

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GOLDEN ASSOCIATES SALEM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, AS IDENTIFIED AS EXISTING TAX PARCEL #282-2-1, WHICH IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, IN INSTRUMENT #090003535.

THE SAID OWNER HEREBY CERTIFIES THAT IT 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.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

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

GOLDEN ASSOCIATES SALEM, LLC

BY: Robert L. Merian

DATE

ITS: Manager

Robert L. Merian
PRINT NAME

STATE OF VIRGINIA

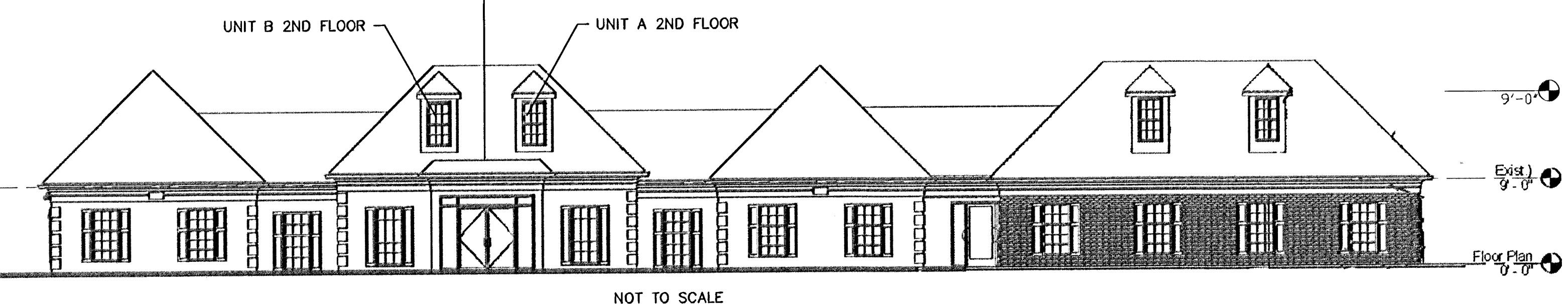
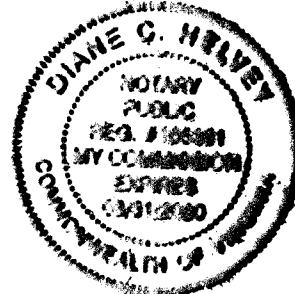
County of Roanoke

I, Diane C. Holley, a notary public in and for the aforesaid state do hereby certify that Robert L. Merian, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 28th day of February, 2018.

Diane C. Holley REG. # 165381

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/20



NOT TO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE AREA SHOWN WAS ACQUIRED BY GOLDEN ASSOCIATES SALEM, LLC., BY INST. #090003535, OF THE CIRCUIT COURT CLERKS OFFICE OF CITY OF SALEM, VIRGINIA. I FURTHER CERTIFY THAT THIS PLAT AND PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.58(a)&(b) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

John R. McAden
JOHN R. MCADEN, L.S. #002002

12-12-17
DATE

APPROVED:
Charles E. Van Allman 2/27/2018

CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliroffro 2/27/18
JAMES E. TALIAFERRO, II, P.E., LS DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

