

## KNOW ALL MEN BY THESE PRESENT TO WT:

THAT THE CITY OF SALEM IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 13 TO 16 TO 1, INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 417 PAGE 112, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 7, PAGE 65, AND DEED BOOK 254, PAGE 654, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THAT THE CITY OF SALEM IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 13 THROUGH 15 TO 1, INCLUSIVE AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 7 PAGE 115, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA 1950 (AS AMENDED) TO DATE, AND WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SALEM, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS

*John C. Givens* 2/15/16  
BYRON R. FOLEY, MAYOR *John Givens*, Vice Mayor DATE  
AGENT FOR CITY OF SALEM

## STATE OF VIRGINIA

*City of Salem*

I, *Charles L. Brie*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT BYRON R. FOLEY, MAYOR, AGENT FOR CITY OF SALEM, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 15 DAY OF February, 2016.

*Charles L. Brie* 16-16036  
NOTARY PUBLIC  
REGISTRATION NO.  
MY COMMISSION EXPIRES: 5/31/2020

## APPROVED:

*Charles E. Van Allman Jr.* 7/18/2016  
CHARLES E. VAN ALLMAN, Jr., P.E., L.S.  
DIRECTOR OF COMMUNITY DEVELOPMENT,  
CITY OF SALEM, VIRGINIA

*James E. Taliaferro* 7/18/2016  
JAMES E. TALIAFERRO, II, P.E., L.S.  
EXECUTIVE SECRETARY,  
CITY OF SALEM PLANNING COMMISSION

## CLERK'S CERTIFICATE:

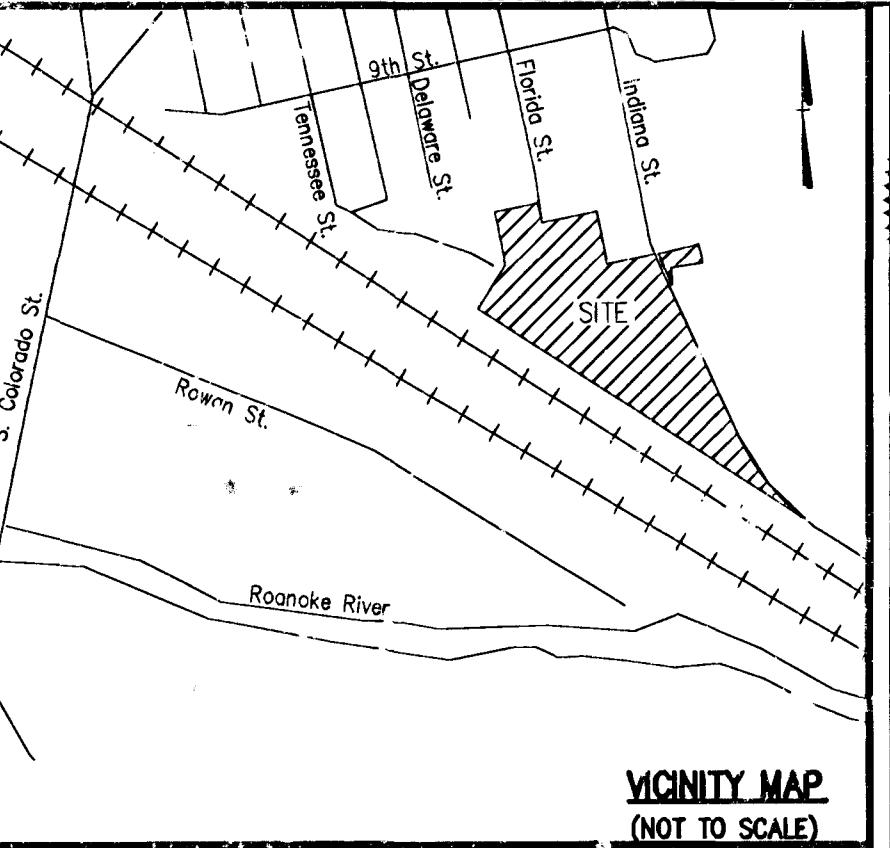
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:20 O'CLOCK P.M. ON THIS 15 DAY OF July, 2016.

