

LINE	BEARING	DISTANCE
1-2	S 64°48'34" W	247.08'
*2-3	S 79°41'19" W	160.64'
3-4	N 85°25'55" W	684.10'
4-5	N 55°10'49" W	122.43'
5-6	N 55°26'11" W	200.11'
6-7	N 55°26'09" W	89.31'
7-8	N 56°26'33" W	363.46'
*8-9	N 38°24'49" W	136.67'
9-10	N 20°23'05" W	225.69'
10-11	N 27°15'32" W	86.05'
*11-12	N 53°35'52" W	129.51'
12-13	N 79°56'11" W	120.95'
13-14	N 83°10'43" W	306.43'
14-15	N 78°35'49" W	171.45'
15-16	N 02°38'16" E	13.61'
*16-17	N 12°18'04" E	122.89'
17-18	N 21°37'53" E	64.83'
*18-19	N 09°21'29" E	140.95'
19-20	N 02°54'56" W	161.27'
*20-21	N 10°31'59" E	104.83'
21-22	N 33°17'20" E	53.76'
22-23	N 29°31'06" E	72.98'
23-24	N 40°39'06" E	118.09'

* DENOTES CHORD BEARING & DISTANCE

LINE	BEARING	DISTANCE
*24-25	N 17°33'49" E	66.49'
25-26	N 73°42'42" E	18.52'
26-27	S 47°47'18" E	708.20'
27-28	N 75°19'13" E	1076.97'
28-29	S 14°40'47" E	50.00'
29-30	S 75°19'13" W	55.00'
30-31	S 14°40'47" E	130.00'
31-32	N 75°19'13" E	25.00'
32-33	S 14°40'47" E	130.00'
33-34	S 42°07'47" E	149.08'
34-35	S 88°10'47" E	373.14'
*35-36	S 18°43'15" W	101.06'
*36-37	S 25°58'29" E	154.04'
37-38	S 83°53'47" E	260.39'
38-39	S 44°54'47" E	48.47'
*39-40	N 79°35'18" W	16.76'
40-41	S 65°44'11" W	258.68'
41-42	S 23°31'26" E	483.90'
42-43	S 64°48'34" W	100.00'
43-1	S 23°31'26" E	210.00'
39-44	S 44°54'26" E	66.27'
44-45	S 69°30'36" E	368.94'
45-46	S 66°23'31" W	562.05'

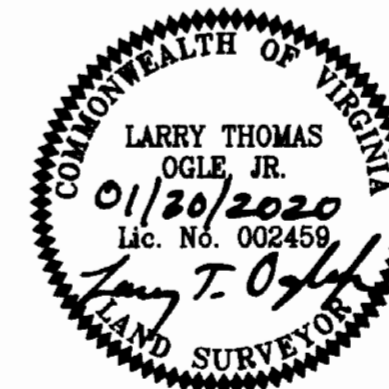
* DENOTES CHORD BEARING & DISTANCE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	312.80'	162.46'	83.11'	160.64'	S 79°41'19" W	29°45'31"
8-9	220.79'	138.95'	71.86'	136.67'	N 38°24'49" W	36°03'28"
11-12	145.95'	134.19'	72.26'	129.51'	N 53°35'52" W	52°40'39"
16-17	379.00'	123.44'	62.27'	122.89'	N 12°18'04" E	18°39'37"
18-19	331.53'	142.04'	72.12'	140.95'	N 09°21'29" E	24°32'48"
20-21	220.03'	105.85'	53.97'	104.83'	N 10°51'59" E	27°33'49"
24-25	83.63'	68.38'	36.23'	66.49'	N 17°33'49" E	46°50'34"
35-36	295.63'	101.56'	51.28'	101.06'	S 18°43'15" W	19°40'59"
36-37	131.74'	164.52'	84.83'	154.04'	S 25°58'29" E	71°33'02"
39-40	14.73'	17.83'	10.19'	16.76'	N 79°35'18" W	69°21'01"

- A — TAX #263-2-3
JONATHAN M. WILSON
INSTRUMENT #190002179
LOT 2, DIAMOND CREST ESTATES
P.B. 3, PG. 90-91
- B — TAX #263-2-5
ANNE M. GREEN
D.B. 312, PG. 679
LOT 4, DIAMOND CREST ESTATES
P.B. 3, PG. 90-91
- C — TAX #263-2-6
THOMAS M. & LEAH M. FAME
D.B. 182, PG. 792
LOT 5, DIAMOND CREST ESTATES
P.B. 3, PG. 90-91
- D — TAX #262-5-6
ROBERT P. & ALISON S. SAVILLE
D.B. 152, PG. 693
LOT 6, DIAMOND CREST ESTATES
P.B. 3, PG. 90-91
- E — TAX #262-5-5
ROSEMARY H. BELVIN
INSTRUMENT #180000599
LOT 7, DIAMOND CREST ESTATES
P.B. 3, PG. 90-91

