

11156es01-sheet 1.plt

NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY TITLE SEARCH SERVICES, LLC. #PT20120198, CERTIFIED THROUGH APRIL 5, 2012 & JULY 16, 2012.
- FOR CLARITY, NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C0144G, DATED SEPTEMBER 28, 2007. ZONE X (UNSHADED).
- a) CURRENT OWNER: VIRGINIA VARSITY STORAGE, INC.
LEGAL REFERENCE: TAX #279-1-2.1, REMAINING PORTION OF TRACT 3 - INSTRUMENT #120002678, D.B. 267 PG. 171 (PLAT), P.B. 4, PG. 69.
- b) CURRENT OWNER: APPALACHIAN POWER COMPANY.
LEGAL REFERENCE: TAX #279-1-2, PARCEL A - D.B. 456, PG. 337, P.B. 9, PG. 87, SLIDE 177.
- c) CURRENT OWNER: FAIRLAWN ENTERPRISES, LLC.
LEGAL REFERENCE: TAX #279-1-2.2, TRACT 4 - INSTRUMENT #050003751, P.B. 4, PG. 69.
- PARCEL "A" AREA AS SHOWN ON P.B. 9, PG. 87 - SLIDE 177, AS 475,520 SF (10.916 AC) INCLUDED A NARROW STRIP (357 SF) THAT WAS PREVIOUSLY CONVEYED TO VDOT FOR ROAD WIDENING PURPOSES.
- THE PURPOSE OF THIS PLAT IS TO CREATE NEW VARIABLE-WIDTH DRAINAGE & ACCESS EASEMENTS AND NEW VARIABLE WIDTH DRAINAGE EASEMENTS OVER THE ABOVE MENTIONED PARCELS AND DOES NOT CONSTITUTE A SUBDIVISION, BOUNDARY, TOPOGRAPHIC OR PHYSICAL IMPROVEMENT SURVEY.

NEW VARIABLE-WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT OVER PARCEL A		
LINE	BEARING	DISTANCE
*E9-E14	N 60°44'19" E	112.11'
E14-E15	N 72°30'00" E	178.94'
*E15-E16	N 78°38'27" E	183.77'
E16-E17	N 84°46'54" E	151.88'
*E17-E18	N 60°20'10" E	111.73'
E18-E19	N 35°53'27" E	29.24'
E19-E20	S 65°51'00" E	5.10'
E20-E21	S 24°09'00" W	118.26'
*E21-E22	S 74°05'59" W	68.58'
E22-E23	S 84°46'54" W	151.88'
*E23-E24	S 78°38'27" W	173.07'
E24-E25	S 72°30'00" W	178.94'
*E25-E10	S 61°11'09" W	88.28'
E10-E9	N 45°02'21" W	50.15'

0.8178 AC. (35,625 S.F.)

* DENOTES CHORD BEARING & DISTANCE

NEW VARIABLE-WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT OVER THE REMAINING PORTION OF TRACT 3		
LINE	BEARING	DISTANCE
5-D	N 15°42'24" E	76.49'
D-E8	N 35°31'22" E	134.18'
*E8-E9	N 46°15'59" E	26.01'
E9-E10	S 45°02'21" E	50.15'
*E10-E11	S 42°25'02" W	58.38'
*E11-E12	S 36°58'12" W	71.81'
E12-E13	S 46°43'48" W	43.97'
*E13-E26	S 42°52'54" W	51.84'
E26-5	N 43°51'29" W	4.46'

0.2062 AC. (8,982 S.F.)

* DENOTES CHORD BEARING & DISTANCE

NEW VARIABLE-WIDTH PRIVATE DRAINAGE EASEMENT OVER PARCEL A		
LINE	BEARING	DISTANCE
D1-D2	S 24°09'00" W	35.00'
D2-D3	N 65°51'00" W	3.69'
D3-D4	S 33°46'29" W	144.89'
*D4-E17	S 70°07'56" W	68.28'
E17-D5	S 84°46'54" W	88.68'
D5-D6	N 81°21'52" E	121.09'
D6-D7	N 33°46'29" E	206.12'
D7-D1	S 65°51'00" E	18.04'

