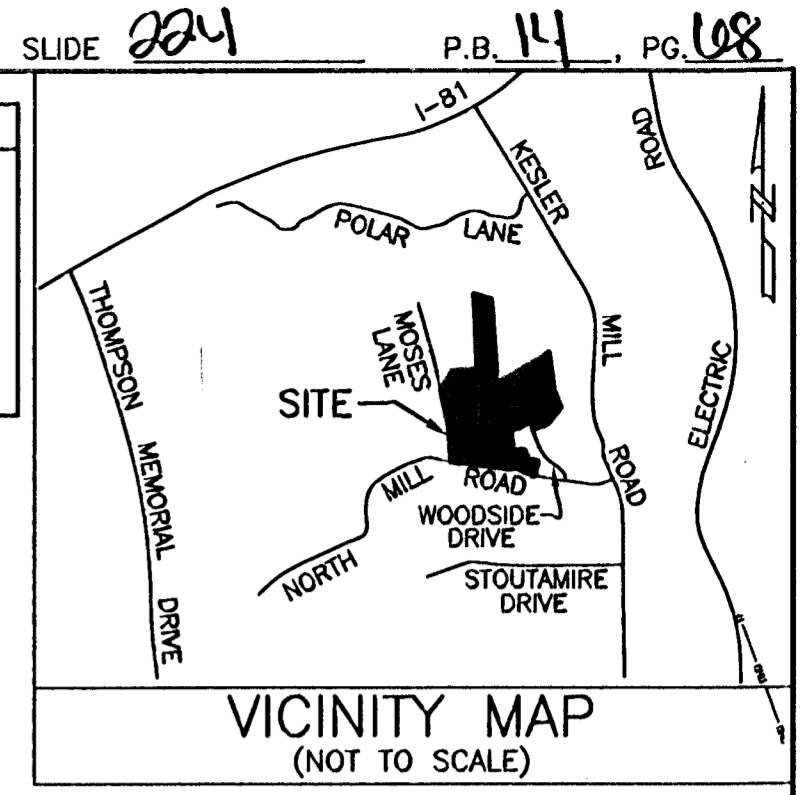
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:09 O'CLOCK A.M. ON THIS 19th DAY OF May, 2016, IN PLAT BOOK 11, PAGE 08.

TESTE: GARY CHANCE CRAWFORD
CLERK
Audrey Beesm
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: VB LAND LLC
- LEGAL REFERENCES: INSTRUMENT #140002698 & #150003015
- THE CURRENT TAX MAP NUMBER: 29-1-10
- PROPERTIES ARE CURRENTLY ZONED RESIDENTIAL SINGLE FAMILY (RSF).
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTIES ARE IN F.E.M.A. DEFINED ZONE X UNSHADED. THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF FEMA MAP PANEL #'S 51161C0133G & 51161C0141G (REVISED DATE: SEPT. 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT LOT AND THE PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT.
- THE VILLAGE AT NORTH MILL, SECTION 2, IS CONSIDERED PART OF A COMMON PLAN OF DEVELOPMENT AS DEFINED BY THE VIRGINIA STORMWATER MANAGEMENT ACT AT THE DATE OF THE RECORDING.

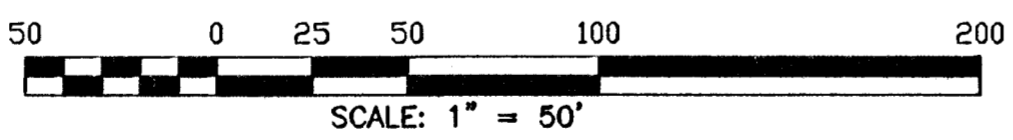
○	IRON PIN SET
●	IRON PIN FOUND
—	OVERHEAD LINES
EX.	EXISTING
D.E.	DRAINAGE EASEMENT
PVT.	PRIVATE
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT



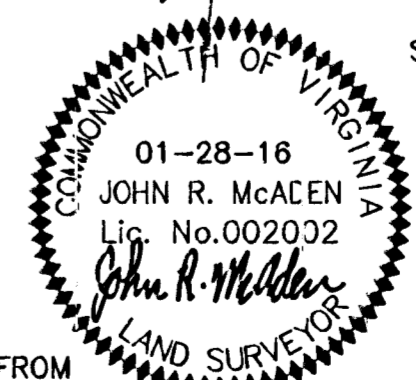
LINE	BEARING	DISTANCE
D1-D2	N38°19'40"W	42.14'
D3-D4	N00°06'20"E	75.91'
D4-D5	N08°20'16"W	75.82'
D5-D6	N87°38'10"E	20.11'
D6-D7	S08°20'16"E	75.20'
D7-D8	S00°06'20"W	76.77'
D9-D10	S38°19'40"E	46.38'

LINE	BEARING	DISTANCE
L1	S32°04'52"E	50.00'
L2	S07°50'02"W	8.08'
L3	N80°54'26"W	5.66'
L4	N07°50'02"E	4.27'

N/F BEULAH H. TERRY LIFE ESTATE
D.B. 331, PG. 424
T.M. #28-1-2



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	175.00'	26.31'	S35°37'04"E	26.29'	8°36'54"	13.18'
C2	175.00'	75.00'	S19°01'57"E	74.43'	24°33'22"	38.09'
C3	175.00'	11.66'	S04°50'42"E	11.66'	3°49'08"	5.83'
C4	175.00'	112.98'	N21°25'50"W	111.03'	36°59'23"	58.54'
C5	125.00'	70.63'	N19°07'22"W	69.69'	32°22'28"	36.29'
C6	125.00'	10.07'	N37°37'04"W	10.07'	4°36'56"	5.04'
C7	125.00'	80.70'	S21°25'50"E	79.31'	36°59'23"	41.81'
C8	175.00'	28.27'	S35°17'48"E	28.24'	9°15'26"	14.17'
C9	25.00'	33.50'	S69°03'23"E	31.05'	76°46'36"	19.81'
C10	125.00'	31.93'	N65°14'13"E	31.84'	14°38'11"	16.05'
C11	175.00'	31.29'	S63°02'26"W	31.24'	10°14'36"	15.68'
C12	175.00'	13.42'	S70°21'31"W	13.41'	4°23'55"	6.71'
C13	175.00'	44.70'	S65°14'13"W	44.58'	14°38'11"	22.47'
C14	25.00'	32.40'	S35°25'29"W	30.18'	74°15'40"	18.93'
C15	175.00'	29.14'	S03°03'50"W	29.10'	9°32'23"	14.60'
C16	25.00'	38.29'	S36°02'46"E	34.66'	87°45'37"	24.04'
C17	25.00'	39.82'	N53°27'48"E	35.74'	91°15'32"	25.56'
C18	125.00'	104.19'	N16°02'45"W	101.20'	47°45'34"	55.34'



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. McADEN 002002

PLAT OF SURVEY SHOWING THE SUBDIVISION OF PROPERTY OWNED BY VB LAND LLC RECORDED IN INSTRUMENT #140002698 TO BE KNOWN AS THE VILLAGE AT NORTH MILL SECTION 2 CREATING HEREON LOTS 9 THROUGH 12 & LOTS 26 THROUGH 29 SITUATE ALONG NORTH MILL ROAD CITY OF SALEM, VIRGINIA DATED JANUARY 28, 2016 JOB #R0600130.02 SHEET 1 OF 1



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