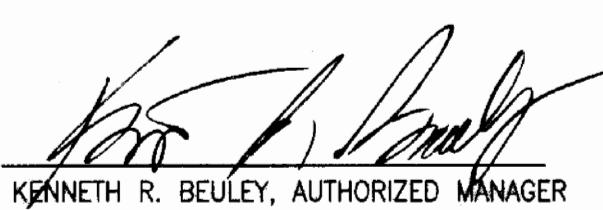


OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT TKC CCXXXIX, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN
HEREON BOUNDED BY THE OUTSIDE CORNERS 1 THROUGH 16 TO 1, AND 7-9 TO 23-24 TO
10 TO 22 TO 1, BEING THE SAME PROPERTY CONVEYED TO SAID OWNER BY TRANSFORM
SALECO LLC BY DEED DATED JULY 31, 2019 AND RECORDED IN THE CLERKS OFFICE OF THE
CITY OF SALEM, VIRGINIA AS INSTRUMENT NUMBER 190001719.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RE-SUBDIVIDED THE PROPERTIES OF HIS
OWN FREEWILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE
1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION
ORDINANCE AS AMENDED TO DATE AND CREATES A NEW LOT A-2 BOUNDED BY CORNERS 17-21
TO 13-14 TO 17 AS SHOWN HEREON.

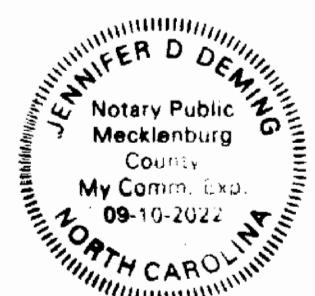
TKC CCXXXIX, LLC

Feb 10, 2020
DATE

 KENNETH R. BEULEY, AUTHORIZED MANAGER

STATE OF North Carolina, CITY OF Charlotte, TO WIT:
I, Jennifer D. Denning, A NOTARY PUBLIC IN AND FOR THE CITY AND
STATE AFORESAID, DO HEREBY CERTIFY THAT Kenneth R. Beuley WHOSE
NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE
ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 10 DAY OF February, 20 20.MY COMMISSION EXPIRES: September 10, 2020
REGISTRATION NO. JENNIFER D. DENNING

NOTARY PUBLIC



NOTES:

- PROPERTY ADDRESS: 1325-1355 WEST MAIN STREET, SALEM, VA.
- THIS PROPERTY IS SERVED BY CITY OF SALEM SEWER AND WATER.
- TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION: 8.923 ACS.
- THIS SITE IS CURRENTLY ZONED: HBD
- PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", "X SHADED" & "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 51161, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2007, FOR COMMUNITY PANEL NO. C0137G, IN CITY OF SALEM, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- TAX PARCELS: 126-4-2, 126-4-2.1 & 125-1-6
- FIELD CONDITIONS ON THIS SURVEY REFLECT THOSE OBTAINED WITH FIELD WORK COMPLETED JUNE 2019.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY #21702146 ISSUE DATE APRIL 23, 2019 @ 8:00 AM. THE PROPERTY SURVEYED IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE AND MAY NOT SHOW ALL EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO ANY DESIGN, EXCAVATING OR CONSTRUCTION.
- NO PHYSICAL EVIDENCE OF CEMETERIES, CURRENT EARTH MOVING WORK, WASTE DUMPS OR RECENT REPAIRS TO PUBLIC STREETS OR SIDEWALKS WERE OBSERVED.
- COORDINATES TIED TO CITY OF SALEM MONUMENT COSM 92-45 & COSM 92-27 AND BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM.
- LOT A-1 AND LOT C SHARE PARKING AS DEPICTED IN NOTE #3 SHOWN ON PLAT RECORDED IN P.B. 3, PG. 81.