- F — TAX #262-1-1
JOSEPH A. ROSSMAN &
DONNA M. ESPOSITO
INSTRUMENT #160002472
LOT 1, BLOCK 1, SECTION 1- HOMEPLACE
P.B. 3, PG. 230 (RKE. CO.)
AND A PORTION OF PARCEL F
D.B. 340, PG. 462
- G — TAX #262-1-2
MARK S. & BRENDA L. FIEDLER
INSTRUMENT #130002958
LOT 2, BLOCK 1, SECTION 1- HOMEPLACE
P.B. 3, PG. 230 (RKE. CO.)
- H — TAX #262-1-3
STEPHEN M. & DONNA A. MILES
INSTRUMENT #060002158
LOT 3, BLOCK 1, SECTION 1- HOMEPLACE
P.B. 3, PG. 230 (RKE. CO.)
- I — TAX #262-1-4
JENNIFER DELIO & JOSHUA PINKERMAN
INSTRUMENT #160002502
LOT 4, BLOCK 1, SECTION 1- HOMEPLACE
P.B. 3, PG. 230 (RKE. CO.)
- J — TAX #262-1-5
BARBARA D. CONNER
INSTRUMENT #190001754
LOT 5, BLOCK 1, SECTION 1- HOMEPLACE
P.B. 3, PG. 230 (RKE. CO.)
- K — TAX #262-1-6
NANCY R. JACOBS
WILL INSTRUMENT #120000100
LOT 6, BLOCK 1, SECTION 1- HOMEPLACE
P.B. 3, PG. 230 (RKE. CO.)

- L — TAX #274-1-1
STEVEN T. RICHARDSON
INSTRUMENT #170002241
LOT E-2A - FOREST HILLS
SLIDE 224, P.B. 14, PG. 56
- M — TAX #273-2-2
K & M ENTERPRISES OF SALEM, LLC
INSTRUMENT #190000116
PORTION OF PARCEL F
D.B. 340, PG. 462
- N — TAX #274-1-2
JEREMY B. & RAVEN R. McCORMICK
INSTRUMENT #170002905
LOT E-2B
SLIDE 224, P.B. 14, PG. 56



THIS PLAT DOES NOT CONSTITUTE A
SUBDIVISION UNDER THE CITY OF SALEM
SUBDIVISION AND/OR ZONING ORDINANCES.

PLAT SHOWING
TAX #272-2-1
(63.7046 AC.)
MAJOR PORTION OF PARCEL F
D.B. 340, PG. 462 (PLAT) (ROANOKE CO.)
AND
TAX #273-2-1
(2.9833 AC.)
PORTION OF PARCEL E
D.B. 337, PG. 474 (PLAT) (ROANOKE CO.)
PREPARED FOR
SIMMS PROPERTY, LLC
SITUATED AT #211 & #135 DIAMOND ROAD
CITY OF SALEM, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

