

17066rp01-sheet 1.plt

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ORNELAS MAIN STREET, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED & RE-SUBDIVDED, BOUNDED BY CORNERS 1 THROUGH 8 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JULY 12, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #160001611, WHICH SAID LAND IS SUBJECT TO THE LIEN OF A CERTAIN CREDIT LINE DEED OF TRUST TO WILLIAM C. MOSES AND TERRANCE E. O'SHAUGHNESSY, TRUSTEES (EITHER OF WHOM MAY ACT) SECURING HOMETOWN BANK, BENEFICIARY DATED JULY 13, 2016 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200607969

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED & RE-SUBDIVDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 26 DAY OF April, 2017.

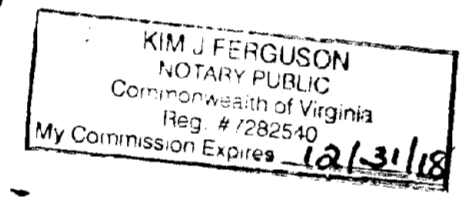
OWNER: ORNELAS MAIN STREET, LLC

BY: Elizabeth Sanchez ITS SIGNER ELIZABETH SANCHEZ (TITLE)

TRUSTEE: TERRANCE E. O'SHAUGHNESSY BENEFICIARY: (IF REQUIRED)

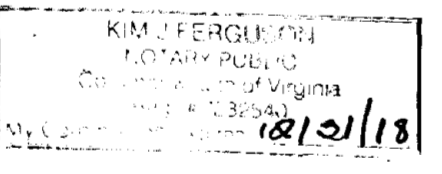
STATE OF VA Co of Roanoke I, Kim J Ferguson A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT ELIZABETH SANCHEZ FOR ORNELAS MAIN STREET, LLC, OWNER, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID April 26 AND STATE AND ACKNOWLEDGED THE SAME ON April 26, 2017.

MY COMMISSION EXPIRES ON 12/31/18 REGISTRATION # 7282540 Kim J Ferguson NOTARY PUBLIC



STATE OF VA Co of Roanoke I, Kim J Ferguson A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT TERRANCE E. O'SHAUGHNESSY, TRUSTEE, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID April 26 AND STATE AND ACKNOWLEDGED THE SAME ON April 26, 2017.