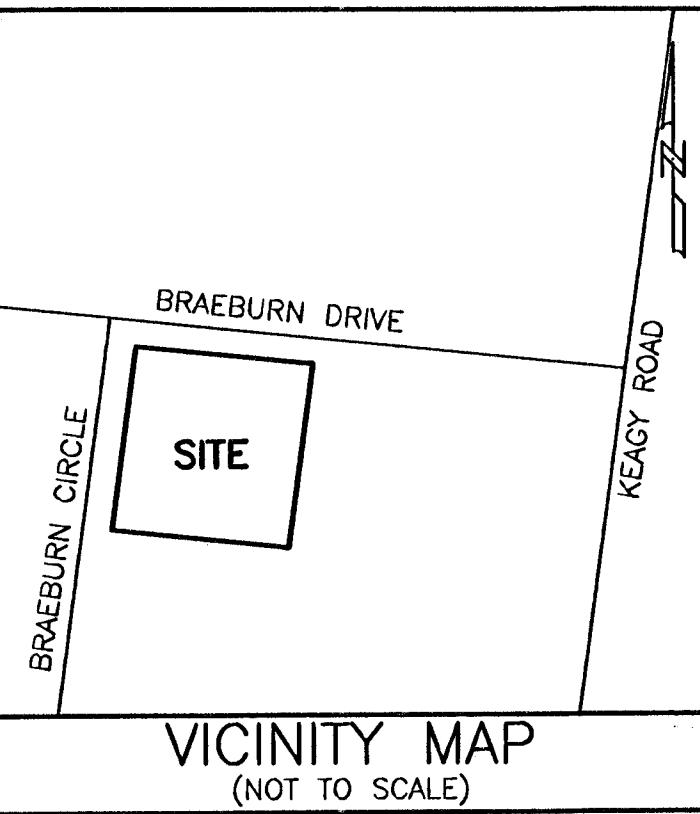
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:42 O'CLOCK A.M. ON THIS 10 DAY OF March, 2018, IN PLAT BOOK 15, PAGE 23-25

TESTE: GARY CHANCE CRAWFORD

CLERK
Gary C. Crawford
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: GOLDEN ASSOCIATES SALEM, LLC
2. LEGAL REFERENCE: INSTRUMENT #090003535
3. TAX MAP #282-2-1
4. THIS PLAT IS BASED UPON A PHYSICAL IMPROVEMENT SURVEY COMPLETED NOVEMBER 28, 2017.
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 MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
7. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.
8. PROPERTY CURRENTLY ZONED HBD (HIGHWAY BUSINESS DISTRICT)
9. PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" UNSHADDED.
SEE FEMA MAP #51161C0144G
(REVISED DATE: SEPTEMBER 28, 2007)



LOT LINE VACATION,
CONDOMINIUM PLAT &
INTERIOR AS-BUILT OF
PROPERTY OWNED BY GOLDEN ASSOCIATES SALEM, LLC

TAX MAP #282-2-1
LOTS 15 & 16, SECTION 2
BRAEBURN

PLAT BOOK 1, PAGE 36
CREATING HEREON

BRAEBURN OFFICE CONDOMINIUMS
UNIT A CONDO (1,915 SQUARE FEET)
UNIT B CONDO (1,897 SQUARE FEET)
UNIT C CONDO (1,360 SQUARE FEET)
UNIT D CONDO (1,444 SQUARE FEET)
UNIT E CONDO (1,103 SQUARE FEET)

LOT 15A

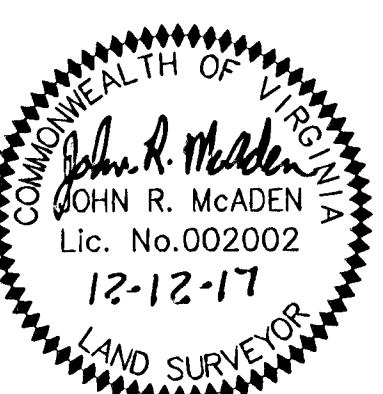
1932, 1934, 1936, 1938, & 1940 BRAEBURN DRIVE
CITY OF SALEM, VIRGINIA
DATED DECEMBER 12, 2017

JOB #05170282.HS

SCALE: 1" = 10'