0.1003 AC. (4,371 S.F.)

* DENOTES CHORD BEARING & DISTANCE

NEW VARIABLE-WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT OVER TRACT 4		
LINE	BEARING	DISTANCE
E1-E2	S 65°00'46" E	7.37'
*E2-E3	N 78°55'23" E	24.73'
*E3-E4	N 42°04'28" E	26.54'
E4-E5	N 46°43'48" E	64.57'
E5-6	S 35°31'22" W	49.38'
D-5	S 15°42'24" W	76.49'
5-E1	N 43°51'29" W	66.89'

0.0505 AC. (2,199 S.F.)

* DENOTES CHORD BEARING & DISTANCE

NEW VARIABLE-WIDTH PRIVATE DRAINAGE EASEMENT OVER TRACT 4		
LINE	BEARING	DISTANCE
*E3-D11	S 51°10'45" W	6.08'
D11-D12	N 35°10'48" W	8.68'
D12-D13	N 54°49'12" E	20.00'
D13-D14	S 35°10'48" E	5.23'
D14-E3	S 42°26'13" W	14.27'

0.0034 AC. (147 S.F.)

* DENOTES CHORD BEARING & DISTANCE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
13-14	3869.83'	638.38'	319.92'	637.66'	S 87°51'27" E	9°27'06"
E2-E3	21.00'	26.44'	15.29'	24.73'	N 78°55'23" E	72°07'44"
E3-E4	970.00'	26.54'	13.27'	26.54'	N 42°04'28" E	1°34'04"
E3-D11	21.00'	6.10'	3.07'	6.08'	S 51°10'45" W	16°38'30"
E8-E9	275.00'	26.02'	13.02'	26.01'	N 46°15'59" E	5°25'18"
E10-E11	225.00'	58.55'	29.44'	58.38'	S 42°25'02" W	14°54'33"
E11-E12	1025.00'	71.83'	35.93'	71.81'	S 36°58'12" W	4°00'55"
E9-E14	275.00'	112.90'	57.26'	112.11'	N 60°44'19" E	23°31'22"
E13-E26	1020.00'	51.84'	25.93'	51.84'	S 42°52'54" W	2°54'44"
E15-E16	858.96'	184.12'	92.42'	183.77'	N 78°38'27" E	12°16'54"
E17-E18	135.00'	115.20'	61.37'	111.73'	N 60°20'10" E	48°53'27"
E21-E22	185.09'	68.98'	34.89'	68.58'	S 74°05'59" W	21°21'08"
E23-E24	808.96'	173.40'	87.04'	173.07'	S 78°38'27" W	12°16'54"
E25-E10	225.00'	88.86'	45.02'	88.28'	S 61°11'09" W	22°37'42"
D4-E17	135.00'	69.03'	35.29'	68.28'	S 70°07'56" W	29°17'55"

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OF LAND UNDER THE CITY OF SALEM LAND SUBDIVISION AND/OR ZONING ORDINANCES.

