

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT APPALACHIAN POWER COMPANY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RE-SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 7 THROUGH 18 TO 1 TO C TO B TO A TO 7, INCLUSIVE, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 456, PAGE 337, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THAT VIRGINIA VARSITY STORAGE, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS C TO 2 THROUGH 7 TO A TO B TO C, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER IN INSTRUMENT #120002678, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE RE-SUBDIVIDED AND COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 28th DAY OF APRIL, 2014.

OWNERS:

BY: P. Todd Ireland
APPALACHIAN POWER COMPANY - AUTHORIZED AGENT

P. Todd Ireland
Manager Real Estate
Asset Management
American Electric Power
Service Corporation
Authorized Signer

BY: John D. Lujan
VIRGINIA VARSITY STORAGE, INC. - AUTHORIZED AGENT.

BOUNDARY COORDINATES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
1	4454.62213	3478.13076
2	4521.00008	3416.95989
3	4598.68474	3344.35037
4	4600.52164	3346.28280
5	4681.80190	3268.17958
6	4755.43517	3288.88621
7	4886.09620	3382.16421
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
18	4454.62213	3478.13076

TOTAL AREA ORIGINAL TRACT 3 & PARCEL A
= 12.0016 AC. (522,789 S.F.)

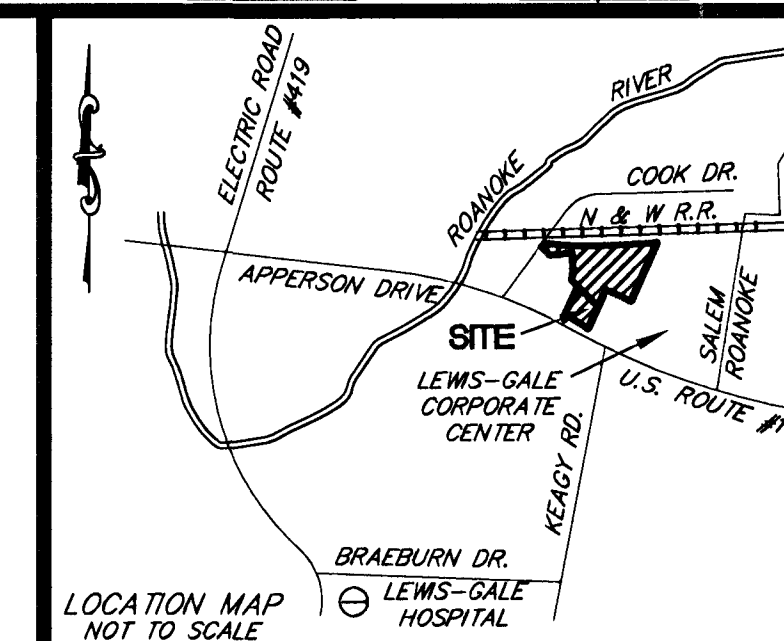
BOUNDARY COORDINATES
VACATED LINES &
NEW DIVISION LINES
ORIGIN OF COORDINATES IS ASSUMED

CORNER	NORTHING	EASTING
A	4764.37328	3504.05366
B	4708.08568	3482.48096
C	4508.94760	3427.14535
18	4686.45572	3582.07782

PORTION OF ORIGINAL
PARCEL A TO BE ADDED TO
AND COMBINED WITH
ORIGINAL TRACT 3
CREATING NEW TRACT 3A

LINE	BEARING	DISTANCE
1-C	N 42°39'44" W	75.24'
C-B	N 15°36'14" E	205.72'
B-A	N 20°58'11" E	60.28'
A-18	S 45°02'21" E	110.27'
18-1	S 24°09'00" W	254.07'

0.5116 AC. (22,287 S.F.)



APPROVED:

Charles E. Van Allman, Jr. 5/16/2014
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II 5/19/14
JAMES E. TALIAFERRO, II, P.E., L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM
PLANNING COMMISSION

CLERK'S CERTIFICATE:

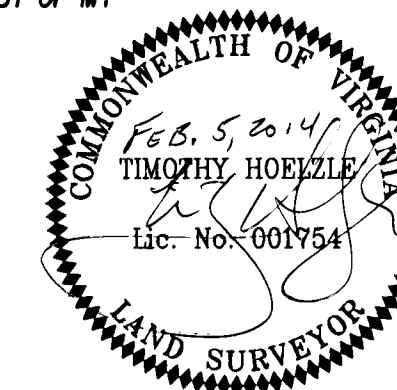
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON JUNE 12, 2014, AT 3:30 O'CLOCK P.M.

