

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RFC2017 LAND, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 22 TO 1 AND TAX MAP NUMBER 29-1-10, AND IS A PORTION OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INST. #170001574.

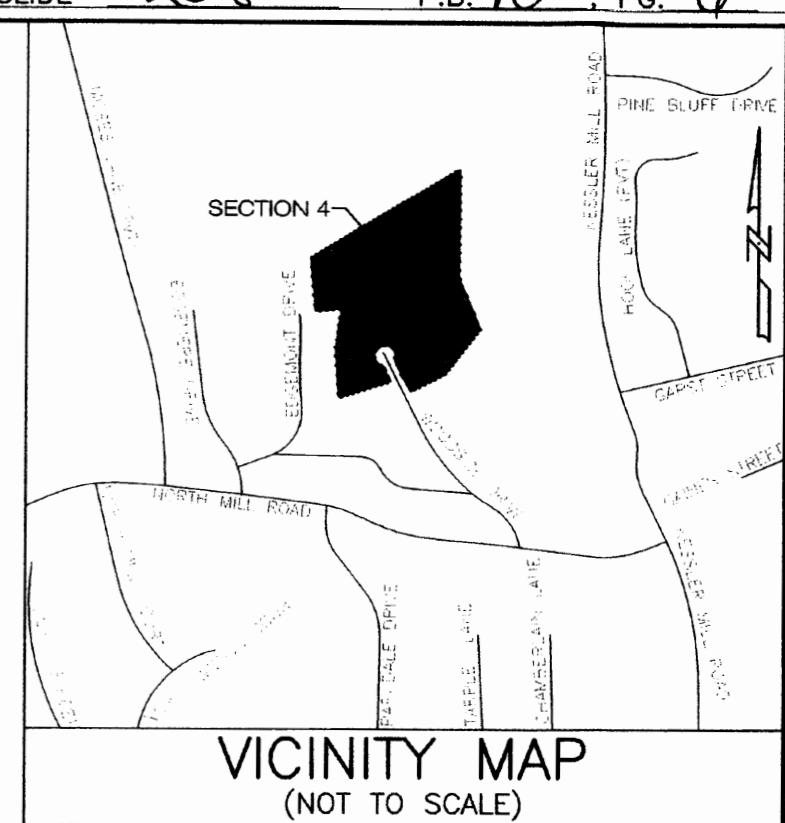
THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF 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:

RFC2017 LAND, LLC BY: [Signature] ITS: [Signature]

NOTES:

- 1. OWNER OF RECORD: RFC2017 LAND, LLC
2. LEGAL REFERENCE: INSTRUMENT #170001574
3. PROPERTY IS CURRENTLY ZONED RSF
4. THE CURRENT TAX MAP NUMBER: 29-1-5
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED AS SHOWN ON FEMA FLOOD MAP PANEL 51161C0141G DATED SEPTEMBER 28, 2007.
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



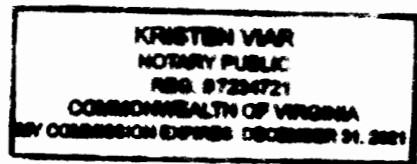
ACREAGE TABLE
TOTAL ACREAGE 12.917 ACRES
-6.536 ACRES - LOTS 59 THROUGH 65
-0.080 ACRE - IN R/W DEDICATION
1.151 ACRES - REMAINING (TAX MAP 29-1-5)
+5.150 ACRES - (TAX MAP 29-1-10)
6.301 ACRES - REMAINING FOR FUTURE DEVELOPMENT

COORDINATE LIST (VA STATE GRID SOUTH ZONE)
Table with 3 columns: Point, Northing, Easting. Points 1 through 29.

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, KRISTEN VIAR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROBERT P. FRALIN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3TH DAY OF OCTOBER, 2021.

KRISTEN VIAR, NOTARY PUBLIC, REG. # 3234721



APPROVED: Charles E. Van Allman Jr., P.E., L.S., Director of Community Development, City of Salem, dated 10/11/2021.