LOCATION MAP
SCALE: 1"=1000'

AREA TABLE			
PARCEL	AREA BEFORE SUBDIVISION	AREA TO BE CONVEYED TO LOT A-2	AREA AFTER SUBDIVISION
126-4-2 / LOT A-1	338,649 S.F. OR 7.774 ACS.	32,800 S.F. OR 0.753 ACS.	305,849 S.F. OR 7.021 ACS.
126-4-2.1 / LOT A-2		32,800 S.F. OR 0.753 ACS.	32,800 S.F. OR 0.753 ACS.

AREA TABLE			
PARCEL	AREA BEFORE SUBDIVISION	AREA TO BE CONVEYED TO LOT A-1	AREA AFTER SUBDIVISION
125-1-6 / LOT C	50,051 S.F. OR 1.149 ACS.	3,623 S.F. OR 0.083 ACS.	46,428 S.F. OR 1.066 ACS.
126-4-2 / LOT A-1	305,849 S.F. OR 7.021 ACS.		309,472 S.F. OR 7.104 ACS.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO
ATTACHED ADMITTED TO RECORD AT 10:44 O'CLOCK A.M. THIS 5
DAY OF March, 2019.

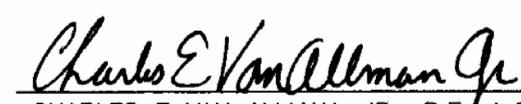
Chance Crawford, Clerk
By: *Carroll Bellings, Jr.*

CITY OF SALEM APPROVAL:

APPROVED:


 JAMES E. TALIADRO

EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

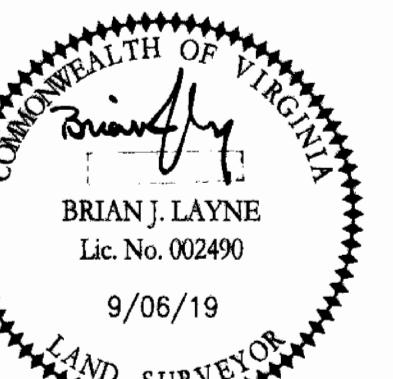
2/24/2020
DATE

 CHARLES E. VAN ALLMAN, JR., P.E., L.S.

DIRECTOR OF COMMUNITY DEVELOPMENT CITY OF SALEM, VIRGINIA

2/24/2020
DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE
AND CORRECT SURVEY OF THE ACCURACY REQUIRED, THAT THE SOURCE OF TITLE
IS CORRECT AND THAT THE MONUMENTS SHALL BE PLACED AS SHOWN HEREON IN
ACCORDANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE.