TESTE: GARY CHANCE CRAWFORD - CLERK

Gary Chance Crawford
DEPUTY CLERK

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

Timothy Hoelzle
TIMOTHY HOELZLE
LS #1754



STATE OF Ohio

I, Cynthia L. Donovan, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT P. Todd Ireland, FOR APPALACHIAN POWER COMPANY, OWNER WHOSE NAME IS SIGNED TO THE FOREGOING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 28th, 2014.

MY COMMISSION EXPIRES ON January 15, 2019 REG. # _____

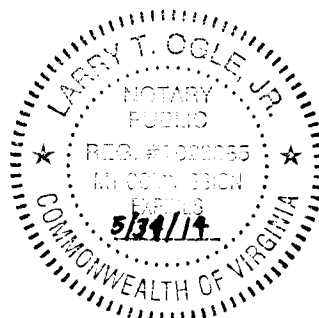


CYNTHIA L. DONOVAN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
JANUARY 15, 2019

STATE OF VIRGINIA, COUNTY OF ROANOKE

I, Larry T. Ogle, Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT John D. Lujan, FOR VIRGINIA VARSITY STORAGE, INC., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON MAY 14, 2014.

MY COMMISSION EXPIRES ON MAY 31, 2014 REG. # 7023385

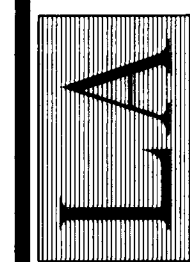


NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- PROPERTY CORNERS WERE FOUND OR SET AS SHOWN HEREON.
- 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).
- LEGAL REFERENCE: TAX #279-1-2.1, TRACT 3 - INSTRUMENT #120002678, D.B. 267 PG. 17' (PLAT), P.B. 4, PG. 69. CURRENT OWNER: VIRGINIA VARSITY STORAGE, INC. LEGAL REFERENCE: TAX #279-1-2, PARCEL A - D.B. 456, PG. 337, P.B. 9, PG. 87, SLIDE 177. CURRENT OWNER: APPALACHIAN POWER COMPANY.
- 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 DEED LINES FROM CORNER C THROUGH C ARE HEREBY VACATED. LINE FROM CORNERS A TO 18 IS A NEW DIVISION LINE.
- A 0.5116 AC. (22,287 S.F.) PORTION OF ORIGINAL PARCEL A IS TO BE CONVEYED TO VIRGINIA VARSITY STORAGE, INC. AND IS TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT 3 CREATING HEREON NEW TRACT 3A 1.6050 AC. (69,914 S.F.), PROPERTY OF VIRGINIA VARSITY STORAGE, INC. AND NEW PARCEL A1 10.3966 AC. (452,876 S.F.), PROPERTY OF APPALACHIAN POWER COMPANY.

PLAT SHOWING THE RESUBDIVISION OF
PARCEL A (10.9082 AC.)
PROPERTY OF
APPALACHIAN POWER COMPANY
D.B. 456, PG. 337 (P.B. 9, PG. 87 - SLIDE 177)
CREATING HEREON NEW
"PARCEL A1" (10.3966 AC.)
AND THE COMBINATION OF
A 0.5116 AC. PORTION OF
ORIGINAL PARCEL A
AND TRACT 3 (1.0934 AC.)
PROPERTY OF
VIRGINIA VARSITY STORAGE, INC.
INSTRUMENT #120002678, (P.B. 4, PG. 69)
CREATING HEREON NEW
"TRACT 3A" (1.6050 AC.)
SITUATED AT #2031 APPERSON DRIVE
CITY OF SALEM, VIRGINIA

