

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT THE CITY OF SALEM, VIRGINIA IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, CONTAINING 10.169 ACRES, AND BEING PART OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 31, 1938 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN D.B. 285, PG. 1.

THAT VALLEY PROPERTIES, LLC AND L&M PROPERTIES, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON, CONTAINING 11.496 ACRES, AND BEING PART OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JULY 27, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 050003005.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LANDS SHOWN HEREON ENTIRELY OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE, AND AS REQUIRED BY THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

[Signature] 3-17-20  
 VALLEY PROPERTIES, LLC - OWNER - AUTHORIZED AGENT DATE  
 (INSTRUMENT No. 050003005)

[Signature] 3-17-20  
 L & M PROPERTIES, LLC - OWNER - AUTHORIZED AGENT DATE  
 (INSTRUMENT No. 050003005)

[Signature] 3-20-20  
 THE CITY OF SALEM, VIRGINIA - OWNER - AUTHORIZED AGENT DATE  
 (D.B. 285, PG. 1 - ROANOKE COUNTY)

**STATE OF VIRGINIA**

City of Virginia + Roanoke  
 TO WIT:  
 I, Leslie McVey, A NOTARY PUBLIC  
 IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
John Lipscomb, WHOSE NAME IS SIGNED TO  
 THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
 ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
17th DAY OF March, 2020.



Leslie M. McVey  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #345937  
 My Commission Expires  
 11-30-20

MY COMMISSION EXPIRES 11-30-20  
345937  
 NOTARY REGISTRATION No. Leslie M. McVey  
 NOTARY PUBLIC

**STATE OF VIRGINIA**

City of Roanoke  
 TO WIT:  
 I, Leslie McVey, A NOTARY PUBLIC  
 IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
John Lipscomb, WHOSE NAME IS SIGNED TO  
 THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
 ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
17th DAY OF March, 2020.



Leslie M. McVey  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #345937  
 My Commission Expires  
 11-30-20

MY COMMISSION EXPIRES 11-30-20  
345937  
 NOTARY REGISTRATION No. Leslie M. McVey  
 NOTARY PUBLIC

**STATE OF VIRGINIA**

City of Salem  
 TO WIT:  
 I, Catalina, A NOTARY PUBLIC  
 IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Bryan E. Toley, WHOSE NAME IS SIGNED TO  
 THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND  
 ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS  
20 DAY OF March, 2020.

MY COMMISSION EXPIRES 5-31-2020  
7676036  
 NOTARY REGISTRATION No. [Signature]  
 NOTARY PUBLIC

IN THE CLERK'S 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 1:12 O'CLOCK P.M. ON THIS 20 DAY OF March, 2020.