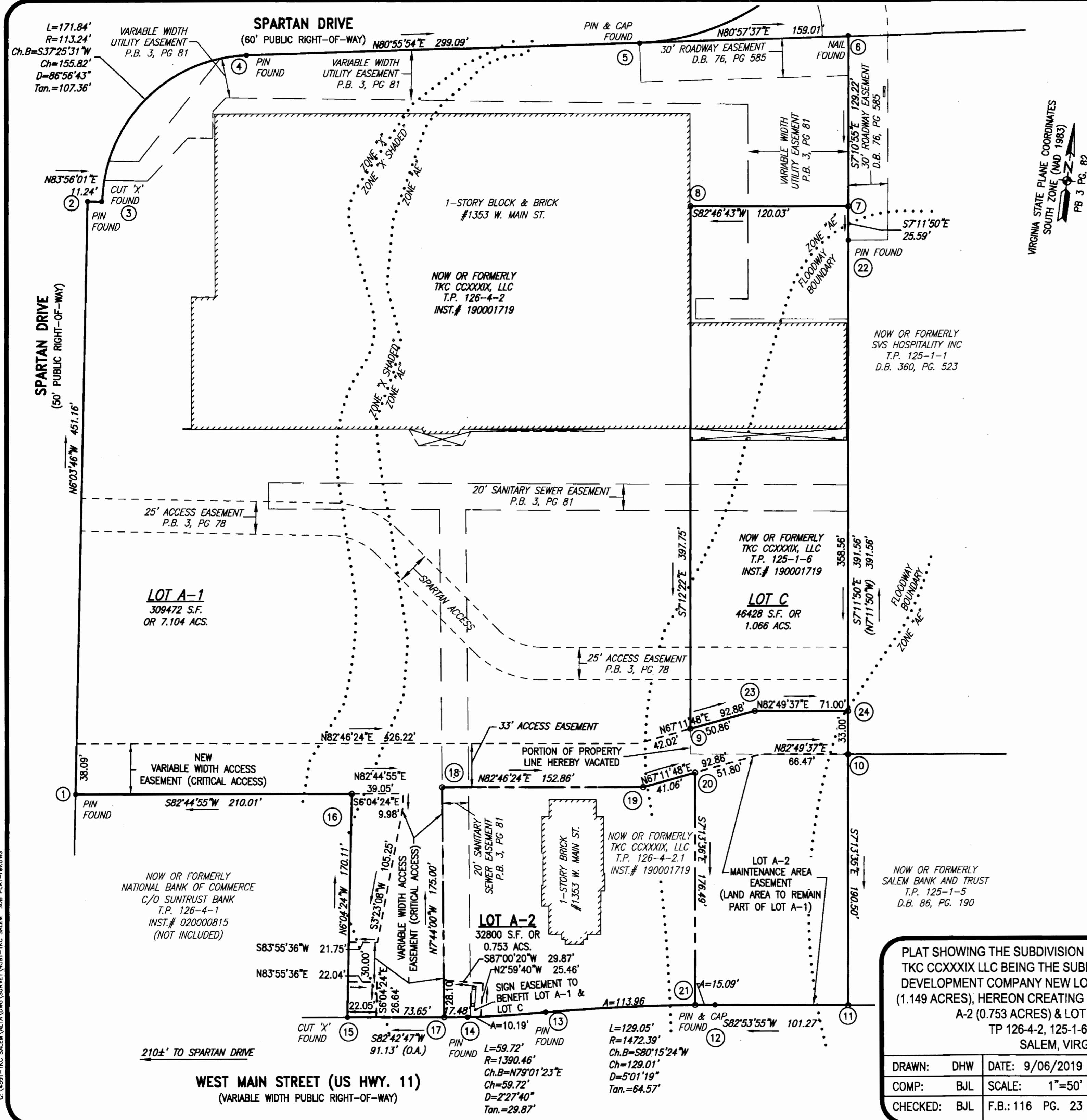


PLAT SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
TKC CCXXXIX LLC BEING THE SUBDIVISION OF WEST SALEM
DEVELOPMENT COMPANY NEW LOT A (7.774 ACRES) & LOT C
(1.149 ACRES), HEREON CREATING LOT A-1 (7.104 ACRES), LOT
A-2 (0.753 ACRES) & LOT C (1.066 ACRES)
TP 126-4-2, 125-1-6 & 126-4-2
SALEM, VIRGINIA

DRAWN:	DHW	DATE:	9/06/2019	REVISION:
COMP:	BJL	SCALE:	AS NOTED	1. CITY COMMENTS 10/30/2019
CHECKED:	BJL	F.B.116	PG. 23	2. ATTY. COMMENTS 11/18/2019

PARRISH PAYNE DESIGN GROUP
Engineers Surveyors Planners
P.O. Box 9164, Chesapeake, VA 23321
Phone: 757.686.3345 Fax: 757.686.3348

REF: SHEET NO.
INST# 070004716 SHEET: 1 of 2



DENOTES PORTION OF PROPERTY LINE
HEREBY VACATED

• DENOTES VARIABLE WIDTH ACCESS EASEMENT

- PIN FOUND (UNLESS NOTED OTHERWISE)

- PIN SET (#5 IRON REBAR)

PLAT SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
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**PARRISH
AYNE
DESIGN GROUP**

DESIGN GROUP

Engineers • Surveyors • Planners
P.O. Box 9164, Chesapeake, VA 23321

F.O. Box 9104, Chesapeake, VA 23321
Phone: 757 686 3345 Fax: 757 686 3348

Phone: 757.688.5545 Fax: 757.688.5545

REF: _____ SHEET NO. 2

INST# 070004716

1521-2-16

4591.0-19