

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, BOUNDED ON THE OUTSIDE BY CORNERS 1 THROUGH 4 INCLUSIVE TO 1 CONTAINING 1.5897 ACRES, BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED SEPTEMBER 16, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN D.B. 254, PG. 654 AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 21, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT NO. 100002534.

THE ABOVE DESCRIBED OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES HEREBY GRANT TO THE CITY OF SALEM THE CERTAIN AREA AS SHOWN ON THIS PLAT SET APART FOR PUBLIC UTILITY EASEMENT.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

9-8-16

CITY OF SALEM - AUTHORIZED AGENT
(INSTRUMENT No. 100002534, D.B. 254, PG. 654)

DATE



STATE OF VIRGINIA

City of Salem

I, Crystal LaBrie, a NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Kevin Pogess, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 9th DAY OF September, 2016. MY COMMISSION EXPIRES May 31, 2020

71676036

NOTARY REGISTRATION NO.

NOTARY PUBLIC

PROPERTY OF
SALEM MONTESSORI
SCHOOL, INC.

TRACT 3B
1.8134 ACRES
INSTRUMENT No. 160000484
PB. 14, PG. 51-52, SLIDE 224
TAX #149-1-4.1

EXISTING VARIABLE WIDTH
DRAINAGE EASEMENT
(P.B. 13, PG. 49-52, SLIDE 213)

360.42' (2 TO 3)
N 179'56" W
303.23'
S 88'40"04" W

EXISTING 15' SANITARY SEWER
EASEMENT FOR THE BENEFIT OF
TRACT 3B
(P.B. 14, PG. 51-52, SLIDE 224)

559.47' TO P.I. WITH
CORPORATE BOULEVARD
IPF

EXISTING 20' DRAINAGE
EASEMENT
(P.B. 13, PG. 49-52, SLIDE 213)

APPROVED:

JAMES E. TALIAFFERO, II, P.E., L.S.
EXECUTIVE SECRETARY / CITY OF SALEM PLANNING COMMISSION
DATE: 9/8/16

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

ANNEXED IS ADMITTED TO RECORD ON Sept. 12, 2016,

AT 1:41 O'CLOCK P.M.

TESTE: CHANCE CRAWFORD

Deputy Clerk

APPROVED:

CHARLES E. VAN ALLMAN, JR., P.E., L.S.
DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF SALEM, VIRGINIA
DATE: 9/8/2016

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 UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0141G, MAP REVISED SEPTEMBER 28, 2007.
3. REFERENCE: * PLAT SHOWING THE VACATION AND COMBINATION FOR CITY OF SALEM SHOWING BOUNDARY LINE ADJUSTMENTS AND DEDICATION OF: CORPORATE DRIVE, STORM DRAIN EASEMENTS, GREENWAY AND UTILITY EASEMENT & STORMWATER MANAGEMENT AREA, BY CALDWELL WHITE ASSOCIATES DATED SEPTEMBER 2, 2010 LAST REVISED MARCH 23, 2011 AND RECORDED IN P.B. 13, PG. 49-52, SLIDE 213.
4. THIS PLAT IS PREPARED FROM RECORDS.

* RESUBDIVISION PLAT FOR CITY OF SALEM BY CALDWELL WHITE ASSOCIATES DATED OCTOBER 13, 2015, LAST REVISED OCTOBER 29, 2015 AND RECORDED IN P.B. 14, PG. 51-52, SLIDE 224.

5. THIS PLAT IS PREPARED FROM RECORDS.

PROPERTY OF
SALEM MONTESSORI
SCHOOL, INC.

TRACT 1A
3.6022 ACRES
INSTRUMENT No. 110001303
PB. 14, PG. 51-52, SLIDE 224
TAX #117-2-1

N 87'01"55" E
221.12'

IPF

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IPF

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IPF

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IPF

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