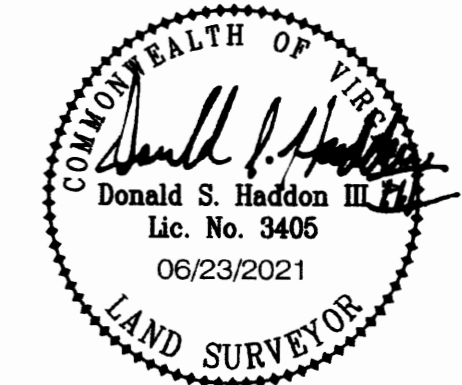
APPROVED: James E. Taliaferro, II, P.E., L.S., Executive Secretary, City of Salem Planning Commission, dated 10/11/2021.

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 9:01 O'CLOCK A.M. ON THIS 14 DAY OF OCT, 2021, IN PLAT BOOK 16, PAGE 6.

TESTE: GARY CHANCE CRAWFORD, CLERK, [Signature]

DRAWN BY: EJP
CHECKED BY: DSH

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc



I HEREBY CERTIFY THAT THIS PLAT IS FROM RECORDS AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF. Donald S. Haddon III, L.S., 003405

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.

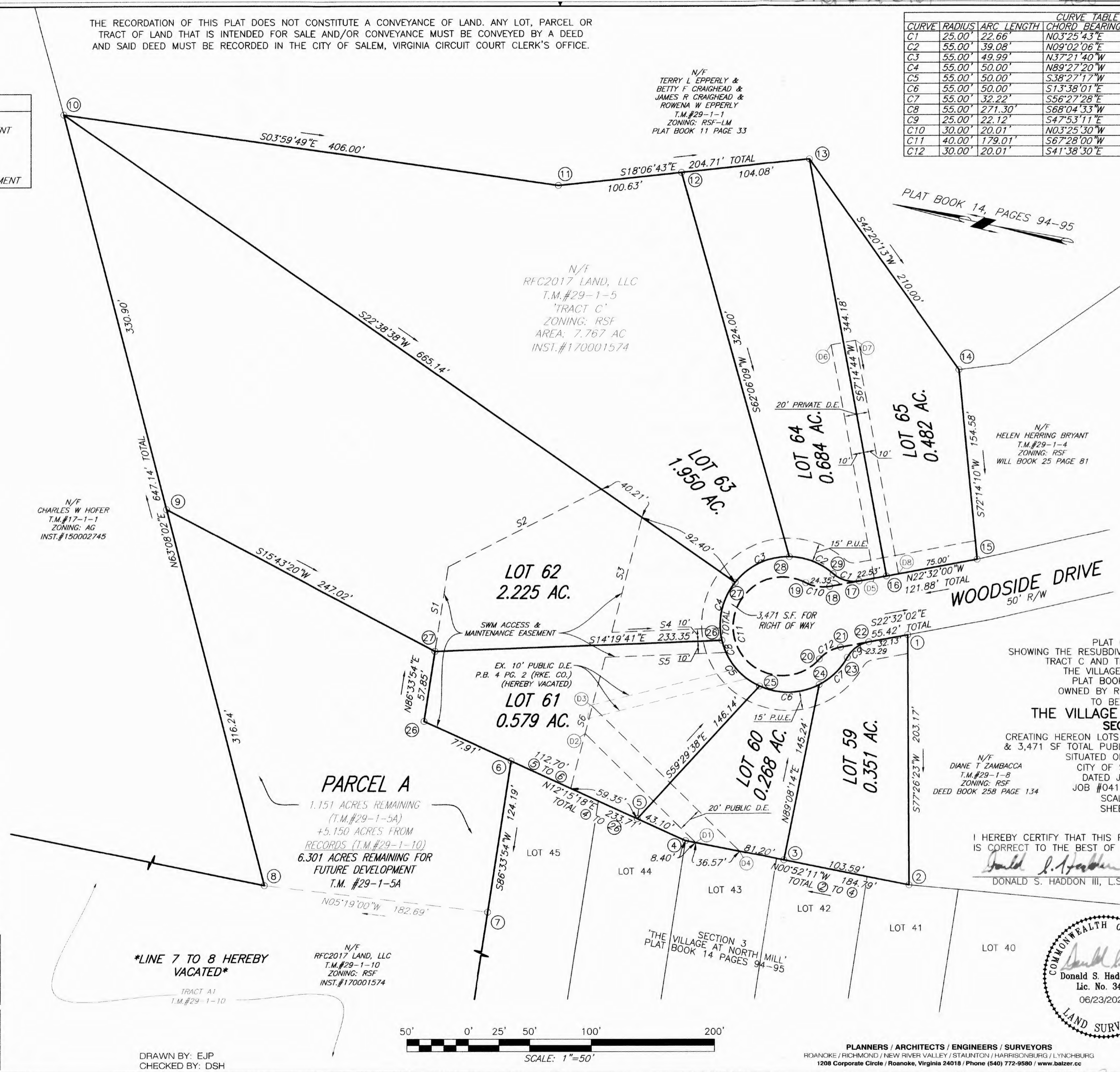
PLAT OF SURVEY SHOWING THE RESUBDIVISION AND COMBINATION OF TRACT C AND TRACT A1, SECTION 3 THE VILLAGE AT NORTH MILL PLAT BOOK 14 PAGE 94 OWNED BY RFC2017 LAND, LLC TO BE KNOWN AS THE VILLAGE AT NORTH MILL SECTION 4 CREATING HEREON LOTS 59 THROUGH 65, PARCEL A, & 3,471 SF TOTAL PUBLIC RIGHT OF WAY DEDICATION SITUATED ON WOODSIDE DRIVE CITY OF SALEM, VIRGINIA DATED JUNE 23, 2021 JOB #04170043.00-SEC.4 SHEET 1 OF 2