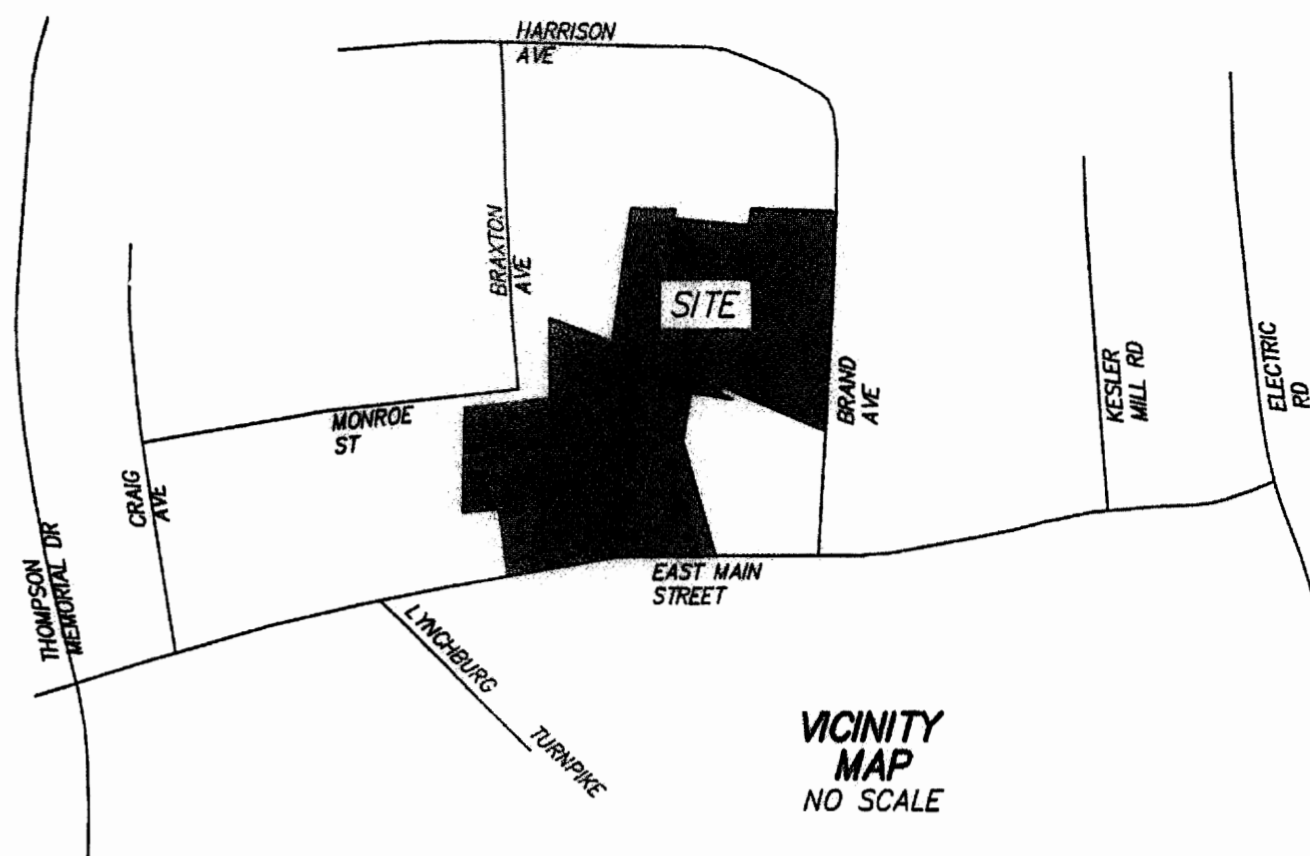
TESTE: CHANCE CRAWFORD  
 CLERK

BY: [Signature]  
 DEPUTY CLERK

**NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0141 G MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: BOUNDARY SURVEY PREPARED FOR VALLEY PROPERTIES, LLC AND L & M PROPERTIES, LLC BY LUMSDEN ASSOCIATES, P.C. DATED JULY 26, 2005 AND RECORDED IN P.B. 10, PG. 100, SLIDE 188.
4. REFERENCE: PLAT OF PATE SUBDIVISION BY DAVID DICK DATED MAY 14, 1959 AND RECORDED IN P.B. 4, PG. 15 - ROANOKE COUNTY.
5. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.
6. THIS PLAT IS BASED ON AVAILABLE RECORDS AND A PARTIAL FIELD SURVEY.
7. TAX PARCEL 84-2-12 WAS ZONED LM (LIGHT MANUFACTURING) AND TAX PARCEL 108-1-3 WAS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THE PLAT.

COORDINATE LIST (ASSUMED DATUM)		
1	N 5000.0000	E 5000.0000
2	N 5035.9203	E 4726.3692
3	N 4993.2068	E 4720.7621
4	N 5011.9001	E 4578.3619
5	N 5178.2808	E 4591.5093
6	N 5150.6688	E 4707.5488
7	N 5040.1427	E 4694.2036
8	N 5175.0972	E 4710.4983
9	N 5112.6045	E 4853.3513
10	N 4979.9143	E 5153.0073



APPROVED:  
[Signature] 3/19/2020  
 JAMES E. TALIAFERRO, II, P.E./L.S. DATE  
 EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

APPROVED:  
[Signature] 3/19/2020  
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE  
 DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF SALEM

LOT LINE VACATION AND  
 RESUBDIVISION PLAT FROM RECORDS AND PARTIAL SURVEY  
 FOR  
**THE CITY OF SALEM, VIRGINIA AND**  
**VALLEY PROPERTIES, LLC**  
**AND L&M PROPERTIES, LLC**  
 SHOWING 10.169 ACRES (D.B. 285, PG. 1-ROANOKE COUNTY)  
 AND 11.496 ACRES (INSTRUMENT No. 050003005)  
 CREATING HEREON

PARCEL 3A 1.1801 ACRES  
 PARCEL A 9.7135 ACRES

SITUATE WEST MAIN STREET & BRAND AVENUE  
 CITY OF SALEM, VIRGINIA



**CWA**  
**CALDWELL WHITE ASSOCIATES**  
 ENGINEERS / SURVEYORS / PLANNERS  
 4203 MELROSE AVENUE, N.W. P.O. BOX 6260  
 ROANOKE, VIRGINIA 24017-0260  
 Telephone: (540) 366-3400 Fax: (540) 366-8702  
 E-Mail: cwaroanoke@aol.com

REV: FEBRUARY 4, 2020 (CITY COMMENTS)  
 TAX No. 84-2-12, 108-1-3  
 DATE: JANUARY 10, 2020  
 CALC. JW CHK'D FBC  
 CLOSED: JW

SCALE: 1" = 60'  
 N.B.: JW 36  
 DRAWN: JW  
 W.O.: 19-0105

SHEET 1 OF 2