MY COMMISSION EXPIRES ON 12/31/18 REGISTRATION # 7282540 Kim J Ferguson NOTARY PUBLIC



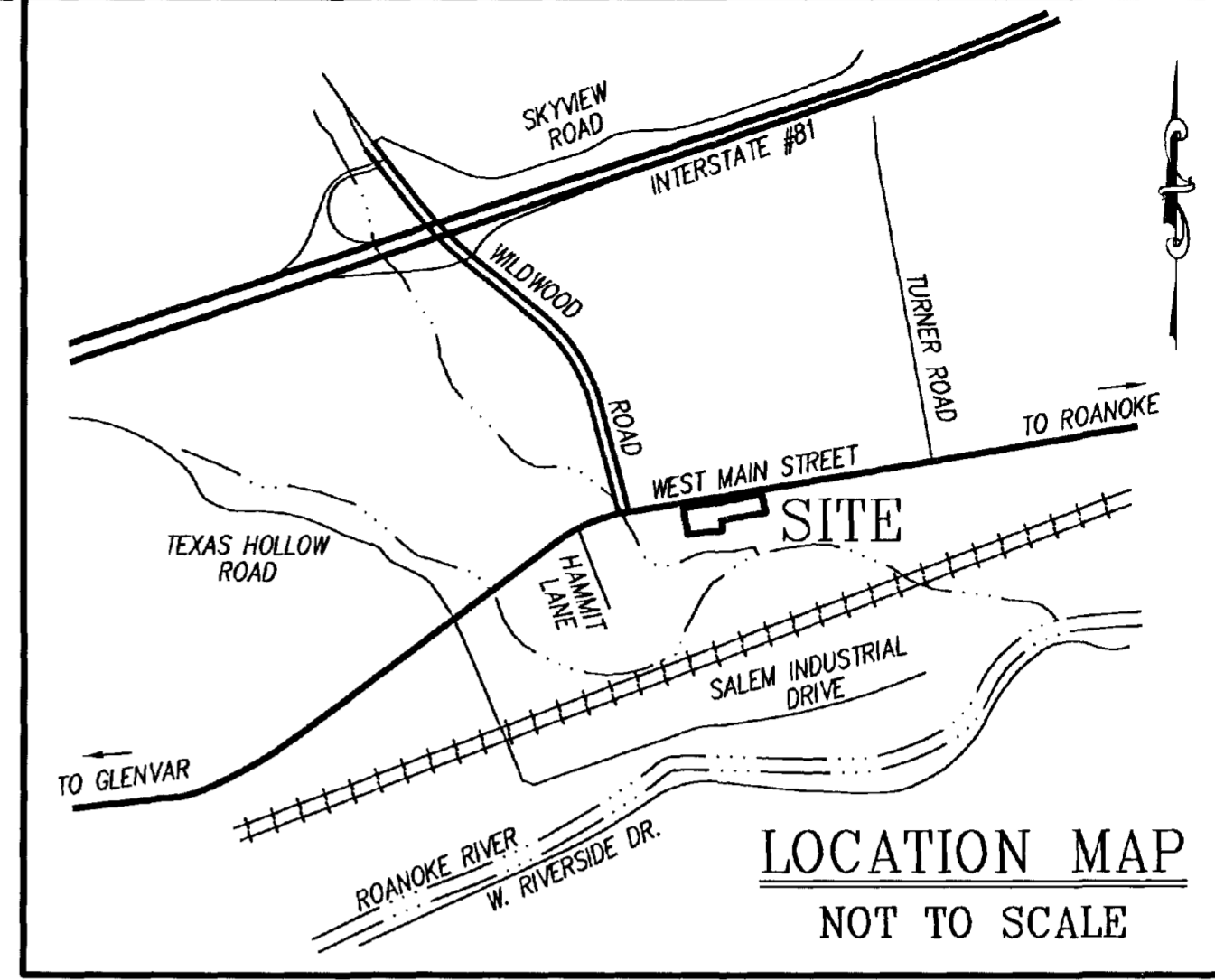
STATE OF (IF REQUIRED) OF A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT FOR HOMETOWN BANK, BENEFICIARY, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID AND STATE AND ACKNOWLEDGED THE SAME ON 2017.

MY COMMISSION EXPIRES ON REGISTRATION # NOTARY PUBLIC

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED. Table with 3 columns: CORNER, NORTHING, EASTING. Rows 1-8.

NEW DIVISION LINE BOUNDARY COORDINATES. Table with 3 columns: CORNER, NORTHING, EASTING. Rows A, B.

TOTAL AREA = 1.9916 AC. (88,755 S.F.)



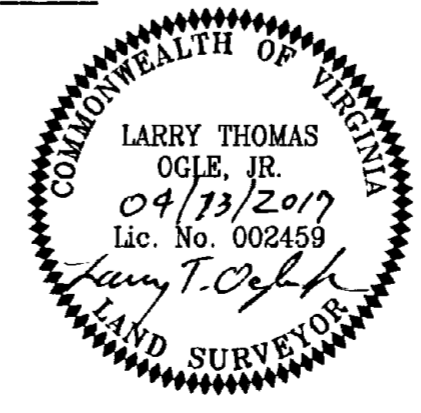
APPROVED: Charles E. Van Allman, Jr., P.E., L.S. DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM DATE 4/26/2017

APPROVED: James A. Taliaferro, II, P.E., L.S. EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION DATE 5/4/17

CLERK'S CERTIFICATE IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS 10 DAY OF May, 2017, AT 12:14 O'CLOCK P.M. IN PLAT BOOK 14, PAGE 90.

TESTEE: GARY CHANCE CRAWFORD, CLERK DEPUTY CLERK

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

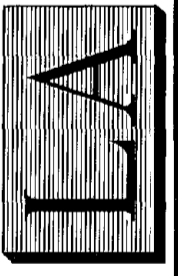


PLAT SHOWING THE COMBINATION & RE-SUBDIVISION OF TAX #138-2-2, 1.0331 AC. (45,000 S.F.) AND TAX #138-2-3, 0.9586 AC. (41,755 S.F.) PROPERTY OF ORNELAS MAIN STREET, LLC INSTRUMENT #160001611 CREATING HEREON NEW LOT A, 1.2774 AC. (55,644 S.F.) & LOT B, 0.7142 AC. (31,111 S.F.) SITUATED AT 2016 & 2030 WEST MAIN STREET CITY OF SALEM, VIRGINIA