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

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



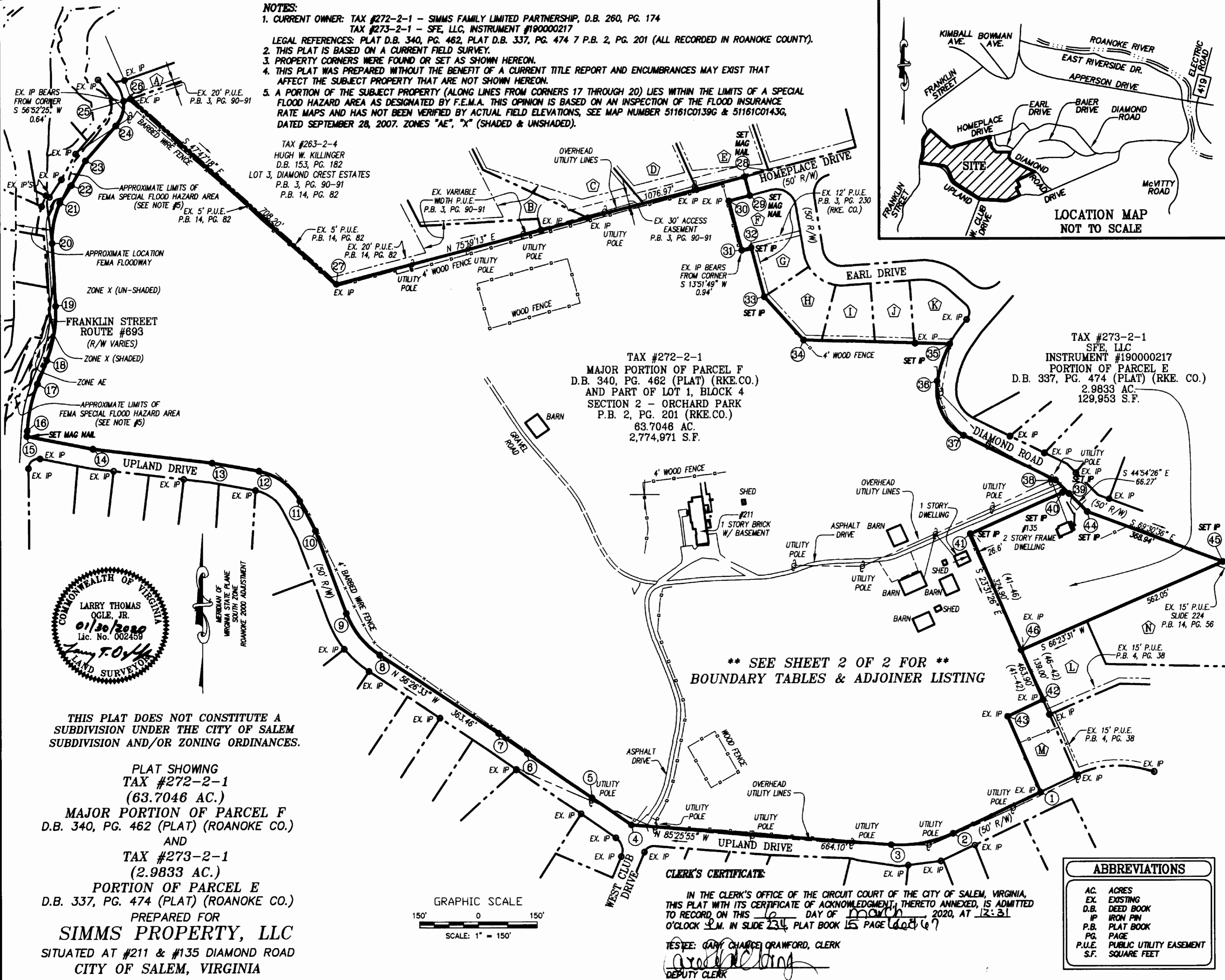
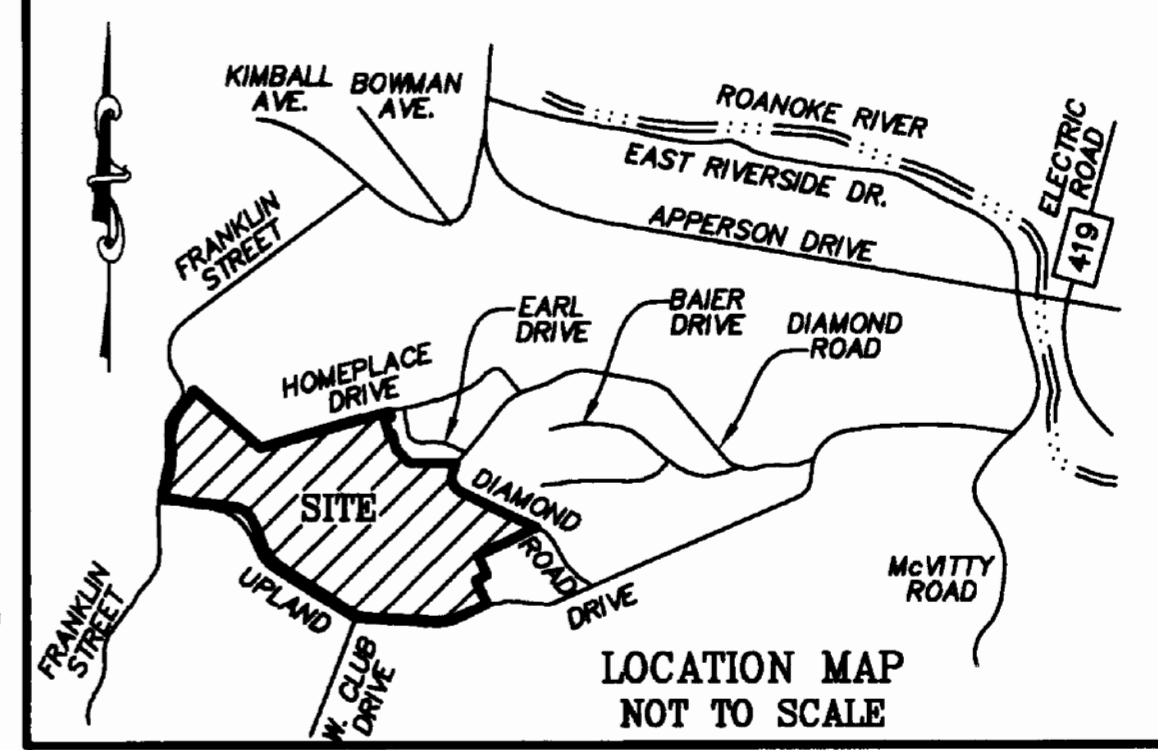
DATE: January 30, 2020
COMM. NO.: 2015-209F
SCALE: NONE

