

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 1 THROUGH 4 INCLUSIVE TO 1 CONTAINING 1.5897 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 A PORTION 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.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE CITY OF SALEM THE CERTAIN AREA AS SHOWN ON THIS PLAT SET APART FOR PUBLIC UTILITY EASEMENT.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

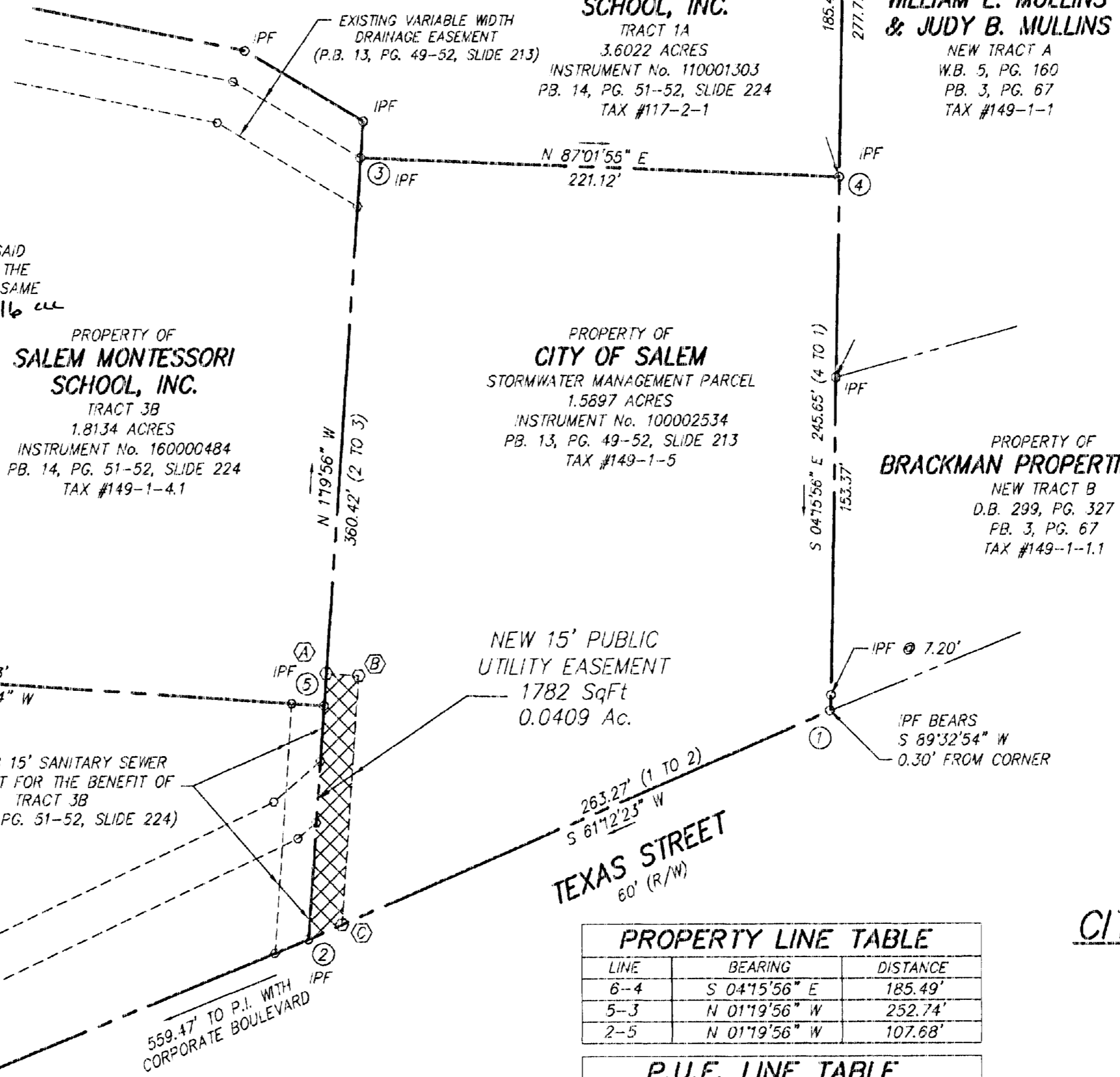
[Signature]
 CITY OF SALEM-- AUTHORIZED AGENT
 (INSTRUMENT No. 100002534, D.B. 254, PG. 654) DATE 9-8-16