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



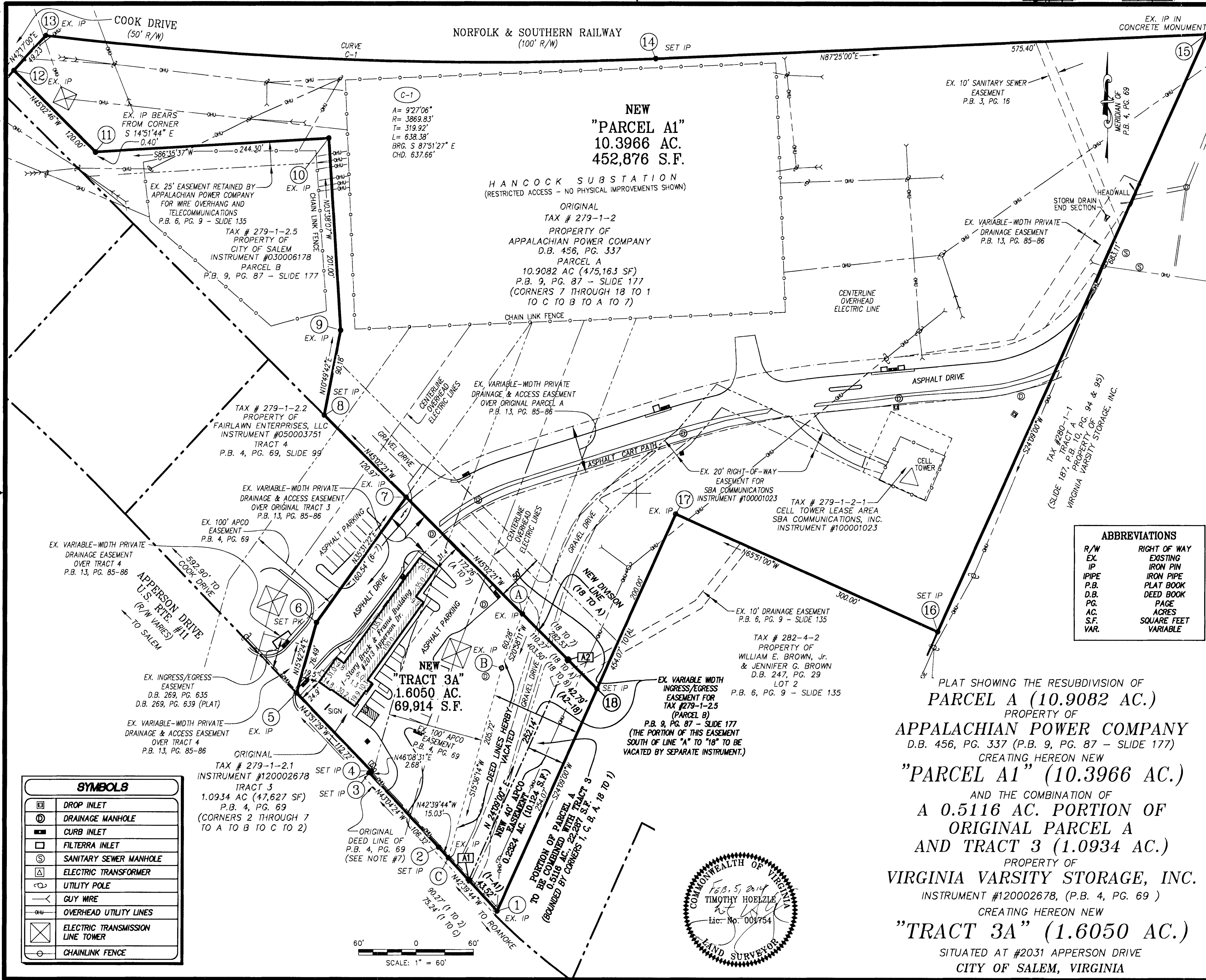
DATE: February 5, 2014
COMM. NO.: 2011-156
SCALE: NONE
SHEET 1 OF 2

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

11156rpt01-rev20140123-sheet 2.plt

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**NEW
"PARCEL A1"
10.3966 AC.
452,876 S.F.**

