

NOTES:

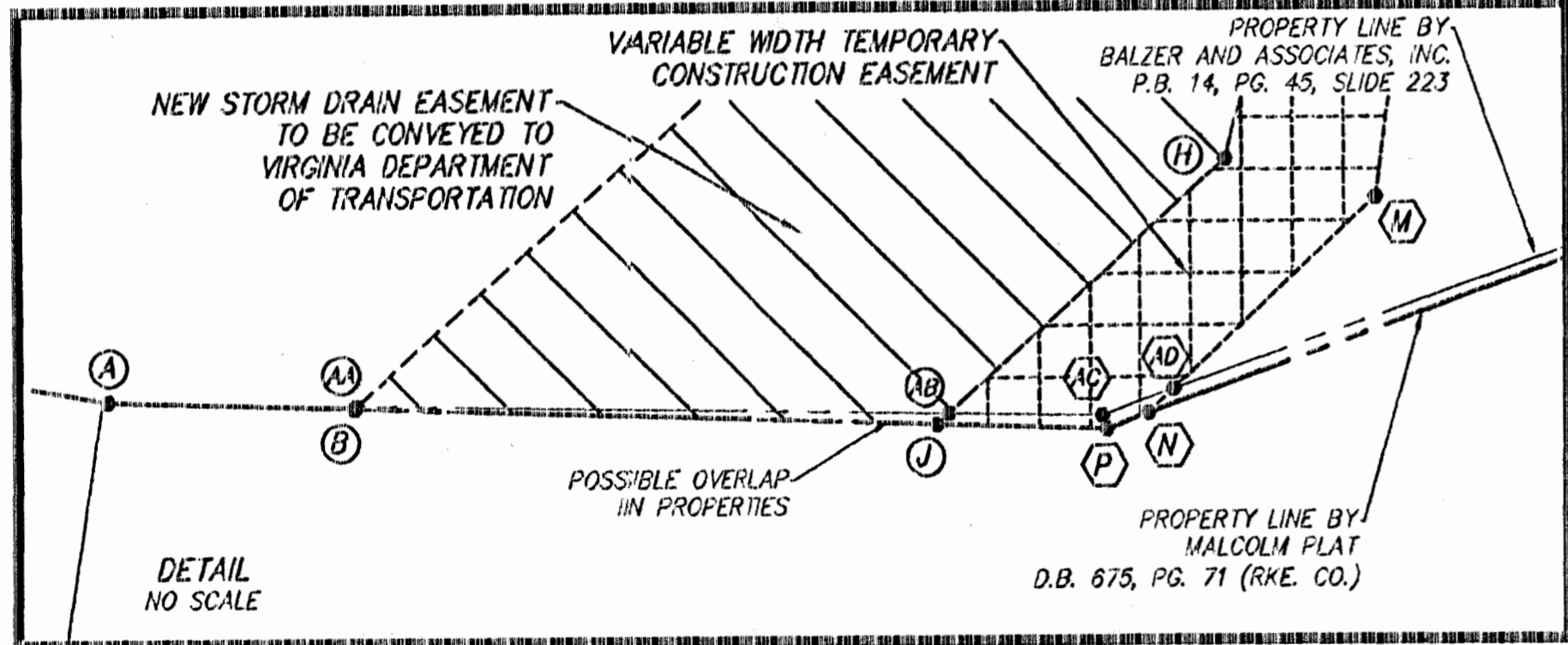
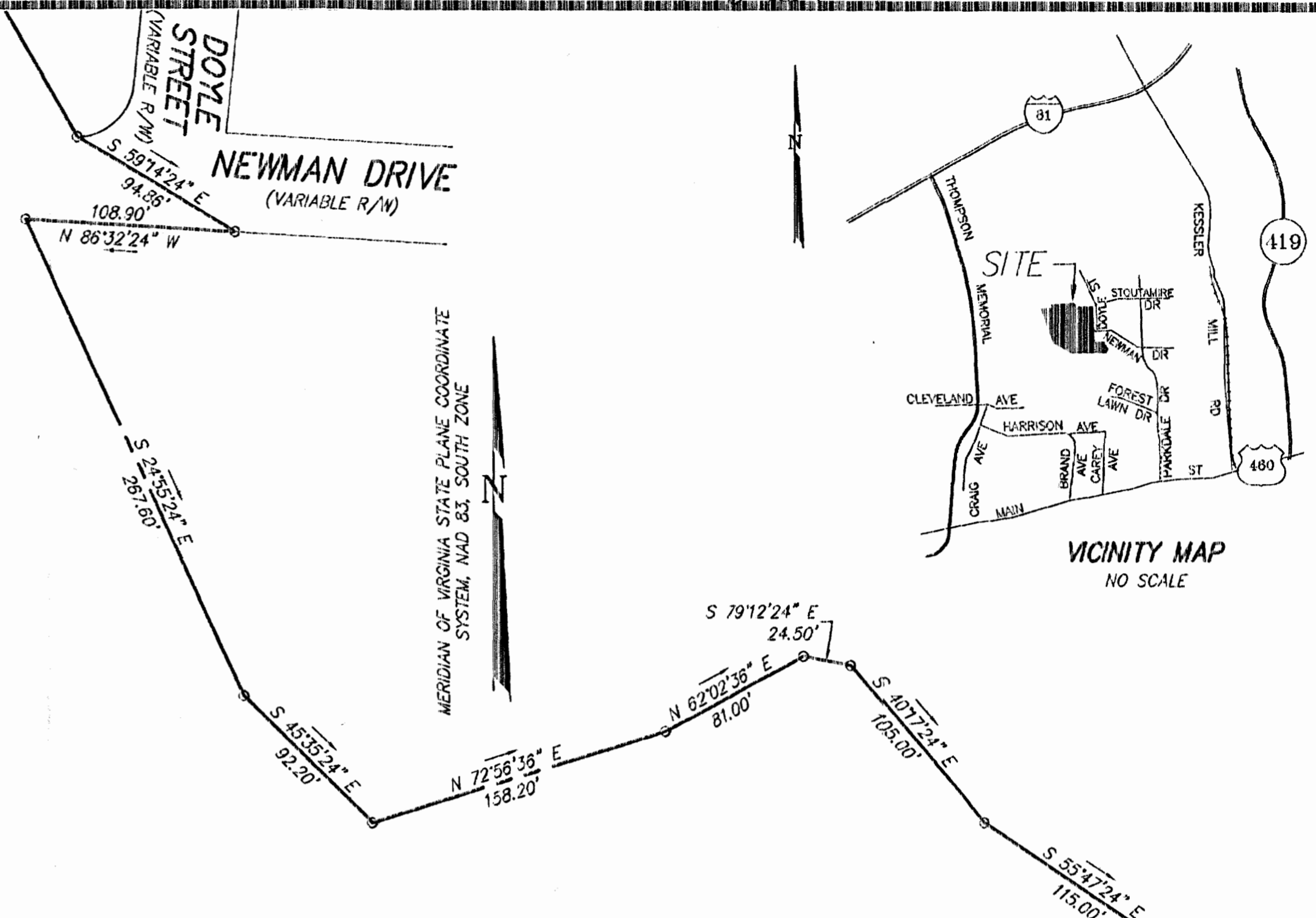
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN FLOODWAY ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141G, REVISED SEPTEMBER 28, 2007.
3. REFERENCE: COMPOSITE MAP PLATTED FROM MAPS OF SURVEYS SHOWING PROPERTY OF SHENANDOAH LIFE STATIONS, INC. BY C. B. MALCOLM & SON DATED SEPTEMBER 5, 1961, RECORDED IN D.B. 675, PG. 71 (ROANOKE COUNTY).
4. REFERENCE: VDOT SALEM DISTRICT DRAINAGE OUTFALL REMEDIATION PLANS BY HUGHES AND ASSOCIATES ARCHITECTS AND ENGINEERS DATED SEPTEMBER 27, 2013.
5. THERE IS A POSSIBLE OVERLAP IN THE DESCRIPTION OF THE MEL WHEELER, INC. PROPERTY (D.B. 45, PG. 28 & D.B. 675, PG. 71 ROANOKE COUNTY SHOWING MALCOLM PLAT). AND THE DESCRIPTIONS OF THE CHIVVIS PROPERTY (INSTRUMENT No. 160001781, & P.B. 14, PG. 45, SLIDE 223 BY BALZER AND ASSOCIATES) AND THE THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE ENTIRE WHEELER PROPERTY AND CHIVVIS PROPERTY. THE METES AND BOUNDS SHOWN ON THIS PLAT REPRESENTS THE DESCRIPTION OF THE WHEELER PROPERTY AS DESCRIBED IN THE WHEELER DEED. SEE DETAIL ON PLAT THAT DELINEATES THE OVERLAP OF THE DESCRIPTIONS.
6. THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF SALEM SUBDIVISION ORDINANCE.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ATTACHED ADMITTED TO RECORD AT 2:35 O'CLOCK P.M. ON THIS 8 DAY OF FEB, 2018

