

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SIMMS PROPERTY, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 31 TO 1, AND IS A PORTION OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #200000557.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT HE 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.

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

SIMMS PROPERTY, LLC BY: [Signature] ITS: MANAYAN

STATE OF VIRGINIA 19th OF November I, Dana Jamison, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert Fralin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19th DAY OF November, 2021. Dana Jamison REG. # 7953467 NOTARY PUBLIC MY COMMISSION EXPIRES 05/31/25

Dana Jamison NOTARY PUBLIC Commonwealth of Virginia Reg. # 7953467 My Commission Expires 05/31/25

APPROVED: Charles E. Van Allman Jr. 11/30/2021 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM James E. Taliaferro, II, P.E. L.S. 11/30/2021 JAMES E. TALIAFERRO, II, P.E. L.S. DATE EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

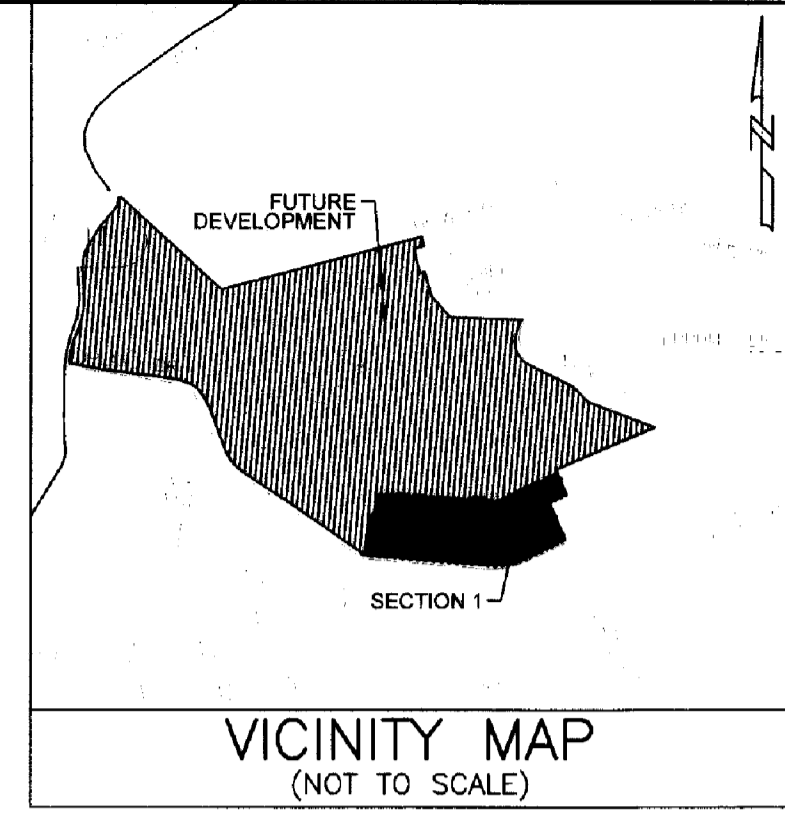
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:00 O'CLOCK A.M. ON THIS 3 DAY OF Dec, 2021, IN PLAT BOOK No. 3, PAGE 13.

TESTE: GARY CHANCE CRAWFORD CLERK DEPUTY CLERK

NOTES:

- 1. OWNERS OF RECORD: SIMMS PROPERTY, LLC
2. LEGAL REFERENCE: INSTRUMENT #200000557
3. PROPERTY IS CURRENTLY ZONED RSF
4. THE CURRENT TAX MAP NUMBER: 272-2-1
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 IS IN F.E.M.A. DEFINED ZONE X UNSHADED AS SHOWN ON FEMA FLOOD MAP PANEL 51161C0143G DATED SEPTEMBER 28, 2007.
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

COORDINATE LIST (ASSUMED) Table with columns: Point, Northing, Easting. Rows 1-80.

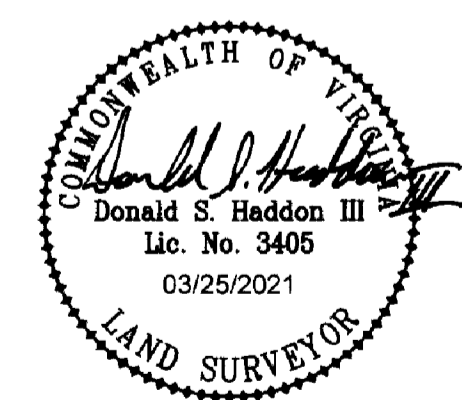


ACREAGE TABLE: TOTAL ACREAGE 62.432 ACRES. 4.813 ACRES - LOTS 114 THROUGH 139. 1.017 ACRES - IN R/W DEDICATION. -1.734 ACRES - IN OPEN SPACE LOTS. 54.868 ACRES - REMAINING FOR FUTURE DEVELOPMENT.