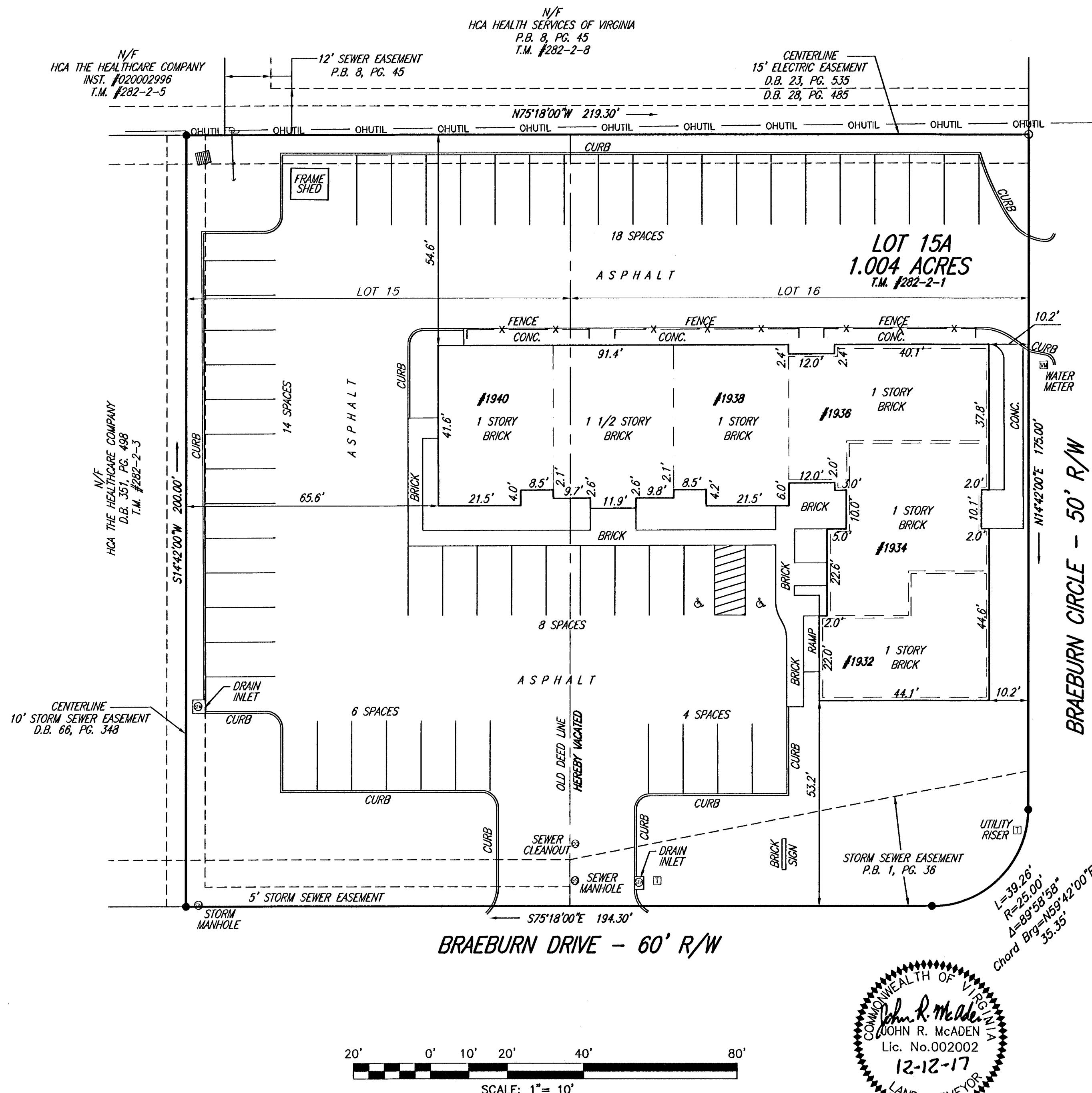
SHEET 1 OF 3

DRN: SCB TEL: 540-772-9580 FAX: 540-772-8050
CHK: JRM PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