TESTE: CHANCE CRAWFORD
CLERK
BY: *Carol DeBong*
DEPUTY CLERK

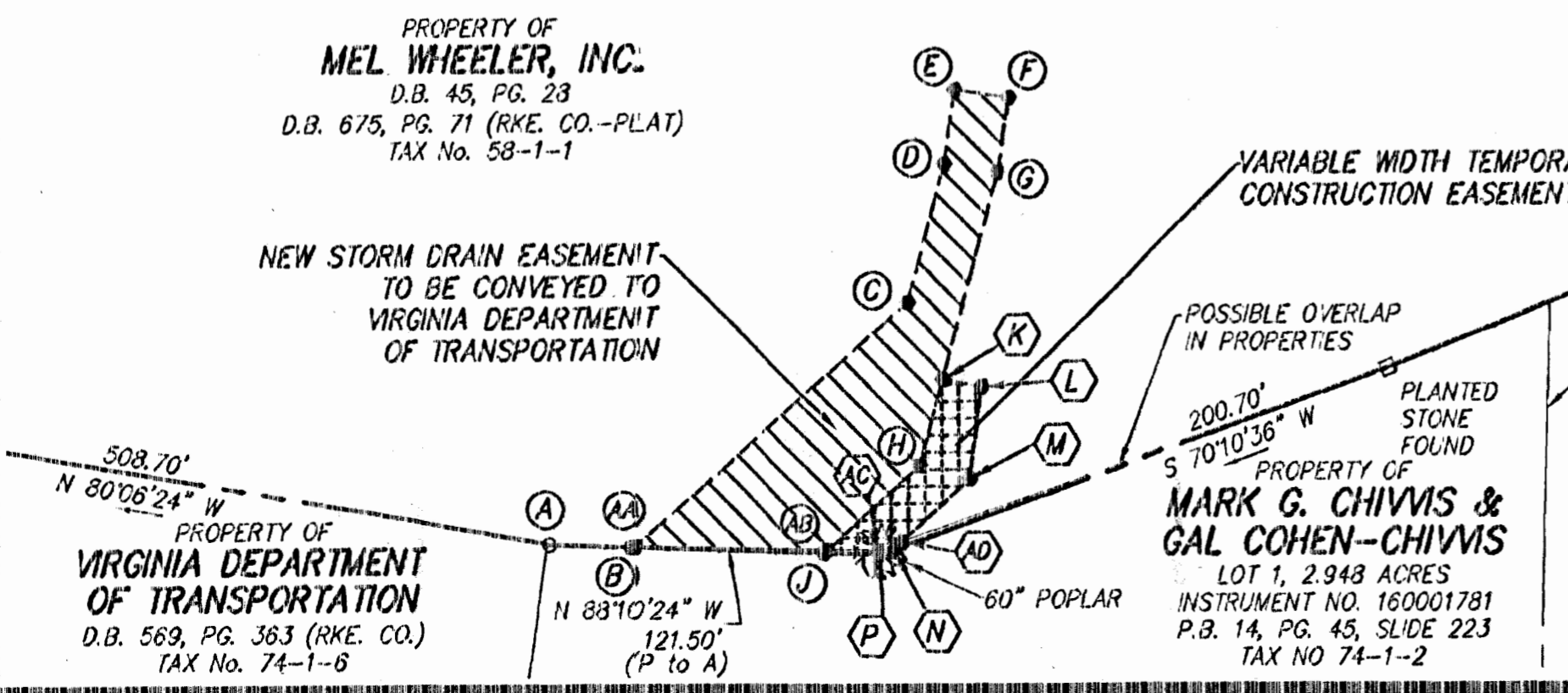
STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
A-B	S 88°10'24" E	29.91' (TIE ONLY)
B-C	N 48°44'57" E	135.40'
C-D	N 15°01'28" E	52.79'
D-E	N 08°06'22" E	27.37'
E-F	S 81°53'38" E	20.00'
F-G	S 08°06'22" W	27.82'
G-H	S 15°04'12" W	111.27'
H-J	S 48°04'18" W	47.62'
J-B	N 88°10'24" W	70.90'
B-AA	N 48°44'57" E	0.44'
AA-AB	S 89°00'20" E	71.99'
AB-J	S 48°04'18" W	1.94'