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE CITY OF SALEM, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. Donald S. Haddon III 003405

PLAT OF SURVEY SHOWING THE RESUBDIVISION OF DIAMOND ORCHARD TRACT & PT LOT 1 BLOCK 4 SEC 2 ORCHARD HEIGHTS OWNED BY SIMMS PROPERTY, LLC TO BE KNOWN AS SIMMS FARM SECTION 1 CREATING HEREON LOTS 114 THROUGH 139, TWO OPEN SPACE LOTS AND 50' PUBLIC R/W FOR PROPOSED ROAD 'A' AND PROPOSED ROAD 'B' SITUATED ON UPLAND DRIVE CITY OF SALEM, VIRGINIA DATED MARCH 25, 2021 JOB #04200056.00 (B) SCALE: 1"=60' SHEET 1 OF 2



PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG 1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: EJP CHECKED BY: DSH

*NOTE: ALL EASEMENTS ARE NEW UNLESS OTHERWISE SPECIFIED.

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LEGEND

- DEEDED CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- DIST. DISTANCE
- ESM'T EASEMENT
- EX. EXISTING
- S.W.M. STORM WATER MANAGEMENT

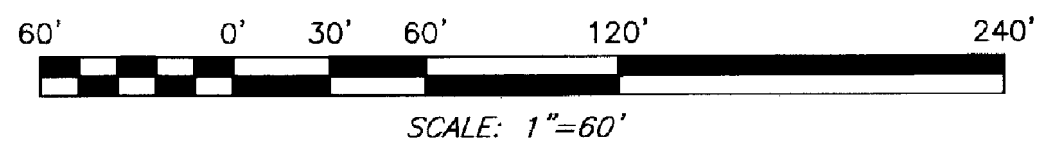
N/F
SIMMS PROPERTY LLC
T.M.#272-2-1
ZONING: RSF
AREA: 62.432 AC
INST.#200000557

N/F
SIMMS PROPERTY LLC
T.M.#273-2-1
ZONING: RSF
INST.#200000557

N/F
STEVEN T RICHARDSON
T.M.#274-1-1
ZONING: RSF
INST.#170002241

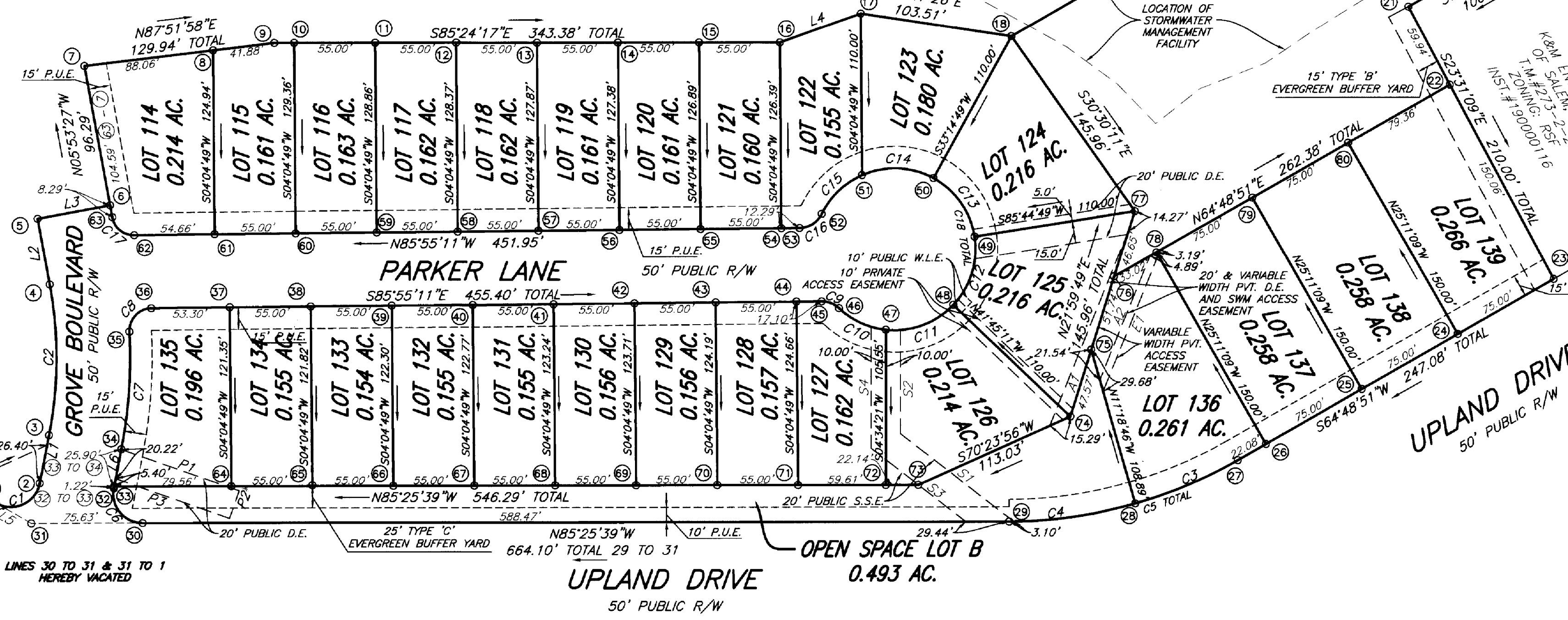
N/F
STEVEN L RICHARDSON &
CARLYE LEMON RICHARDSON
T.M.#273-2-4
ZONING: RSF
PLAT BOOK 14, PAGE 46