- NOTES:**
1. CURRENT OWNER: TAX #272-2-1 - SIMMS FAMILY LIMITED PARTNERSHIP, D.B. 260, PG. 174
TAX #273-2-1 - SFE, LLC, INSTRUMENT #190000217
 2. LEGAL REFERENCES: PLAT D.B. 340, PG. 462, PLAT D.B. 337, PG. 474 7 P.B. 2, PG. 201 (ALL RECORDED IN ROANOKE COUNTY). THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 3. PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
 4. 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.
 5. A PORTION OF THE SUBJECT PROPERTY (ALONG LINES FROM CORNERS 17 THROUGH 20) LIES WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS, SEE MAP NUMBER 51161C0139G & 51161C0143G, DATED SEPTEMBER 28, 2007. ZONES "AE", "X" (SHADED & UNSHADED).

TAX #263-2-4
HUGH W. KILLINGER
D.B. 153, PG. 182
LOT 3, DIAMOND CREST ESTATES
P.B. 3, PG. 90-91
P.B. 14, PG. 82

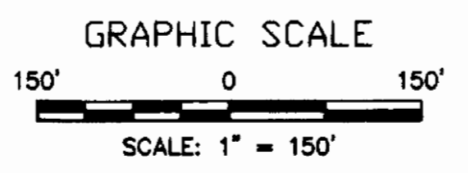
TAX #272-2-1
MAJOR PORTION OF PARCEL F
D.B. 340, PG. 462 (PLAT) (RKE.CO.)
AND PART OF LOT 1, BLOCK 4
SECTION 2 - ORCHARD PARK
P.B. 2, PG. 201 (RKE.CO.)
63.7046 AC.
2,774,971 S.F.

TAX #273-2-1
SFE, LLC
INSTRUMENT #190000217
PORTION OF PARCEL E
D.B. 337, PG. 474 (PLAT) (RKE. CO.)
2.9833 AC.
129,953 S.F.



THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF SALEM SUBDIVISION AND/OR ZONING ORDINANCES.

PLAT SHOWING
TAX #272-2-1
(63.7046 AC.)
MAJOR PORTION OF PARCEL F
D.B. 340, PG. 462 (PLAT) (ROANOKE CO.)
AND
TAX #273-2-1
(2.9833 AC.)
PORTION OF PARCEL E
D.B. 337, PG. 474 (PLAT) (ROANOKE CO.)
PREPARED FOR
SIMMS PROPERTY, LLC
SITUATED AT #211 & #135 DIAMOND ROAD
CITY OF SALEM, VIRGINIA



** SEE SHEET 2 OF 2 FOR **
BOUNDARY TABLES & ADJOINER LISTING

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 16 DAY OF MARCH 2020, AT 12:31 O'CLOCK P.M. IN SLIDE 234, PLAT BOOK 15 PAGE 667?

TESTEE: GARY CHARLES ORAMFORD, CLERK
Gary Oramford
DEPUTY CLERK

ABBREVIATIONS	
AC.	ACRES
EX.	EXISTING
D.B.	DEED BOOK
IP	IRON PIN
P.B.	PLAT BOOK
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET

PHONE: (540) 774-4411
FAX: (540) 772-9445
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4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



DATE: January 30, 2020
COMM. NO.: 2015-209F

SCALE: 1" = 150'
SHEET 1 OF 2