TEMPORARY CONSTRUCTION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
H-K	N 15°04'12" E	32.94'
K-L	S 78°58'02" E	14.68'
L-M	S 07°45'30" W	33.96'
M-N	S 47°00'18" W	37.97'
N-P	S 70°10'36" W	5.70'
P-J	N 88°10'24" W	20.69'
J-AB	N 48°04'18" E	1.94'
AB-AC	S 89°00'20" E	18.66'
AC-AD	N 70°40'19" E	9.55'
AD-N	S 47°00'18" W	4.20'



AREA OF STORM DRAIN EASEMENT NOT SUBJECT TO OVERLAP = 6,533 Sq. Ft. (0.1500 ACRE)
AREA OF STORM DRAIN EASEMENT SUBJECT TO OVERLAP = 58 Sq. Ft. (0.0013 ACRE)
TOTAL AREA OF STORM DRAIN EASEMENT = 6,591 Sq. Ft. (0.1513 ACRE)

AREA OF TEMPORARY CONSTRUCTION EASEMENT NOT SUBJECT TO OVERLAP = 1,235 Sq. Ft. (0.0284 ACRE)
AREA OF TEMPORARY CONSTRUCTION EASEMENT SUBJECT OF OVERLAP = 42 Sq. Ft. (0.0010 ACRE)
TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT = 1,277 Sq. Ft. (0.0293 ACRE)



EASEMENT PLAT FOR
VIRGINIA DEPARTMENT OF TRANSPORTATION
SHOWING 0.1513 ACRE (6,591 Sq. Ft.) STORM DRAIN EASEMENT AND VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (0.0293 ACRE 1,277 Sq. Ft.) BEING CONVEYED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY MEL WHEELER, INC.
SITUATE NEWMAN DRIVE CITY OF SALEM, VIRGINIA
CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, N.W. P.O. BOX 0280 ROANOKE, VIRGINIA 24017-0280 Telephone: (540) 368-3400 Fax: (540) 368-8702 E-Mail: cwaroanoke@aol.com
REV: APRIL 6, 2017
TAX No. 58-1-1
DATE: NOVEMBER 9, 2016
CALC. JW CHK'D FBC
CLOSED: JW
SCALE: 1" = 60'
N.B.: N/A
DRAWN: JW
M.O.: 16-0098-B

COMMONWEALTH OF VIRGINIA
Frank B. Caldwell, III
FRANK B. CALDWELL, III
L.C. NO. 1335
6 APRIL 17
LAND SURVEYOR

520.34' S 68°30'36" W
508.70' N 80°06'24" W
200.70' S 70°10'36" W
520.34' S 68°30'36" W
221.63' S 74°19'36" W
111.84' S 11°22'36" W
115.00' S 55°47'24" E
105.00' S 40°17'24" E
81.00' N 62°02'36" E
24.50' S 79°12'24" E
92.20' S 45°35'24" E
158.20' N 72°56'36" E
108.90' N 86°32'24" W
94.36' S 59°14'24" E

60' 30' 0' 60' 120' 1" = 60'
GRAPHIC SCALE