N/F
K&M ENTERPRISES
OF SALEM, LLC
T.M.#273-2-2
ZONING: RSF
INST.#190000116



TRACT A

54.868 ACRES REMAINING FOR
FUTURE DEVELOPMENT
T.M.#272-2-1A



LINE TABLE

LINE	BEARING	DISTANCE
L1	N15°32'06"E	33.14'
L2	N05°53'27"W	45.69'
L3	N84°06'33"E	50.00'
L4	N74°55'14"E	58.23'
L5	N55°10'32"W	27.72'
L6	N15°32'06"E	27.12'

LINES 30 TO 31 & 31 TO 1
HEREBY VACATED

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.00'	38.15'	N70°10'47"E	32.62'	109°17'21"
C2	275.00'	102.84'	N04°49'20"E	102.24'	21°25'33"
C3	312.80'	75.74'	S71°45'02"W	75.55'	13°52'23"
C4	312.80'	86.72'	S86°37'48"W	86.45'	15°53'08"
C5	312.80'	162.46'	S79°41'36"W	160.64'	29°45'31"
C6	20.00'	35.24'	N34°56'46"W	30.86'	100°57'45"
C7	325.00'	80.02'	N08°29'12"E	79.82'	14°06'28"
C8	15.00'	24.26'	N47°45'24"E	21.70'	92°38'52"
C9	17.00'	12.98'	S64°02'20"E	12.67'	43°45'42"
C10	55.00'	35.61'	S60°42'20"E	34.99'	37°05'43"
C11	55.00'	50.40'	N74°29'49"E	48.65'	52°30'00"
C12	55.00'	50.40'	N21°59'49"E	48.65'	52°30'00"
C13	55.00'	50.40'	N30°30'11"W	48.65'	52°30'00"
C14	55.00'	50.40'	N83°00'11"W	48.65'	52°30'00"
C15	55.00'	38.66'	S50°36'27"W	37.87'	40°16'43"
C16	17.00'	18.87'	S62°16'27"W	17.92'	63°36'44"
C17	15.00'	20.95'	N45°54'19"W	19.29'	80°01'44"
C18	55.00'	275.86'	N05°50'42"W	65.14'	287°22'26"

PUBLIC D.E. LINE TABLE

LINE	BEARING	DISTANCE
P1	S65°55'40"E	85.03'
P2	S24°04'20"W	20.00'
P3	N65°55'40"W	82.03'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S26°36'25"W	103.44'

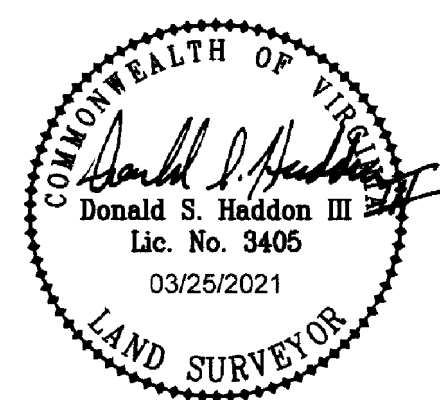
PRIVATE DRAINAGE AND SWM ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	N26°36'25"E	142.30'
A2	S26°36'25"W	90.67'

SANITARY SEWER ESM'T. LINE TABLE

LINE	BEARING	DISTANCE
S1	N47°31'18"W	97.31'
S2	N04°34'21"E	70.58'
S3	N47°31'18"W	81.45'
S4	N04°34'21"E	82.55'

PLAT OF SURVEY
SHOWING THE RESUBDIVISION OF
DIAMOND ORCHARD TRACT &
PT LOT 1 BLOCK 4 SEC 2 ORCHARD HEIGHTS
OWNED BY SIMMS PROPERTY, LLC
TO BE KNOWN AS
SIMMS FARM
SECTION 1
CREATING HEREON LOTS 114 THROUGH 139,
TWO OPEN SPACE LOTS AND 50' PUBLIC R/W FOR
PROPOSED ROAD 'A' AND PROPOSED ROAD 'B'
SITUATED ON UPLAND DRIVE
CITY OF SALEM, VIRGINIA
DATED MARCH 25, 2021
JOB #04200056.00 (B)
SCALE: 1"=60'
SHEET 2 OF 2



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DRAWN BY: EJP
CHECKED BY: DSH

