

- NOTES:**
- OWNERS OF RECORD: BARACUS LLC
 - LEGAL REFERENCE: INSTRUMENT #160001692 - PLAT BOOK 15, PAGE 45
 - PROPERTY IS CURRENTLY ZONED CBD-RB
 - CURRENT TAX MAP NUMBERS: 158-5-1, 158-5-2, 158-5-3, 158-5-16, 158-5-15
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE FEMA MAP #51161C0141G (REVISED DATE: SEPTEMBER 28, 2007)
 - PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LINE	BEARING	DISTANCE
L1	S32°29'14"W	11.00'
L2	N57°30'46"W	15.00'
L3	N32°29'14"E	11.00'

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BARACUS LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 13 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT NUMBER 160001692

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH HIS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BARACUS LLC
 BY: [Signature] ITS: Managing Member

ROANOKE BOULEVARD - 90' R/W

STATE OF VIRGINIA
 City of Roanoke
 I, Katherine Noel Maynard, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Jonathan B. Elliott, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 4th DAY OF January, 2022.
Katherine Noel Maynard REG. # 7664950
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 31, 2024

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE CITY OF SALEM, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

COORDINATE LIST(NAD 1983)

Point	Northing	Easting
1	3631486.33	11033195.66
2	3631488.82	11033295.62
3	3631486.45	11033314.22
4	3631464.66	11033484.62
5	3631463.47	11033493.93
6	3631387.46	11033613.29
7	3631247.44	11033524.13
8	3631251.76	11033517.34
9	3631125.23	11033436.78
10	3631152.09	11033394.60
11	3631178.94	11033352.43
12	3631225.06	11033280.00
13	3631248.42	11033243.32
14	3631305.47	11033432.99
15	3631278.62	11033475.17



APPROVED:
Charles E. Van Allman, Jr. 1/18/2022
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

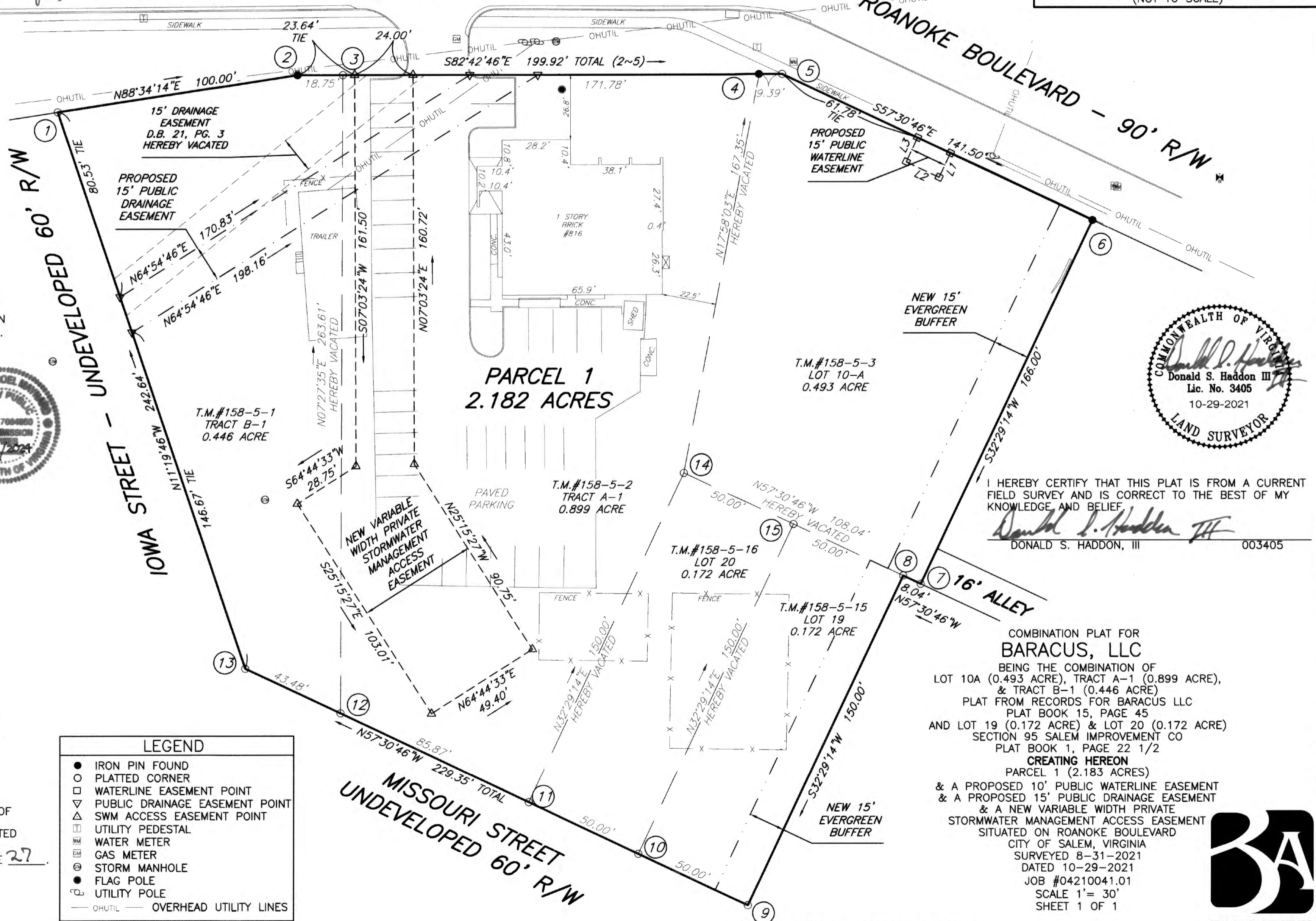
James E. Taliaferro, II 1/18/2022
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:06 O'CLOCK A.M. ON THIS 25 DAY OF January, 2022, IN PLAT BOOK 16, PAGE 27.