***NOTE: ALL EASEMENTS ARE NEW UNLESS OTHERWISE SPECIFIED.**

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.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	22.66'	N03°25'43"E	21.89'	51°55'26"
C2	55.00'	39.08'	N09°02'06"E	38.26'	40°42'39"
C3	55.00'	49.99'	N37°21'40"W	48.29'	52°04'53"
C4	55.00'	50.00'	N89°27'20"W	48.30'	52°05'19"
C5	55.00'	50.00'	S38°27'17"W	48.30'	52°05'27"
C6	55.00'	50.00'	S13°38'01"E	48.30'	52°05'10"
C7	55.00'	32.22'	S56°27'28"E	31.76'	33°33'43"
C8	55.00'	271.30'	S68°04'33"W	68.75'	282°37'45"
C9	25.00'	22.12'	S47°53'11"E	21.41'	50°42'18"
C10	30.00'	20.01'	N03°25'30"W	19.64'	38°12'50"
C11	40.00'	179.01'	S67°28'00"W	62.86'	256°25'11"
C12	30.00'	20.01'	S41°38'30"E	19.64'	38°12'50"

LEGEND	
○	DEEDED CORNER
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
DIST.	DISTANCE
ESM'T	EASEMENT
EX.	EXISTING
S.W.M.	STORM WATER MANAGEMENT



PLAT BOOK 14, PAGES 94-95

PLAT OF SURVEY
 SHOWING THE RESUBDIVISION AND COMBINATION OF
 TRACT C AND TRACT A1, SECTION 3
 THE VILLAGE AT NORTH MILL
 PLAT BOOK 14 PAGE 94
 OWNED BY RFC2017 LAND, LLC
 TO BE KNOWN AS
THE VILLAGE AT NORTH MILL
SECTION 4
 CREATING HEREON LOTS 59 THROUGH 65, PARCEL A,
 & 3,471 SF TOTAL PUBLIC RIGHT OF WAY DEDICATION
 SITUATED ON WOODSIDE DRIVE
 CITY OF SALEM, VIRGINIA
 DATED JUNE 23, 2021
 JOB #04170043.00-SEC.4
 SCALE: 1"=50'
 SHEET 2 OF 2

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

SWM ACCESS & MAINTENANCE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S1	N86°33'54"E	69.33'
S2	S39°03'41"E	139.49'
S3	N87°35'42"W	96.33'
S4	S14°19'41"E	88.12'
S5	N14°19'41"W	98.16'
S6	N87°35'42"W	110.21'

PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D1~D2	N32°17'05"E	126.09'
D2~D3	S87°35'42"E	23.07'
D3~D4	S32°17'05"W	168.20'
D3~D4	N00°52'11"W	36.57'

PRIVATE DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
D5~D6	N67°12'52"E	192.68'
D6~D7	S22°45'16"E	20.01'
D7~D8	S67°12'52"W	192.76'
D8~D5	N22°32'00"W	20.00'

LINE 7 TO 8 HEREBY VACATED

DRAWN BY: EJP
 CHECKED BY: DSH

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