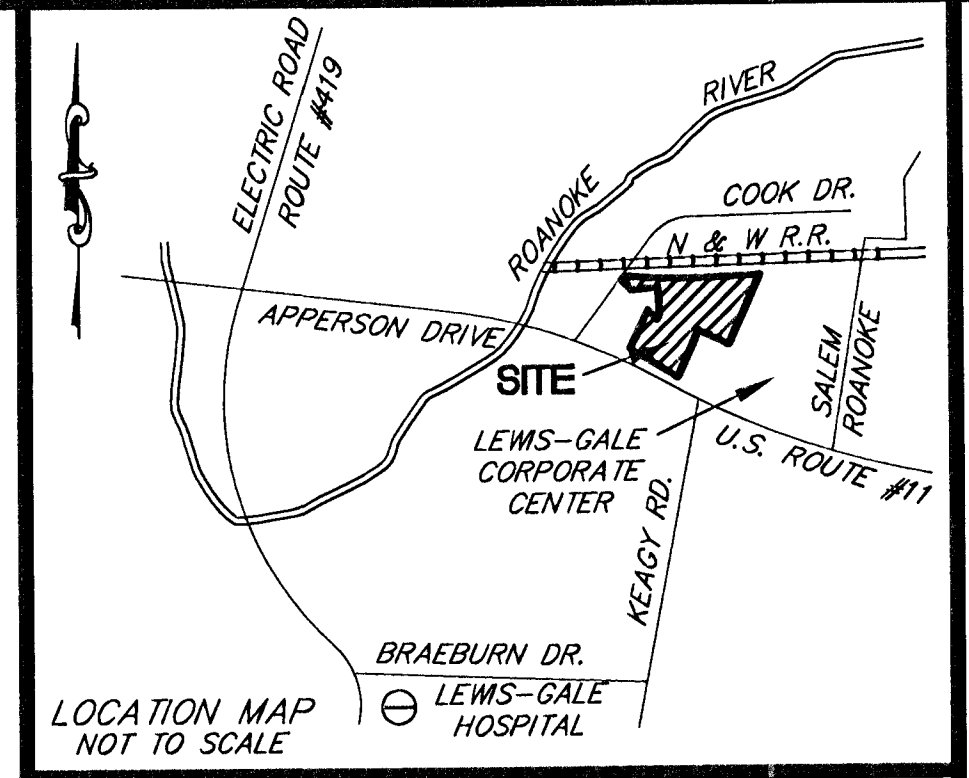
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Hoeltzle

TIMOTHY HOELTZLE
LS #1754

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	4454.62213	3478.13076
2	4521.00008	3416.95989
3	4598.66474	3344.35037
4	4600.52164	3346.28280
5	4681.80190	3268.17958
6	4868.54164	3088.73904
7	5029.87381	3238.19384
8	4971.57709	3296.56639
9	5060.15353	3313.50865
10	5260.74910	3300.76424
11	5246.23336	3056.89587
12	5331.01785	2971.97479
13	5367.43953	3005.09661
14	5343.60058	3642.31086
15	5369.53633	4217.12538
16	4746.21468	3937.64706
17	4868.95268	3663.90386
1	4454.62213	3478.13076

TOTAL AREA OF TRACT 3, TRACT 4 & PARCEL A = 13.1322 AC. (572,038 S.F.)



CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO, ANNEXED IS ADMITTED TO RECORD ON JUNE 6, 2013, AT 9:59 O'CLOCK A.M.

TESTE: GARY CHANCE CRAWFORD - CLERK

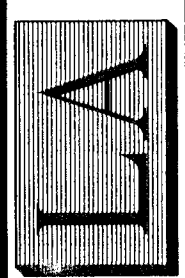
Gary Chance Crawford
DEPUTY CLERK

PLAT SHOWING THE CREATION OF A
NEW VARIABLE-WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT
 AND A
NEW VARIABLE-WIDTH PRIVATE DRAINAGE EASEMENT
 OVER PARCEL A (P.B. 9, PG. 82 - SLIDE 177)
 PROPERTY OF
APPALACHIAN POWER COMPANY
 D.B. 456, PG. 337
 AND THE CREATION OF A
NEW VARIABLE-WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT
 OVER THE REMAINING PORTION OF TRACT 3 (P.B. 4, PG. 69)
 PROPERTY OF
VIRGINIA VARSITY STORAGE, INC.
 INSTRUMENT #120002678
 AND THE CREATION OF A
NEW VARIABLE-WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT
 AND A
NEW VARIABLE-WIDTH PRIVATE DRAINAGE EASEMENT
 OVER TRACT 4 (P.B. 4, PG. 69)
 PROPERTY OF
FAIRLAWN ENTERPRISES, LLC
 INSTRUMENT #050003751
 SITUATED AT #2031 APPERSON DRIVE
 CITY OF SALEM, VIRGINIA

