

**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.

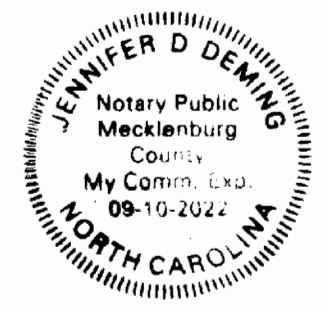
**TKC CCXXXIX, LLC**

Feb 10, 2020  
 DATE

*Kenneth R. Beuley*  
 KENNETH R. BEULEY, AUTHORIZED MANAGER

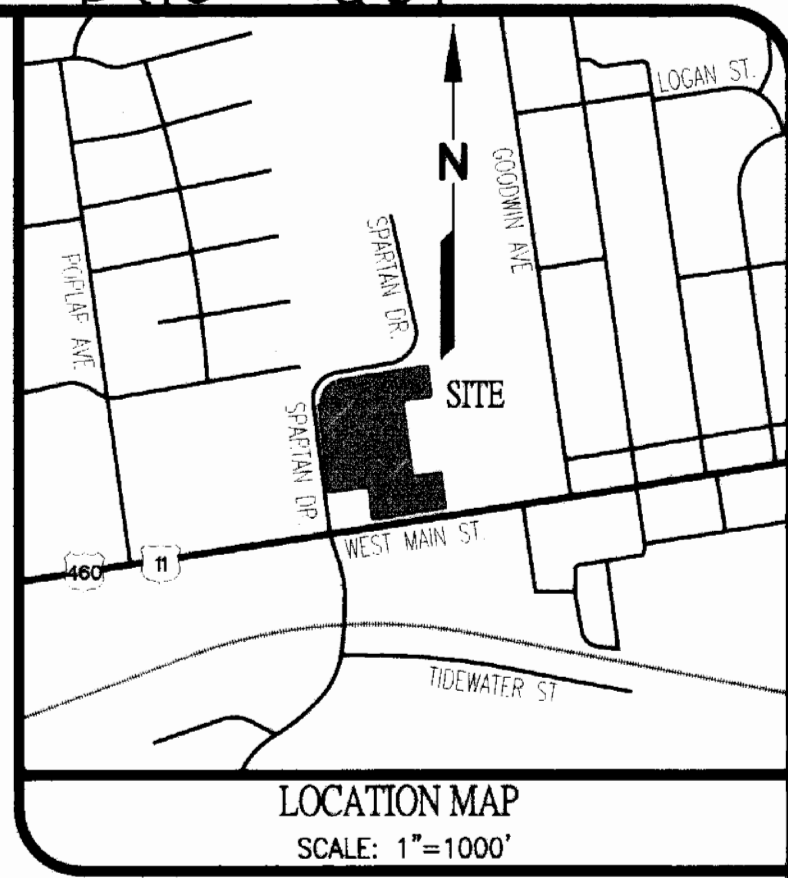
STATE OF North Carolina CITY OF Charlotte TO WIT:  
 I, Jennifer D Deming, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Kenneth R Beuley WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 10 DAY OF February, 2020  
 MY COMMISSION EXPIRES: September 10, 2020  
 REGISTRATION NO. \_\_\_\_\_  
*Jennifer D Deming*  
 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.



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.

*Chancy Grayford, Clerk*  
*By: [Signature]*

CITY OF SALEM APPROVAL:

APPROVED: *[Signature]* 2/24/2020  
 JAMES E TALIAFERRO DATE  
 EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

*[Signature]* 2/24/2020  
 CHARLES E VAN ALLMAN, JR., P.E., L.S. DATE  
 DIRECTOR OF COMMUNITY DEVELOPMENT CITY OF SALEM, VIRGINIA

**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.



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.