BALZER
AND ASSOCIATES INC.
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
REFLECTING TOMORROW

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• ENGINEERS • SURVEYORS



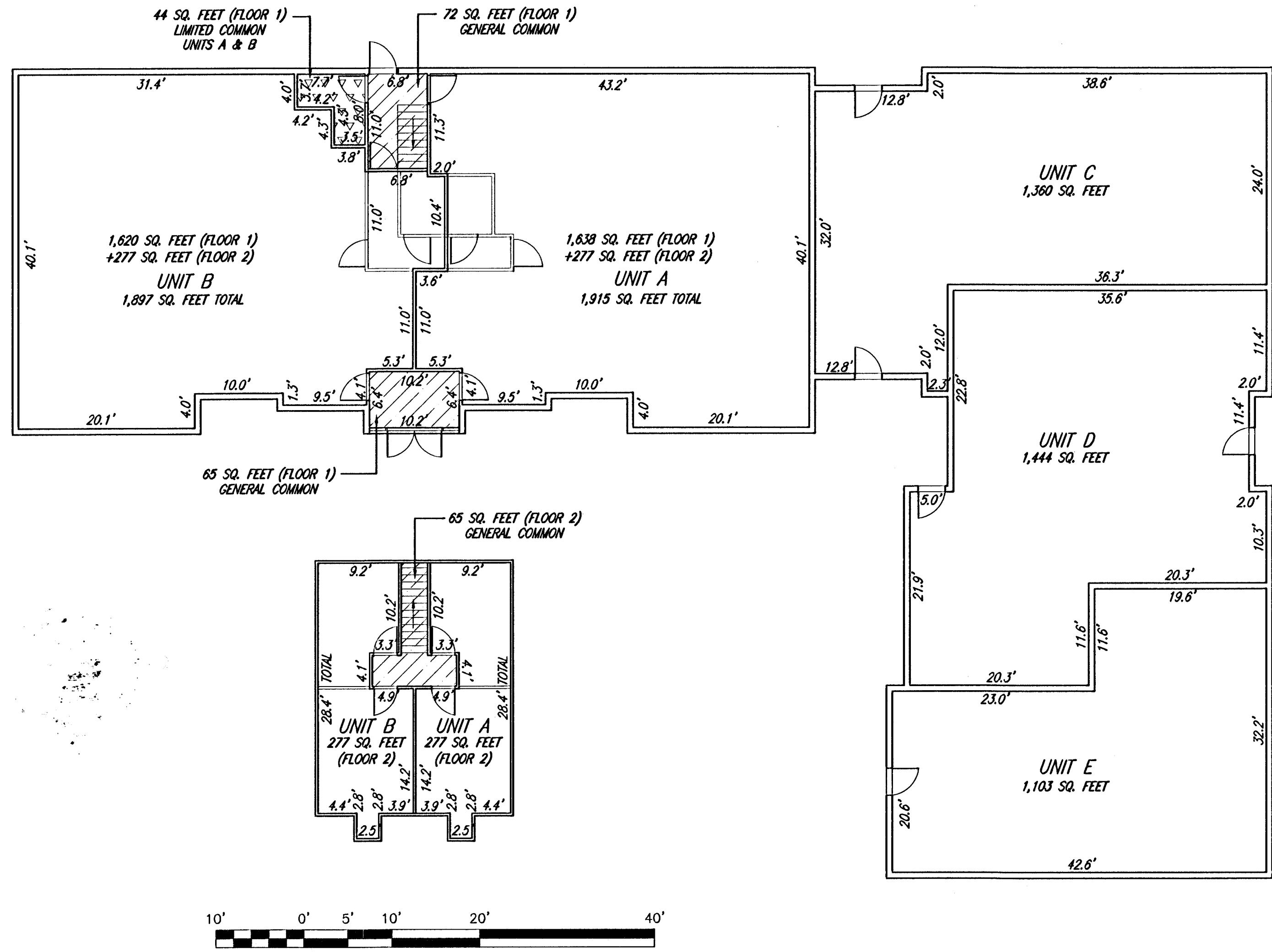
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