TESTEE: GARY CHANCE CRAWFORD  
CLERK

*John C. Givens*  
DEPUTY CLERK

## NOTES:

1. THIS PLAT IS BASED ON A CURRENT AND PARTIAL FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51161C0143G, EFFECTIVE DATE SEPTEMBER 28, 2007, ZONE "AE". THIS OPINION IS BASED ON AN INSPECTION OF THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL VISIBLE EASEMENTS ARE SHOWN.
5. THIS PROPERTY IS ZONED "HM" AS PER THE DATE OF THIS PLAT.
6. LINES BETWEEN "A" THROUGH "G" AND "H" THROUGH "K" ARE NEW DIVISION LINES.
7. LINES BETWEEN CORNERS "4" TO "10", AND "13" TO "16" ARE HEREBY VACATED.
8. LEGAL REFERENCES: DEED BOOK 7 PAGE 65, DEED BOOK 7, PAGE 115, DEED BOOK 49 PAGE 810, DEED BOOK 254 PAGE 654, PLAT BOOK 6 PAGE 46, DEED BOOK 417 PAGE 112 (ROANOKE COUNTY), AND PLAT BOOK 1 PAGE 22 1/2 (ROANOKE COUNTY).



VICINITY MAP  
(NOT TO SCALE)

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
1	3629286.2648	11034358.0410
2	3628609.3175	11034674.3979
3	3628308.5777	11034909.1887
4	3628779.0520	11034174.5448
5	3629085.1188	11033696.6228
6	3629245.6611	11033799.6545
7	3629445.5195	11033758.1531
8	3629478.9847	11033920.4973
9	3629405.4492	11033935.2461
10	3629426.4801	11034040.1038
11	3629446.7458	11034141.1456
12	3629250.6510	11034180.4756
13	3629253.7974	11034196.1632
14	3629572.4514	11034132.2518
15	3629601.9490	11034279.3229
16	3629283.2950	11034343.2343
1	3629286.2648	11034358.0410

BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
17	3629271.1496	11034431.0741
18	3629286.3164	11034506.6936
19	3629365.2598	11034900.2949
20	3629139.7245	11034945.3934
21	3629060.8244	11034552.0078
22	3628968.6634	11034570.4922
17	3629271.1496	11034431.0741

PLAT SHOWING PARTIAL FIELD SURVEY  
AND THE RESUBDIVISION OF A

**7.100 ACRES TRACT (DEED)**

(TAX MAP NUMBER 219-1-1)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 7, PAGE 65 AND  
DEED BOOK 417, PAGE 112 (ROANOKE COUNTY))

**TRACT B (4.006 ACRES)**

ROANOKE COLLEGE SURVEY  
(PLAT BOOK 6, PAGE 46)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 254, PAGE 654)  
(TAX MAP NUMBER 198-6-2-1)

**LOTS 17-29, SEC 42**

MAP OF SALEM IMPROVEMENT COMPANYS  
(PLAT BOOK 1, PAGE 22 1/2)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 7, PAGE 115)  
(TAX NUMBER 198-6-7)  
AND

**2.120 ACRES (DEED)**

(TAX MAP NUMBER 219-2-1)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 49 PAGE 810)