STATE OF VIRGINIA
 City of Salem

I, Crystal LaBrie, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Kevin Boyess, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 9th DAY OF September, 2016 AND MY COMMISSION EXPIRES May 31, 2020
 71676036 NOTARY REGISTRATION No. NOTARY PUBLIC

- 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: * PLAT SHOWING THE VACATION AND COMBINATION FOR CITY OF SALEM SHOWING BOUNDARY LINE ADJUSTMENTS AND DEDICATION OF: CORPORATE DRIVE, STORM DRAIN EASEMENTS, GREENWAY AND UTILITY EASEMENT & STORMWATER MANAGEMENT AREA, BY CALDWELL WHITE ASSOCIATES DATED SEPTEMBER 2, 2010 LAST REVISED MARCH 23, 2011 AND RECORDED IN P.B. 13, PG. 49-52, SLIDE 213.
 * RESUBDIVISION PLAT FOR CITY OF SALEM BY CALDWELL WHITE ASSOCIATES DATED OCTOBER 13, 2015, LAST REVISED OCTOBER 29, 2015 AND RECORDED IN P.B. 14, PG. 51-52, SLIDE 224.
 4. THIS PLAT IS PREPARED FROM RECORDS.



PROPERTY OF
SALEM MONTESSORI SCHOOL, INC.
 TRACT 1A
 3.6022 ACRES
 INSTRUMENT No. 110001303
 PB. 14, PG. 51--52, SLIDE 224
 TAX #117-2-1

PROPERTY OF
WILLIAM E. MULLINS & JUDY B. MULLINS
 NEW TRACT A
 W.B. 5, PG. 160
 PB. 3, PG. 67
 TAX #149-1-1

PROPERTY OF
SALEM MONTESSORI SCHOOL, INC.
 TRACT 3B
 1.8134 ACRES
 INSTRUMENT No. 160000484
 PB. 14, PG. 51-52, SLIDE 224
 TAX #149-1-4.1

PROPERTY OF
CITY OF SALEM
 STORMWATER MANAGEMENT PARCEL
 1.5897 ACRES
 INSTRUMENT No. 100002534
 PB. 13, PG. 49-52, SLIDE 213
 TAX #149-1-5

