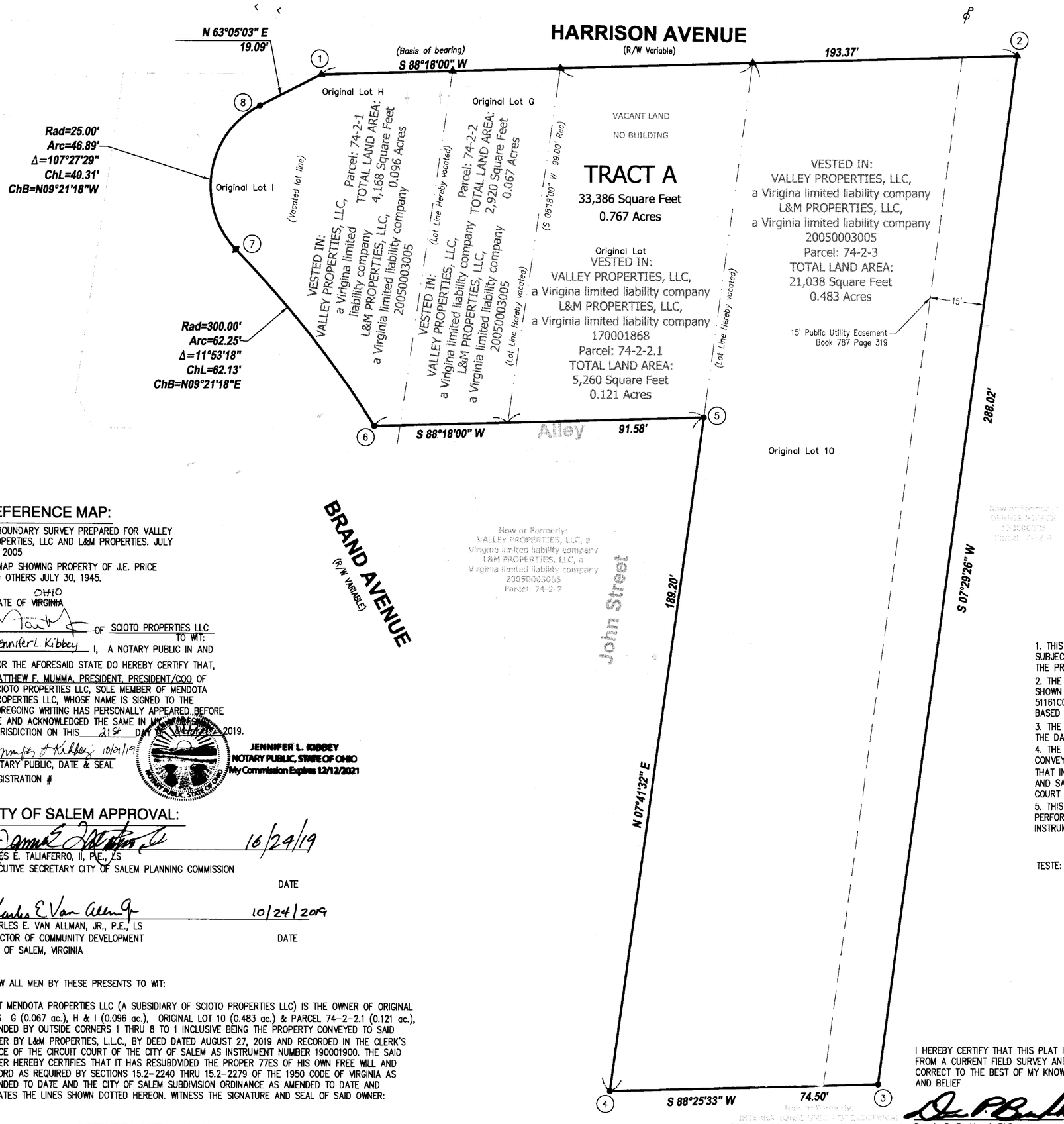

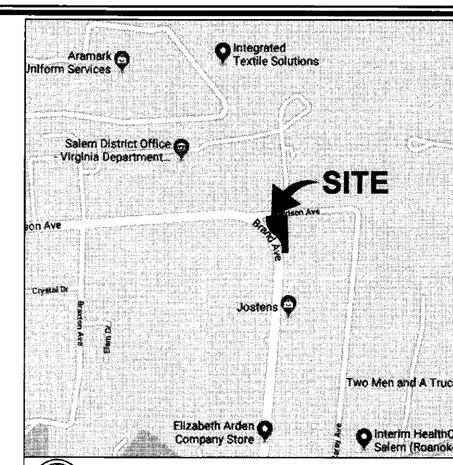

VICINITY MAP
NOT TO SCALE

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
●	– 5/8" Iron Pin w/Cap Set Stamped 3303420723
▲	– MAG Nail or PK Nail Set
(#)	– Outbound Boundary marker
Rad	– Radius
Arc	– Arc Length
Δ	– Delta Angle
ChL	– Chord Length
ChB	– Chord Bearing
P.U.E.	– Public Utiltiy Easement
(St)	– Storm Manhole
(Sa)	– Sanitary Manhole
GV	– Gas Valve
	– Utility Pole
	– Guy Wire
	– Sign
—ou—	– Overhead Utilities

