

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BRIAR OAK INVESTMENTS IV, LP IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 2 TO 3A TO 9A TO 10 TO 1, INCLUSIVE 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 INSTRUMENT #100000086.

THAT BRIAR OAK INVESTMENTS IV, LP IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 9A TO 3A TO 3 THROUGH 9 TO 9A, INCLUSIVE 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 INSTRUMENT #100000086.

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 28 "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:

BY: BRIAR OAK INVESTMENTS, INC., its general partner

BY: W. Tucker Lemon ITS: PRESIDENT

STATE OF VIRGINIA

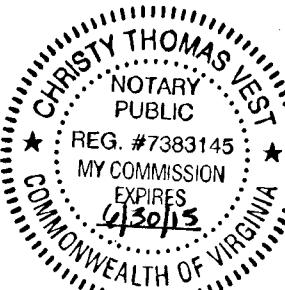
County of Roanoke

I, Christy Thomas Vest, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT W. Tucker Lemon, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6<sup>th</sup> DAY OF May, 2015.

Christy Thomas Vest REG. # 7383145

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/15



APPROVED:  
Charles E. Van Allman Jr.

CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE 5/7/2015

CITY ENGINEER, CITY OF SALEM

GE J. Williams 5/7/15

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 9:42 O'CLOCK A.M. ON THIS 7 DAY OF May, 2015, IN PLAT BOOK 14, PAGE 36.

TESTE: GARY CHANCE CRAWFORD

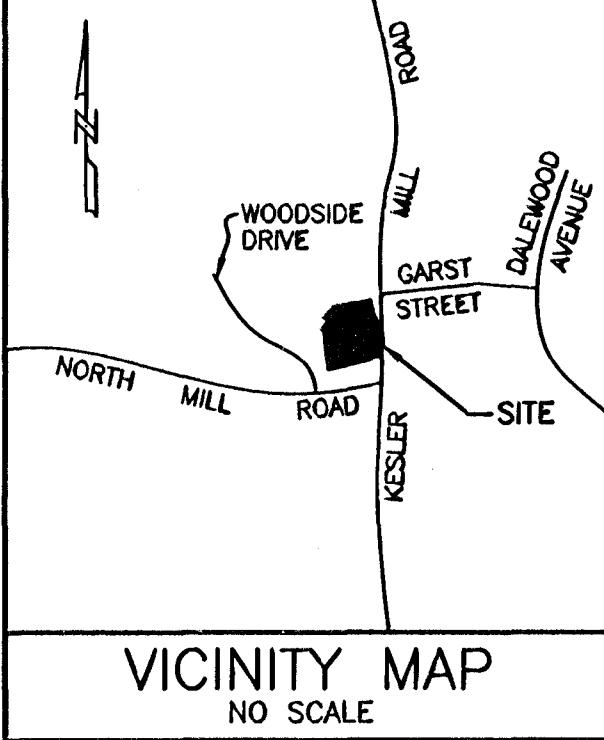
CLERK

Sgt

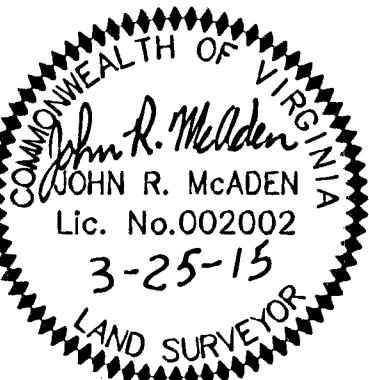
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: BRIAR OAK INVESTMENTS IV LP
2. LEGAL REFERENCE: INSTRUMENT #100000086  
PLAT BOOK 11, PAGES 69-70
3. ORIGINAL TAX MAP NUMBER: 34-1-1 & 29-1-2
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP PANEL NUMBER 51161C0141 G (EFFECTIVE DATE OF SEPTEMBER 28, 2007).
6. PROPERTY CURRENTLY ZONED: LM (LIGHT MANUFACTURING)
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	4229.4396	3509.0741
2	4142.8277	3156.1361
3	4387.1724	3132.4505
3A	4355.0398	3135.5653
4	4405.2528	3114.1017
5	4460.8807	3160.3469
6	4485.8016	3128.1307
7	4581.6578	3196.8727
8	4594.1369	3438.4693
9	4520.8392	3452.3478
9A	4442.9880	3481.1342
10	4349.0569	3515.8664
11	4447.0870	3479.6259
12	4359.3952	3135.1431
1	4229.4396	3509.0741



BRIAR OAK INVESTMENTS IV, LP

BEING THE RESUBDIVISION OF  
LOT A AND LOT B  
PLAT BOOK 11, PAGES 69-70

CREATING HERON  
LOT A1 (1.848 ACRES),  
LOT B1 (1.243 ACRES),

VACATING AN EXISTING PRIVATE 15' DRAINAGE EASEMENT &  
EXTENDING A NEW PRIVATE 30' ACCESS EASEMENT  
FOR THE BENEFIT OF LOT B1  
CITY OF SALEM, VIRGINIA  
SITUATED ON KESLER MILL ROAD

MARCH 25, 2015  
JOB #R1400037.00-RESUB  
SCALE: 1" = 30'  
SHEET 1 OF 2

BALZER  
AND ASSOCIATES, INC.  
ENGINEERS  
REFLECTING TOMORROW

JOHN R. MCADEN  
JOHN R. MCADEN  
002002

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT  
FIELD SURVEY AND IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

WILLIAM E. & DEBRA K. JOHNSON FAMILY TRUST  
INST. #140002655  
T.M. #35-2-3

PROFESSIONAL AUTO TOWING & SERVICES, INC.  
INST. #120003057  
T.M. #34-1-2.1

PAUL STEPHEN & LINDA H. SNEAD  
N/F  
D.B. 40, PG. 235  
T.M. #35-2-2

N05°32'12" W 245.49' TOTAL  
213.21'

LOT A1  
1.846 ACRES

— P.B. 11, PG  
T.M. #34

LOT B1  
1.243 ACRES

TERRY L. & N/F  
JAMES R. & ROWENA W. EPPERLY  
INST. #030006649  
BETTY F. CRAIGHEAD

LEGEND

IRON PIN FOUND  
IRON PIN SET  
SANITARY SEWER MANHOLE  
TELEPHONE MANHOLE  
TELEPHONE PEDESTAL  
WATER METER  
WATER VALVE  
GAS MARKER  
UTILITY POLE  
GUY WIRE  
SIGN  
BOLLARD  
REINFORCED CONCRETE PIPE  
CONCRETE  
CENTERLINE  
EASEMENT  
— — — OVERHEAD WIRE  
— \* — FENCE

LOT LINE ADJUSTMENT PLAT FOR  
BRIAR OAK INVESTMENTS IV, LP  
BEING THE RESUBDIVISION OF  
LOT A AND LOT B  
PLAT BOOK 11, PAGES 69-70

LOT B1 (1.245 ACRES),  
VACATING AN EXISTING PRIVATE 15' DRAINAGE EASEMENT &  
EXTENDING A NEW PRIVATE 30' ACCESS EASEMENT  
FOR THE BENEFIT OF LOT B1

FOR THE BENEFIT OF LOT B1  
CITY OF SALEM, VIRGINIA  
SITUATED ON KESLER MILL ROAD  
MARCH 25, 2015  
JOB #R1400037.00-RESUB  
SCALE: 1" = 30'  
SHFT 2 OF 2