PHONE: (540) 774-4411 FAX: (540) 772-9445 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA



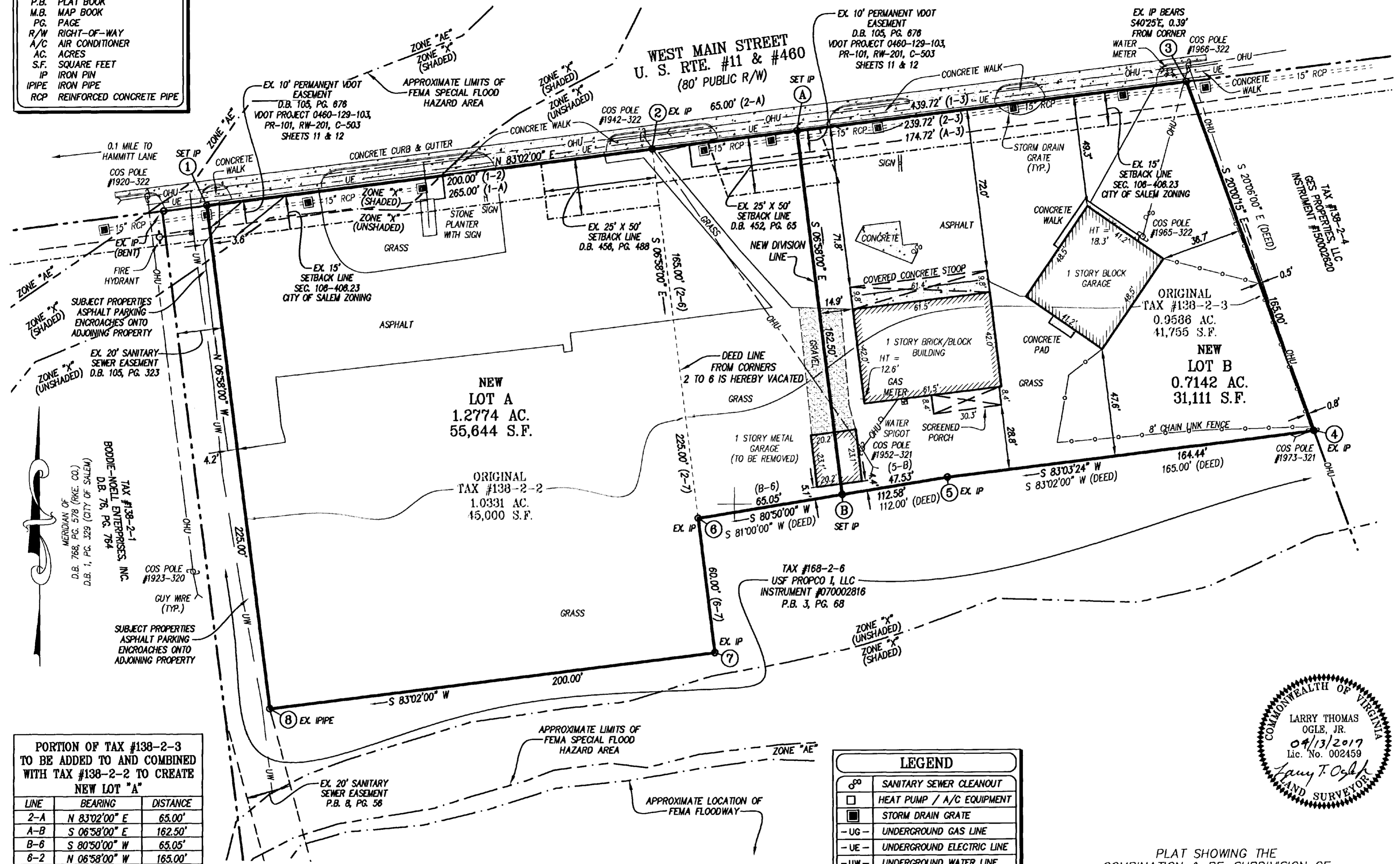
DATE: April 13, 2017 COMM. NO.: 2017-066 SCALE: NONE