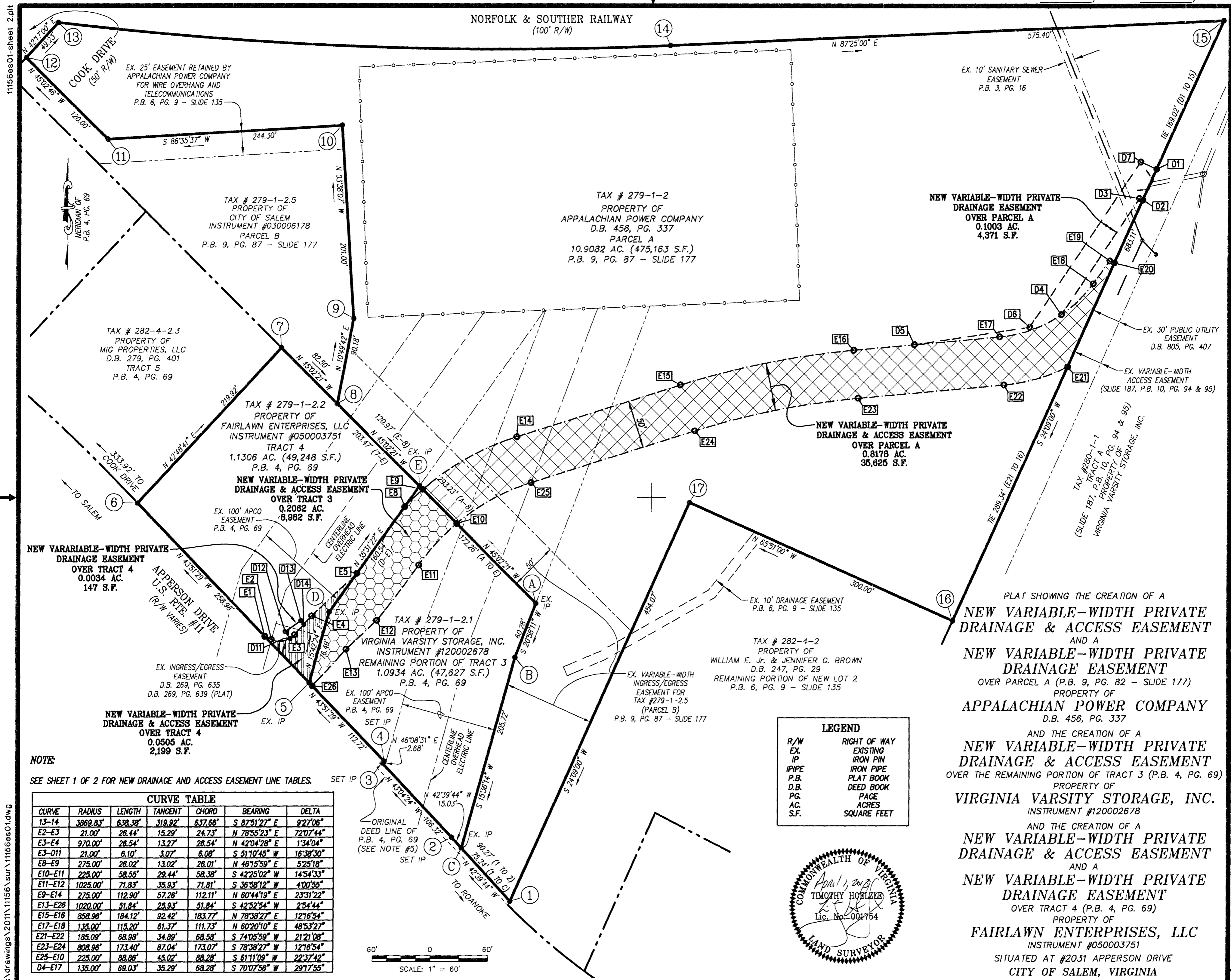


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 E-MAIL: MAIL@LUMSDENPC.COM
 4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA



DATE: April 1, 2013
 COMM. NO.: 2011-156
 SCALE: NONE
 SHEET 1 OF 2



TAX # 282-4-2.3
PROPERTY OF
MIG PROPERTIES, LLC
D.B. 279, PG. 401
TRACT 5
P.B. 4, PG. 69

TAX # 279-1-2.5
PROPERTY OF
CITY OF SALEM
INSTRUMENT #030006178
PARCEL B
P.B. 9, PG. 87 - SLIDE 177

TAX # 279-1-2
PROPERTY OF
APPALACHIAN POWER COMPANY
D.B. 456, PG. 337
PARCEL A
10.9082 AC. (475,163 S.F.)
P.B. 9, PG. 87 - SLIDE 177

TAX # 279-1-2.2
PROPERTY OF
FAIRLAWN ENTERPRISES, LLC
INSTRUMENT #050003751
TRACT 4
1.1306 AC. (49,248 S.F.)
P.B. 4, PG. 69

NEW VARIABLE-WIDTH PRIVATE
DRAINAGE & ACCESS EASEMENT
OVER TRACT 3
0.2082 AC.
8,982 S.F.

NEW VARIABLE-WIDTH PRIVATE
DRAINAGE EASEMENT
OVER TRACT 4
0.0034 AC.
147 S.F.

TAX # 279-1-2.1
PROPERTY OF
VIRGINIA VARSITY STORAGE, INC.
INSTRUMENT #120002678
REMAINING PORTION OF TRACT 3
1.0934 AC. (47,627 S.F.)
P.B. 4, PG. 69

TAX # 282-4-2
PROPERTY OF
WILLIAM E. JR. & JENNIFER G. BROWN
D.B. 247, PG. 29
REMAINING PORTION OF NEW LOT 2
P.B. 6, PG. 9 - SLIDE 135

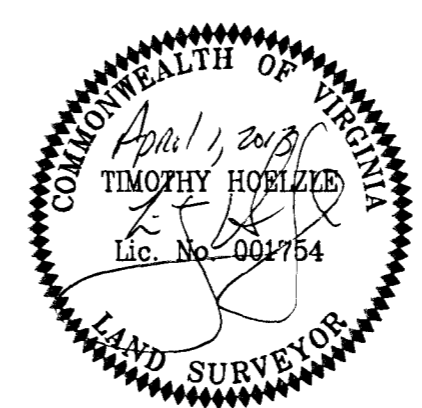
PLAT SHOWING THE CREATION OF A
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DRAINAGE & ACCESS EASEMENT**
AND A
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DRAINAGE EASEMENT**
OVER PARCEL A (P.B. 9, PG. 82 - SLIDE 177)
PROPERTY OF
APPALACHIAN POWER COMPANY
D.B. 456, PG. 337

AND THE CREATION OF A
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AND THE CREATION OF A
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PROPERTY OF
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INSTRUMENT #050003751
SITUATED AT #2031 APPERSON DRIVE
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LEGEND

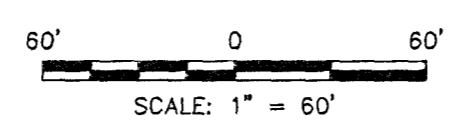
R/W	RIGHT OF WAY
EX.	EXISTING
IP	IRON PIN
IP/PE	IRON PIPE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET



NOTE:
SEE SHEET 1 OF 2 FOR NEW DRAINAGE AND ACCESS EASEMENT LINE TABLES.

CURVE TABLE

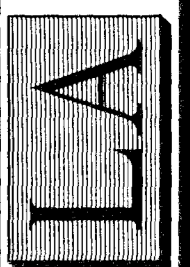
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ROANOKE, VIRGINIA



DATE: April 1, 2013
COMM. NO.: 2011-156
SCALE: 1" = 60'
SHEET 2 OF 2