CREATING HEREON

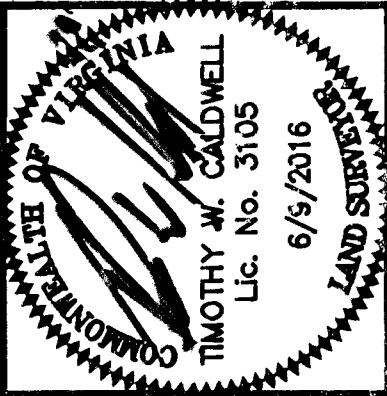
**TRACT A (3.853 ACRES)**

**TRACT B-1 (7.144 ACRES)**

**TRACT C (0.863 ACRES)**

**TRACT D (2.120 ACRES)**

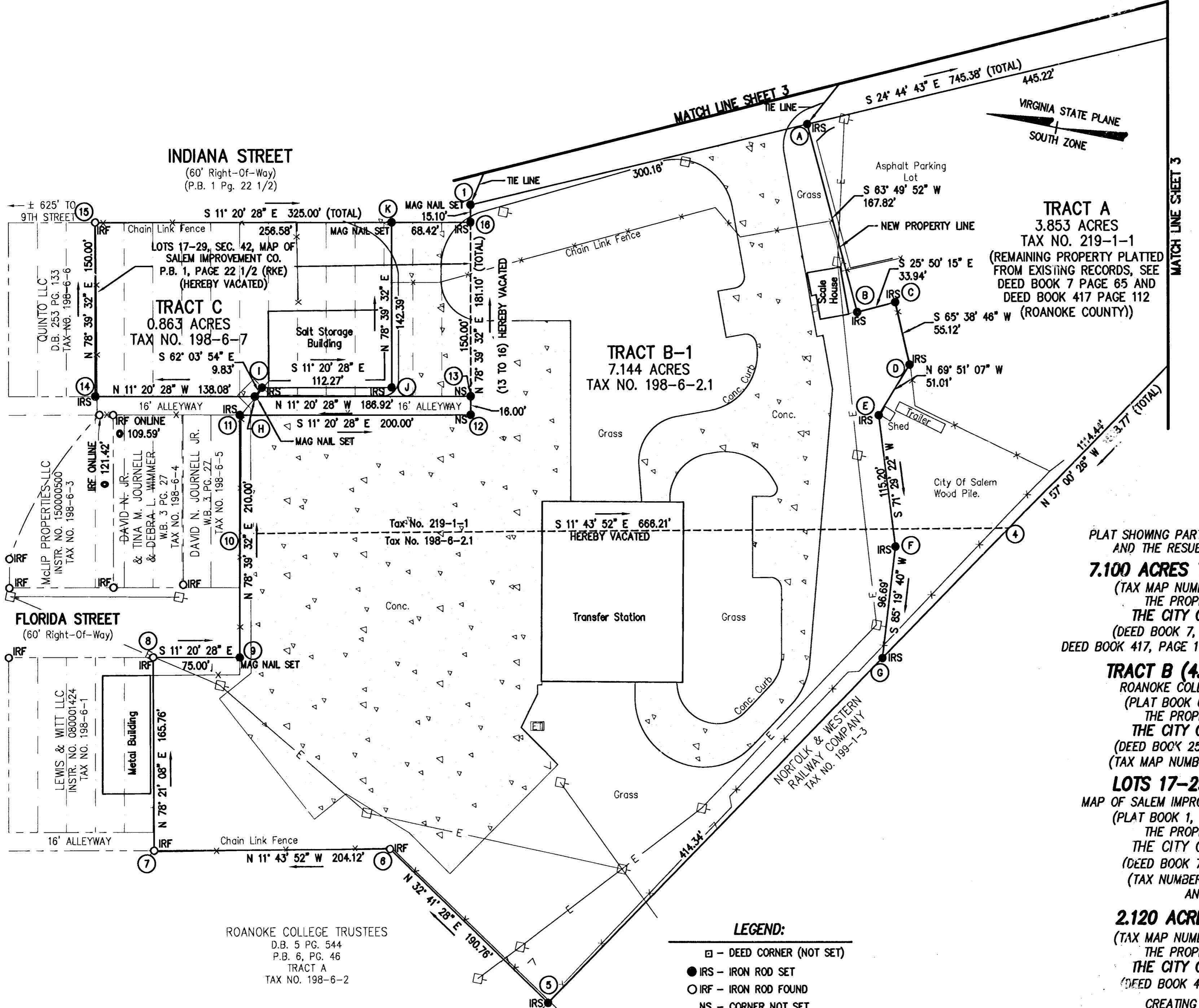
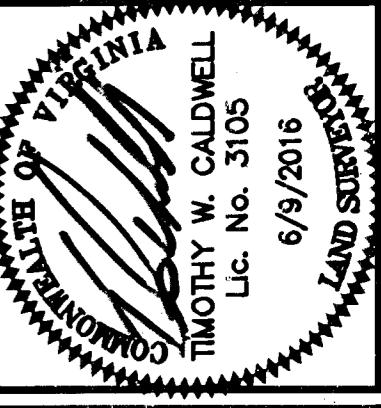
SITUATED AT 1231, 1271 AND 1301 INDIANA STREET  
CITY OF SALEM, VIRGINIA