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**ABBREVIATIONS**

EX.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
A/C	AIR CONDITIONER
AC.	ACRES
S.F.	SQUARE FEET
IP	IRON PIN
IPIPE	IRON PIPE
RCP	REINFORCED CONCRETE PIPE

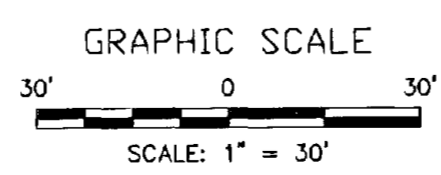


**PORTION OF TAX #138-2-3 TO BE ADDED TO AND COMBINED WITH TAX #138-2-2 TO CREATE NEW LOT "A"**

LINE	BEARING	DISTANCE
2-A	N 83°02'00" E	65.00'
A-B	S 06°58'00" E	162.50'
B-6	S 80°50'00" W	65.05'
6-2	N 06°58'00" W	165.00'

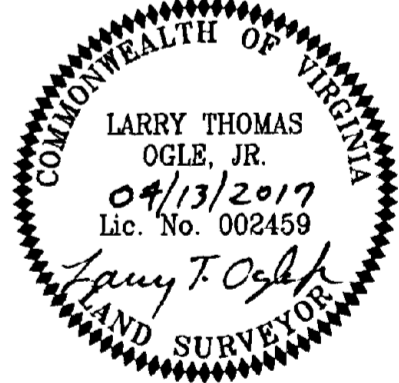
AREA = 0.2443 AC. (10,644 S.F.)

- NOTES:**
- CURRENT OWNER: ORNELAS MAIN STREET, LLC  
LEGAL REFERENCE: INSTRUMENT #160001611.
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  - PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
  - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
  - THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. A PORTION OF NEW LOT A LIES WITHIN THE LIMITS OF ZONE "X" (SHADED) (OTHER FLOOD AREA). THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBERS 51161C0136G & 51161C0137G, DATED SEPTEMBER 28, 2007. ZONES "X" (SHADED) & "X" (UNSHADED).
  - LINE FROM CORNERS A TO B ARE NEW DIVISION LINES. ORIGINAL DEED LINE BETWEEN CORNERS 2 AND 6 IS HEREBY VACATED.
  - A (0.2443 AC.) PORTION OF ORIGINAL TAX #138-2-3, BOUNDED BY CORNERS 2 TO A TO B TO 6 TO 2 IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TAX #138-2-2 TO CREATE NEW LOT A (1.2774 AC.) AND NEW LOT B (0.7142 AC.).
  - THE SUBJECT PROPERTY IS CURRENTLY ZONED HBD (HIGHWAY BUSINESS DISTRICT).



**LEGEND**

⊙	SANITARY SEWER CLEANOUT
□	HEAT PUMP / A/C EQUIPMENT
■	STORM DRAIN GRATE
-UG-	UNDERGROUND GAS LINE
-UE-	UNDERGROUND ELECTRIC LINE
-UW-	UNDERGROUND WATER LINE
-OHU-	OVERHEAD UTILITY LINE
⊠	SIGN
⊠	UTILITY POLE, GUY WIRE
⊠	GAS METER
+ HT = 18.3	BUILDING HEIGHT
▨	ASPHALT PAVEMENT
▩	CONCRETE
▩	GRAVEL
⊠	FIRE HYDRANT, GATE VALVE & WATER METER
①	BOUNDARY CORNER NUMBER

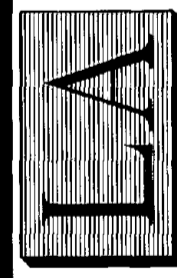


PLAT SHOWING THE COMBINATION & RE-SUBDIVISION OF  
**TAX #138-2-2, 1.0331 AC. (45,000 S.F.)**  
 AND  
**TAX #138-2-3, 0.9586 AC. (41,755 S.F.)**  
 PROPERTY OF  
**ORNELAS MAIN STREET, LLC**  
 INSTRUMENT #160001611  
 CREATING HEREON NEW  
**LOT A, 1.2774 AC. (55,644 S.F.) &**  
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 SITUATED AT 2016 & 2030 WEST MAIN STREET  
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 ROANOKE, VIRGINIA



DATE: April 13, 2017  
 COMM. NO.: 2017-066  
 SCALE: 1" = 30'  
 SHEET 2 OF 2