TESTE: GARY CHANCE CRAWFORD
 CLERK
[Signature]
 DEPUTY CLERK

LEGEND

- IRON PIN FOUND
- PLATTED CORNER
- WATERLINE EASEMENT POINT
- ▽ PUBLIC DRAINAGE EASEMENT POINT
- △ SWM ACCESS EASEMENT POINT
- ▤ UTILITY PEDESTAL
- ⊠ WATER METER
- ⊡ GAS METER
- ⊙ STORM MANHOLE
- FLAG POLE
- ⊕ UTILITY POLE
- OHUTIL — OVERHEAD UTILITY LINES



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Donald S. Haddon III
 DONALD S. HADDON, III 003405

COMBINATION PLAT FOR
BARACUS, LLC
 BEING THE COMBINATION OF
 LOT 10A (0.493 ACRE), TRACT A-1 (0.899 ACRE),
 & TRACT B-1 (0.446 ACRE)
 PLAT FROM RECORDS FOR BARACUS LLC
 PLAT BOOK 15, PAGE 45
 AND LOT 19 (0.172 ACRE) & LOT 20 (0.172 ACRE)
 SECTION 95 SALEM IMPROVEMENT CO
 PLAT BOOK 1, PAGE 22 1/2
CREATING HEREON
 PARCEL 1 (2.183 ACRES)
 & A PROPOSED 10' PUBLIC WATERLINE EASEMENT
 & A PROPOSED 15' PUBLIC DRAINAGE EASEMENT
 & A NEW VARIABLE WIDTH PRIVATE
 STORMWATER MANAGEMENT ACCESS EASEMENT
 SITUATED ON ROANOKE BOULEVARD
 CITY OF SALEM, VIRGINIA
 SURVEYED 8-31-2021
 DATED 10-29-2021
 JOB #04210041.01
 SCALE 1" = 30'
 SHEET 1 OF 1