PROPERTY OF
BRACKMAN PROPERTIES, LLC
 NEW TRACT B
 D.B. 299, PG. 327
 PB. 3, PG. 67
 TAX #149-1-1.1

PROPERTY OF
CITY OF SALEM
 TRACT 3A
 2.1872 ACRES
 INSTRUMENT No. 100002534
 PB. 14, PG. 51-52, SLIDE 224
 TAX #149-1-4

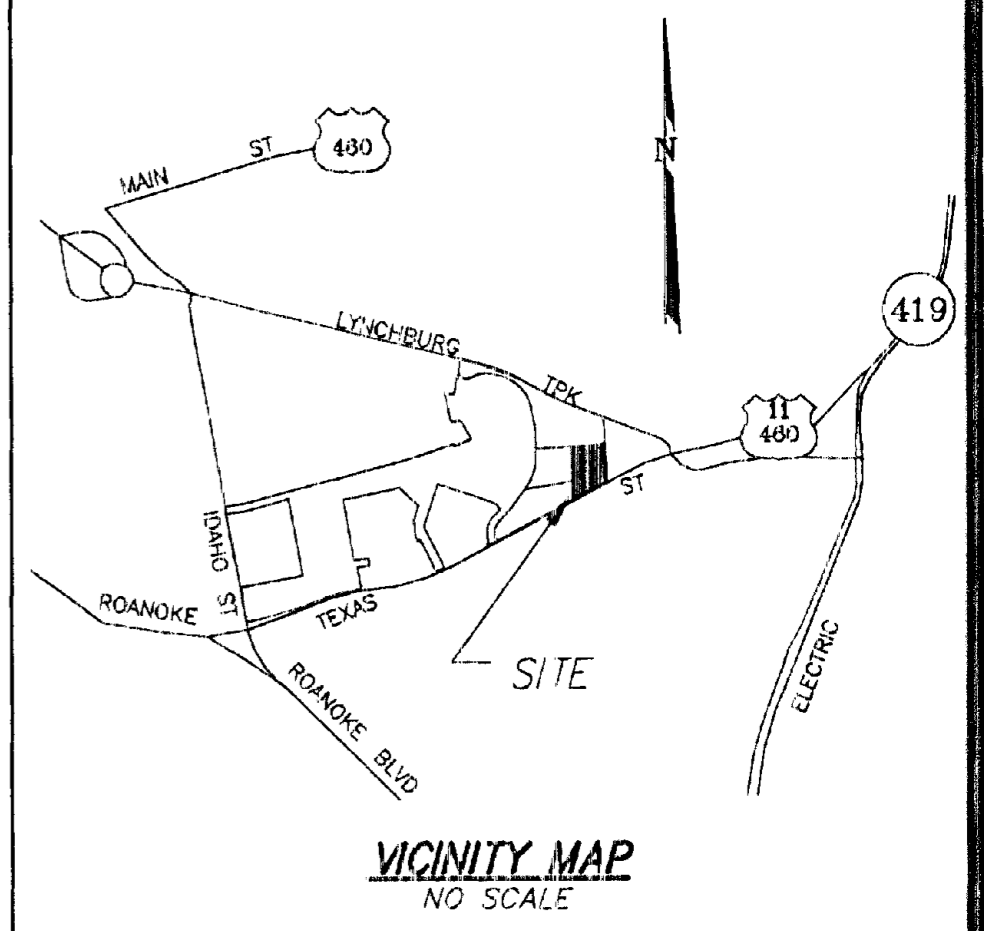
NEW 15' PUBLIC UTILITY EASEMENT
 1782 SqFt
 0.0409 Ac.

PROPERTY LINE TABLE

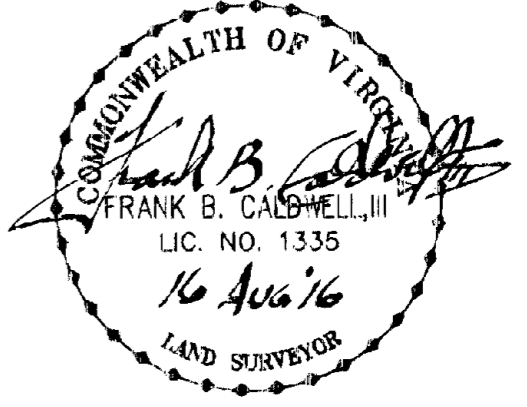
LINE	BEARING	DISTANCE
6-4	S 04°15'56" E	185.49'
5-3	N 01°19'56" W	252.74'
2-5	N 01°19'56" W	107.68'

P.U.E. LINE TABLE

LINE	BEARING	DISTANCE
5-A	N 01°19'56" W	15.00'
A-B	N 88°40'04" E	15.00'
B-C	S 01°19'56" E	114.88'
C-2	S 61°12'23" W	16.90'



- LEGEND**
- D.B. DEED BOOK
 - IPF IRON PIN FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W RIGHT OF WAY



MERIDIAN OF PLAT SHOWING THE VACATION AND COMBINATION FOR CITY OF SALEM BY CALDWELL WHITE ASSOCIATES (P.B. 13, PG. 51, SLIDE 213)

PLAT FOR CITY OF SALEM, VIRGINIA

SHOWING THE DEDICATION OF A 15' PUBLIC UTILITY EASEMENT FOR THE CITY OF SALEM, VIRGINIA

SITUATE TEXAS STREET CITY OF SALEM, VIRGINIA

CWA CALDWELL WHITE ASSOCIATES
 ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 3280
 ROANOKE, VIRGINIA 24017-0280
 Telephone: (540) 388-3400 Fax: (540) 368-3703
 E-Mail: cwaroanoke@aol.com

DATE: AUGUST 16, 2016
 TAX No. 149-1-5
 CALC. CLH CHK'D FBC
 CLOSED: CLH

SCALE: 1" = 50'
 N.B.: N/A
 DRAWN: CLH
 W.O.: 16-0073

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 Sept. 12, 2016, AT 1:41 O'CLOCK P. M.
 TESTE: CHANCE CRAWFORD

[Signature]
 DEPUTY CLERK

APPROVED: *[Signature]* 9/8/16
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE
 EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

APPROVED: *[Signature]* 9/8/2016
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF SALEM, VIRGINIA