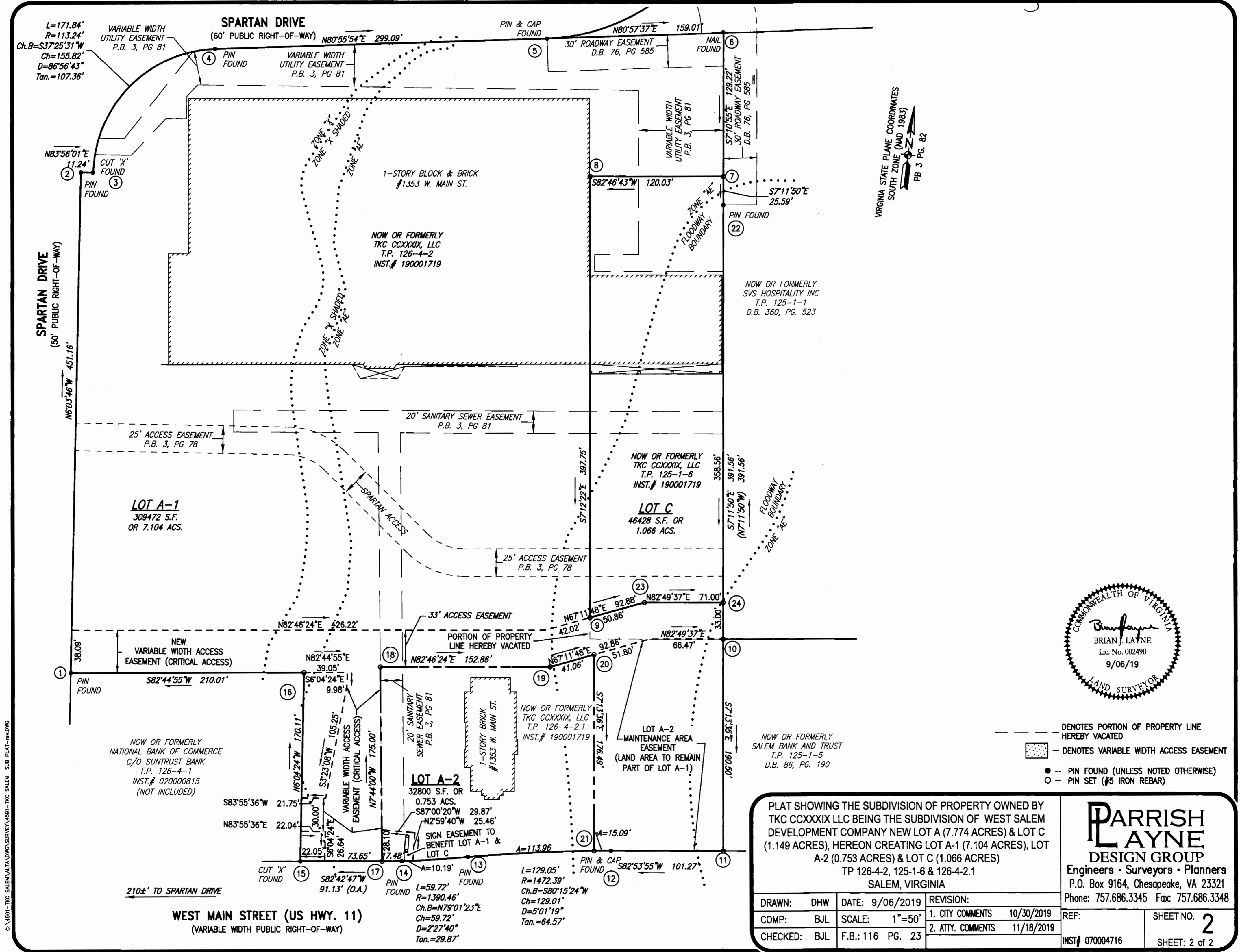
PLAT SHOWING THE SUBDIVISION OF PROPERTY OWNED BY TKC CCXXXIX LLC BEING THE SUBDIVISION OF WEST SALEM DEVELOPMENT COMPANY NEW LOT A (7.774 ACRES) & LOT C (1.149 ACRES), HEREON CREATING LOT A-1 (7.104 ACRES), LOT A-2 (0.753 ACRES) & LOT C (1.066 ACRES)  
 TP 126-4-2, 125-1-6 & 126-4-2.1  
 SALEM, VIRGINIA

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

REF: INST# 070004716

SHEET NO. **1**  
 SHEET: 1 of 2



- DENOTES PORTION OF PROPERTY LINE HEREBY VACATED
- [Pattern] DENOTES VARIABLE WIDTH ACCESS EASEMENT
- - PIN FOUND (UNLESS NOTED OTHERWISE)
- - PIN SET (#5 IRON REBAR)

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 & 126-4-2.1 SALEM, VIRGINIA

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DRAWN: DHW	DATE: 9/06/2019	REVISION:
COMP: BJL	SCALE: 1"=50'	1. CITY COMMENTS 10/30/2019
CHECKED: BJL	F.B.: 116 PG. 23	2. ATTY. COMMENTS 11/18/2019

REF:	SHEET NO. <b>2</b>
INST# 070004716	SHEET: 2 of 2

G:\4591-TRC SALEM\ALTA DWG\SURVEY\4591-TRC SALEM SUB PLAT-FWD.DWG