**HANCOCK SUBSTATION
(RESTRICTED ACCESS - NO PHYSICAL IMPROVEMENTS SHOWN)**

ORIGINAL
TAX # 279-1-2
PROPERTY OF
APPALACHIAN POWER COMPANY
D.B. 456, PG. 337
PARCEL A
10.9082 AC (475,163 SF)
P.B. 9, PG. 87 - SLIDE 177
(CORNERS 7 THROUGH 18 TO 1
TO C TO B TO A TO 7)

(C-1)
A = 9°27'06"
R = 3869.83'
T = 319.92'
L = 638.38'
BRG. S 87°51'27" E
CHD. 637.66'

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

TAX # 279-1-2.2
PROPERTY OF
FAIRLAWN ENTERPRISES, LLC
INSTRUMENT #050003751
TRACT 4
P.B. 4, PG. 69, SLIDE 99

EX. VARIABLE-WIDTH PRIVATE
DRAINAGE & ACCESS EASEMENT
OVER ORIGINAL TRACT 3
P.B. 13, PG. 85-86

EX. 100' APCO
EASEMENT
P.B. 4, PG. 69

EX. INGRESS/EGRESS
EASEMENT
D.B. 269, PG. 635
D.B. 269, PG. 639 (PLAT)

EX. VARIABLE-WIDTH PRIVATE
DRAINAGE & ACCESS EASEMENT
OVER TRACT 4
P.B. 13, PG. 85-86

ORIGINAL
TAX # 279-1-2.1
INSTRUMENT #120002678
TRACT 3
1.0934 AC (47,627 SF)
P.B. 4, PG. 69
(CORNERS 2 THROUGH 7
TO A TO B TO C TO 2)

**NEW
"TRACT 3A"
1.6050 AC.
69,914 S.F.**

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

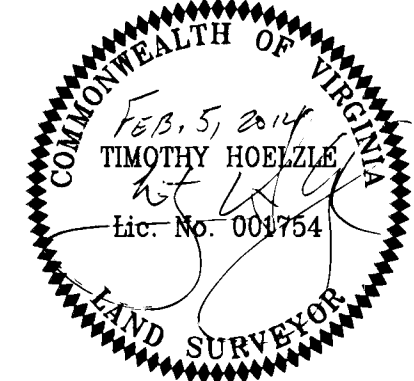
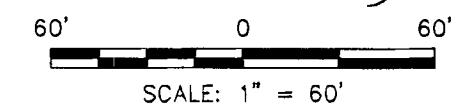
EX. VARIABLE WIDTH
INGRESS/EGRESS
EASEMENT FOR
TAX #279-1-2.5
(PARCEL B)
P.B. 9, PG. 87 - SLIDE 177
(THE PORTION OF THIS EASEMENT
SOUTH OF LINE "A" TO "18" TO BE
VACATED BY SEPARATE INSTRUMENT.)

ABBREVIATIONS

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

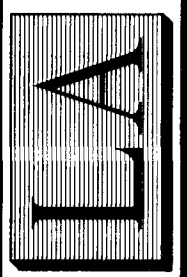
SYMBOLS

	DROP INLET
	DRAINAGE MANHOLE
	CURB INLET
	FILTERRA INLET
	SANITARY SEWER MANHOLE
	ELECTRIC TRANSFORMER
	UTILITY POLE
	GUY WIRE
	OVERHEAD UTILITY LINES
	ELECTRIC TRANSMISSION LINE TOWER
	CHAIN LINK FENCE



PLAT SHOWING THE RESUBDIVISION OF
PARCEL A (10.9082 AC.)
PROPERTY OF
APPALACHIAN POWER COMPANY
D.B. 456, PG. 337 (P.B. 9, PG. 87 - SLIDE 177)
CREATING HEREON NEW
"PARCEL A1" (10.3966 AC.)
AND THE COMBINATION OF
**A 0.5116 AC. PORTION OF
ORIGINAL PARCEL A
AND TRACT 3 (1.0934 AC.)**
PROPERTY OF
VIRGINIA VARSITY STORAGE, INC.
INSTRUMENT #120002678, (P.B. 4, PG. 69)
CREATING HEREON NEW
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SITUATED AT #2031 APPERSON DRIVE
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LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: February 5, 2014
COMM. NO.: 2011-156
SCALE: 1" = 60'
SHEET 2 OF 2

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