**Mattern & Craig**  
ENGINEERS SURVEYORS

701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
(540) 345-9342  
FAX (540) 345-7691

Date	
Revisions	
Issue Date:	6/9/2016
Drawn By:	JAD
Surveyed By:	TWC
Checked By:	TWC
Date:	6/9/2016
Vertical Scale:	N/A
Horizontal Scale:	1"=60'
Commission Number:	3635
Sheet No.:	1 OF 3



0 30' 60' 120'  
SCALE: 1" = 60'

**Mattern & Craig**  
ENGINEERS SURVEYORS  
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3635

Sheet No.:  
**2 OF 3**

STATE OF VIRGINIA  
COMMONWEALTH  
TIMOTHY W. CALDWELL  
LIC. NO. 3105  
6/9/2016  
LAND SURVEYOR

**Mattern & Craig**  
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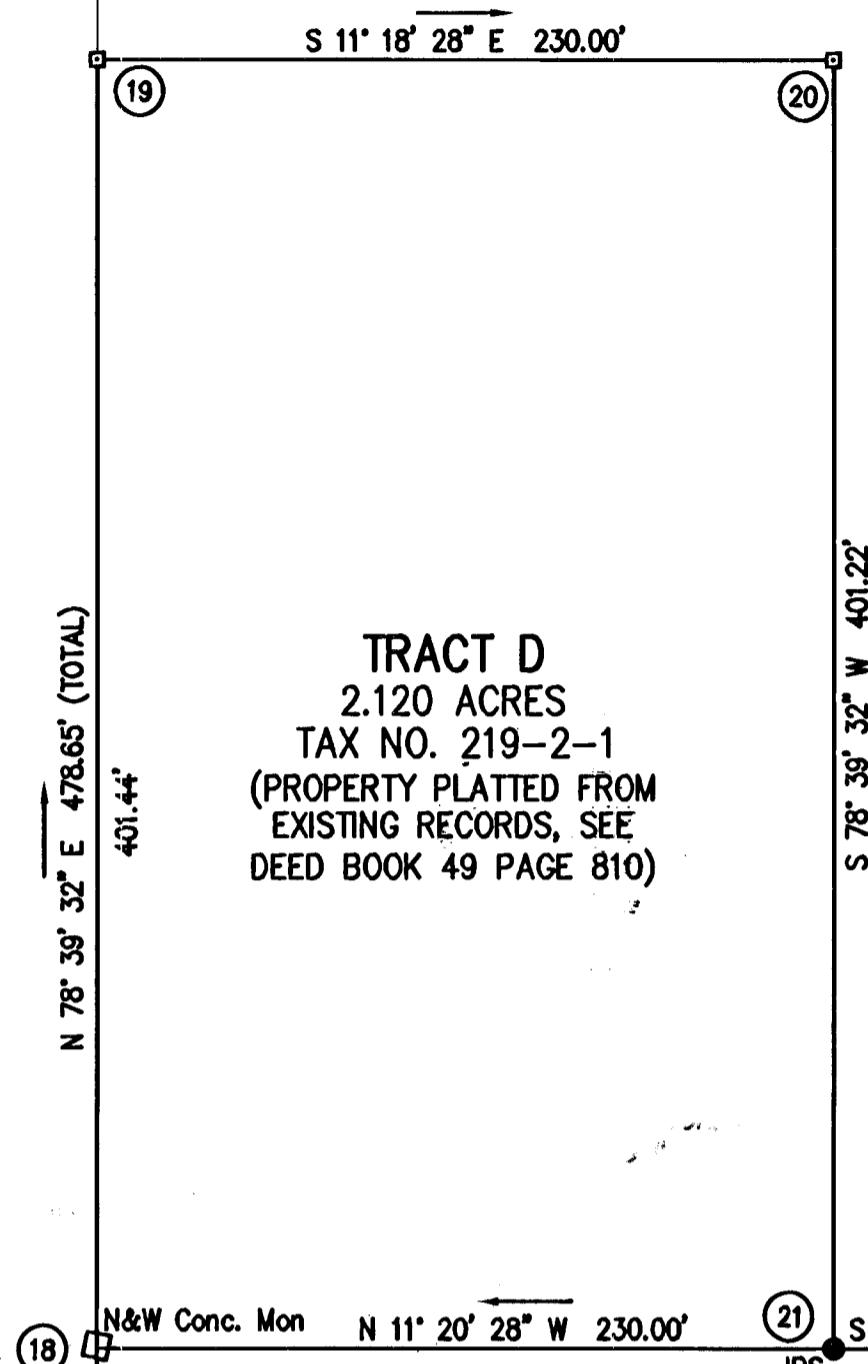
Sheet No.:

3 OF 3

CITY OF SALEM  
DB. 79 PG. 540  
TAX NO. 198-5-2

**TRACT D**  
2.120 ACRES  
TAX NO. 219-2-1  
(PROPERTY PLATTED FROM  
EXISTING RECORDS, SEE  
DEED BOOK 49 PAGE 810)

YOKOHAMA TIRE MANUFACTURING  
VIRGINIA LLC  
INST. NO. 140000039  
TAX NO. 220-1-1



0.287 ACRE  
BEING PART OF TRACT A  
TAX NO. 219-1-1

MATCH LINE SHEET 2

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	32° 16' 59"	848.51'	478.09'	S 40° 53' 13" E	471.79'

0 30' 60' 120'  
SCALE: 1" = 60'

VIRGINIA STATE PLANE  
SOUTH ZONE

IRF

INDIANA STREET  
(60' Right-Of-Way)  
(P.B. 1 Pg. 22 1/2)

2

DEED LINE  
HEREBY VACATED  
N 11° 20' 28" W 269.80'

**TRACT A**  
3.853 ACRES  
TAX NO. 219-1-1  
(REMAINING PROPERTY PLATTED  
FROM EXISTING RECORDS, SEE  
DEED BOOK 7 PAGE 65 AND  
DEED BOOK 417 PAGE 112  
(ROANOKE COUNTY))

NORFOLK & WESTERN  
RAILWAY COMPANY  
TAX NO. 199-1-3

PLAT SHOWING PARTIAL FIELD SURVEY  
AND THE RESUBDIVISION OF A  
**7.100 ACRES TRACT (DEED)**  
(TAX MAP NUMBER 219-1-1)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 7, PAGE 65 AND  
DEED BOOK 417, PAGE 112 (ROANOKE COUNTY))

**TRACT B (4.006 ACRES)**  
ROANOKE COLLEGE SURVEY  
(PLAT BOOK 6, PAGE 46)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 254, PAGE 654)  
(TAX MAP NUMBER 198-6-2-1)

**LOTS 17-23, SEC 42**  
MAP OF SALEM IMPROVEMENT COMPANYS  
(PLAT BOOK 1, PAGE 22 1/2)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 7, PAGE 115)  
(TAX NUMBER 198-6-7)  
AND

**2.120 ACRES (DEED)**  
(TAX MAP NUMBER 219-2-1)  
THE PROPERTY OF  
THE CITY OF SALEM  
(DEED BOOK 49 PAGE 810)

CREATING HERON

**TRACT A (3.853 ACRES)**

**TRACT B-1 (7.144 ACRES)**

**TRACT C (0.863 ACRES)**

**TRACT D (2.120 ACRES)**

SITUATED AT 1231, 1271 AND 1301 INDIANA STREET  
CITY OF SALEM, VIRGINIA

**LEGEND:**

- - DEED CORNER (NOT SET)
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- NS - CORNER NOT SET
- - POWER POLE
- > - GUY WIRE
- - ELECTRIC TRANSFORMER
- CONC - CONCRETE
- FENCE LINE
- ADJACENT PROPERTY LINE
- LOT LINE FROM MAP OF SALEM IMPROVEMENT COMPANY. (PLAT BOOK 1 PAGE 22 1/2)