

KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT BCT, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1, 4 TO 9 TO 10 TO 5 TO 4, AND 5 TO 10 THROUGH 13 TO 6 TO 5, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 315, PAGE 691.

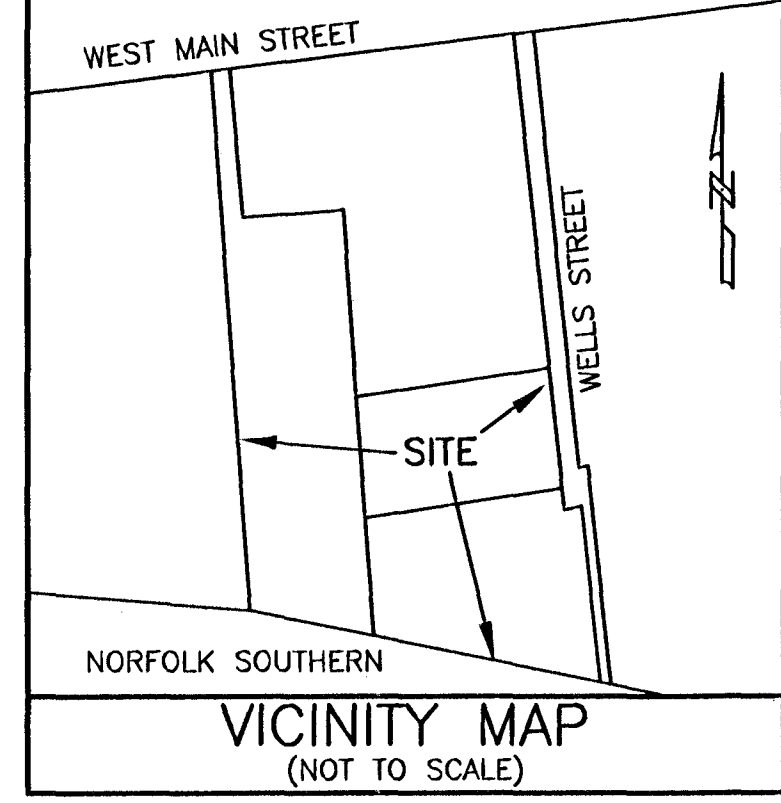
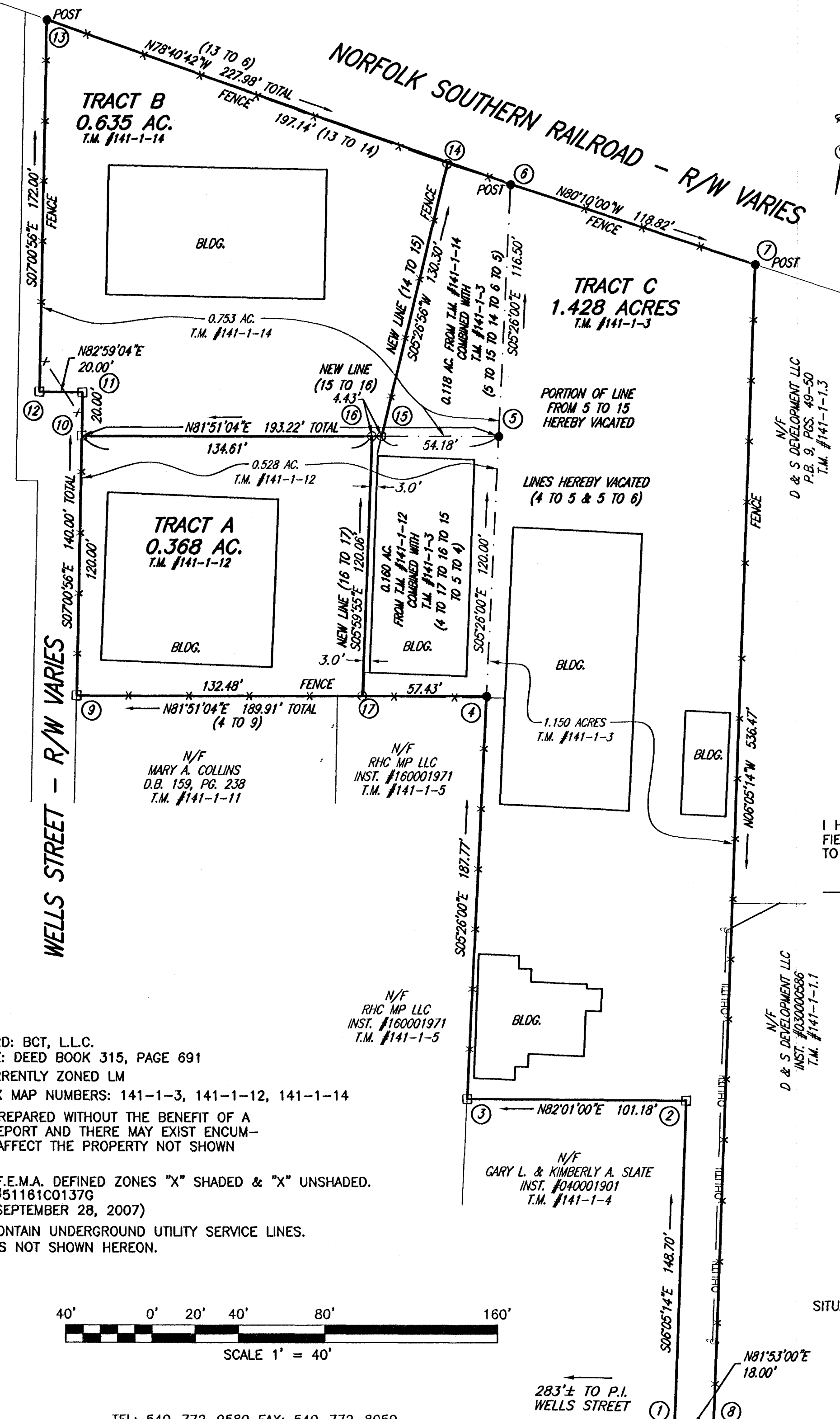
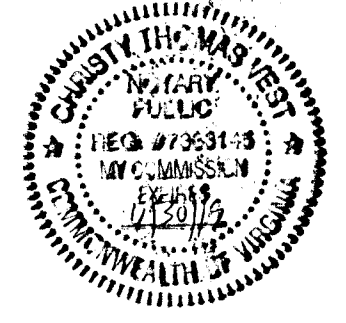
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF 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:

BCT, L.L.C. BY: Clayton J. Thomas ITS: M. Carver

CLAYTON J. THOMAS PRINT NAME

STATE OF VIRGINIA City of Roanoke I, Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Clayton J. Thomas, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME, AND ACKNOWLEDGED THE SAME ON THIS 10th DAY OF May, 2017. Christy Thomas Vest REG. # 738345 NOTARY PUBLIC MY COMMISSION EXPIRES 6/30/19



LEGEND

- DEEDED CORNER FROM RECORDS
- IRON PIN SET
- IRON PIN FOUND
- x FENCE
- OHUTIL — OVERHEAD LINES

COORDINATE LIST (ASSUMED)

Point	Northing	Easting
1	5078.511	4556.095
2	4930.650	4571.864
3	4944.702	4672.063
4	4757.776	4689.843
5	4638.205	4701.223
6	4522.338	4712.236
7	4542.522	4595.175
8	5075.967	4538.286
9	4784.695	4877.835
10	4665.593	4892.492
11	4845.743	4894.935
12	4648.186	4914.785
13	4477.473	4935.793
14	4516.176	4742.485
15	4845.885	4754.858
16	4646.512	4759.240
17	4765.916	4746.694

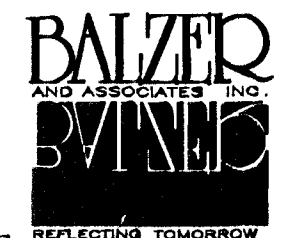
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden JOHN R. MCADEN 002002



PARTIAL SURVEY AND FROM RECORDS RESUBDIVISION AND COMBINATION PLAT FOR BCT, L.L.C. SHOWING 0.118 ACRE OF TAX MAP #141-1-14 AND 0.160 ACRE OF TAX MAP #141-1-12 BEING COMBINED WITH TAX MAP #141-1-3

CREATING HEREON TRACT A (0.368 ACRES) TRACT B (0.635 ACRES) & TRACT C (1.428 ACRES) SITUATE ALONG WELLS STREET & WEST MAIN STREET CITY OF SALEM, VIRGINIA SURVEYED MARCH 30, 2017 JOB #05170078.HS SCALE 1" = 40' SHEET 1 OF 1



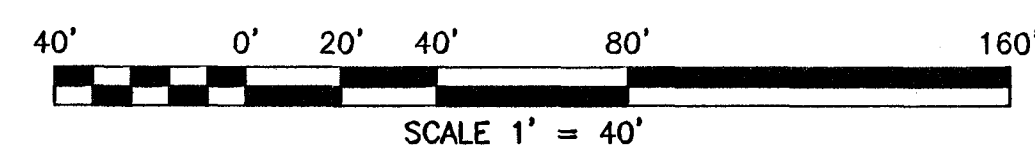
- NOTES:
- OWNER OF RECORD: BCT, L.L.C.
 - LEGAL REFERENCE: DEED BOOK 315, PAGE 691
 - PROPERTY IS CURRENTLY ZONED LM
 - THE CURRENT TAX MAP NUMBERS: 141-1-3, 141-1-12, 141-1-14
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - PROPERTY IS IN F.E.M.A. DEFINED ZONES "X" SHADED & "X" UNSHADED. SEE FEMA MAP #51161C0137G (REVISED DATE: SEPTEMBER 28, 2007)
 - PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
 - ALL IMPROVEMENTS NOT SHOWN HEREON.

APPROVED: Charles E. Van Allman Jr 5/9/2017 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro, II 5/15/17 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 9:53 O'CLOCK A.M. ON THIS 17 DAY OF May, 2017, IN PLAT BOOK 14, PAGE 92.

TESTE: GARY CHANCE CRAWFORD CLERK Arden E. Bing DEPUTY CLERK



TEL: 540-772-9580 FAX: 540-772-8050 PLANNERS ARCHITECTS ENGINEERS SURVEYORS Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

WEST MAIN STREET - 80' R/W

DRN: SCB CHK: JRM