900 Harrison Avenue
Independent City of Salem
Commonwealth of Virginia

REFERENCE MAP:

1. BOUNDARY SURVEY PREPARED FOR VALLEY PROPERTIES, LLC AND L&M PROPERTIES. JULY 26, 2005
2. MAP SHOWING PROPERTY OF J.E. PRICE AND OTHERS JULY 30, 1945.

STATE OF ~~VIRGINIA~~ OHIO

I, Matthew F. Mumma OF SCIOTO PROPERTIES LLC TO WIT:

Jennifer L. Kibbey I, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, MATTHEW F. MUMMA, PRESIDENT, PRESIDENT/COO OF SCIOTO PROPERTIES LLC, SOLE MEMBER OF MENDOTA PROPERTIES LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 21st DAY OF October 2019.

Jennifer L. Kibbey 10/21/19
NOTARY PUBLIC, DATE & SEAL
REGISTRATION #

JENNIFER L. KIBBEY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 12/12/2021

CITY OF SALEM APPROVAL:

James E. Taliaferro 10/24/19
JAMES E. TALIAFERRO, II, P.E., LS
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION
DATE

Charles E Van Allman Jr 10/24/2019
CHARLES E. VAN ALLMAN, JR., P.E., LS
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SALEM, VIRGINIA
DATE

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MENDOTA PROPERTIES LLC (A SUBSIDIARY OF SCIOTO PROPERTIES LLC) IS THE OWNER OF ORIGINAL LOTS G (0.067 ac.), H & I (0.096 ac.), ORIGINAL LOT 10 (0.483 ac.) & PARCEL 74-2-2.1 (0.121 ac.), BOUNDED BY OUTSIDE CORNERS 1 THRU 8 TO 1 INCLUSIVE BEING THE PROPERTY CONVEYED TO SAID OWNER BY L&M PROPERTIES, L.L.C., BY DEED DATED AUGUST 27, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM AS INSTRUMENT NUMBER 190001900. THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDVIDED THE PROPER 77ES OF HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES THE LINES SHOWN DOTTED HEREON. WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

INSTRUMENT NUMBER 190001900

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE X-UNSHADED " AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51161C0141 G, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE PROPERTIES ARE ZONED RSF (RESIDENTIAL SINGLE FAMILY DISTRICT) AS OF THE DATE OF THIS PLAT.
4. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IN INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRUIT COURT OF THE CITY SALEM.
5. THIS PLAT IS BASED ON RECORDS, NO CURRENT FIELD SURVEY FIELD SURVEY PERFORMED, MENDOTA PROPERTIES LLC IS THE OWNER OF RECORD, SEE INSTRUMENT 190001900

2:41 pm Oct. 28, 2019

TESTE: CHANCE CRAWFORD
CLERK

BY: Carolyn D King
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

Dennis P. Burkhard, PLS
Virginia Registered Land Surveyor
L.S. No. 0403001722

NORTH
PLAT BOOK 10 PAGE 100 -
PLAT BOOK 11 PAGE 2

GRAPHIC SCALE
0 20' 40'
1 INCH = 20 FT.

COMMONWEALTH OF VIRGINIA
DENNIS P. BURKHARD
No. 0403001722
LAND SURVEYOR

Surveyor's Seal

Sheet No. **1** of **1**

LOT LINE VACATION AND COMBINATION FOR MENDOTA PROPERTIES LLC

SHOWING THE COMBINATION OF ORIGINAL LOTS G, H & I, – PLAT BOOK 10 PAGE 100, – Plat Book 11 Page 2
ORIGINAL LOT 10 – MAP 350-353
0.12 ACRE LOT (PARCEL 742-2.1) – INSTRUMENT # 170001868

CREATING HEREON TRACT A

SITUATE ON BRAND AVENUE & HARRISON AVENUE
CITY OF SALEM, VIRGINIA
SCALE: 1"=20'

TAX # 74-2-1, 74-2-2, 74-2-2.1, 74-2-3

Project No. 45730
PC: KAW
PM: REP Drafter: JAR

Slide 233 BK15 Pg57 Inst # 19-2444