

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT VIRGINIA VALLEY PROPERTIES, LLC ARE THE OWNER OF A 0.7200 ACRE TRACT, BOUNDED BY OUTSIDE CORNERS 1 THUR 6 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY DEED AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, INSTRUMENT NUMBER 190000700.

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

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED AND SECTION 29-4.4 OF THE CITY OF SALEM SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER:

Gorah Mirza
VIRGINIA VALLEY PROPERTIES, LLC

CITY OF SALEM
STATE OF VIRGINIA

I, Jane Walker Collins A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ... WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 2019, HAS PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 17 DAY OF December 2021.

MY COMMISSION EXPIRES: June 30, 2024

NOTARY PUBLIC: Jane Walker Collins

REGISTRATION NO. 7712797 JANE WALKER COLLINS NOTARY PUBLIC REG. #7712797 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES JUNE 30, 2024

APPROVAL HEREOF BY THE CITY OF SALEM SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

APPROVED:

JAMES E. TALIAFERRO, II, P.E., L.S. 12/7/2021 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSON

CHARLES E. VAN ALLMAN JR., P.E., L.S. 12/7/2021 DIRECTOR OF COMMUNITY, EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSON

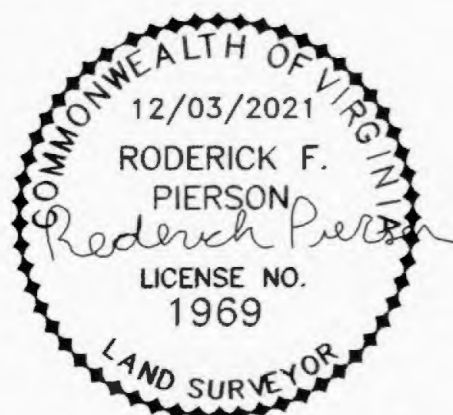
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 11:48 O'CLOCK A.M. ON THIS 16th DAY OF December, 2021, IN INSTRUMENT NO. 210004114.

TESTE: GARY CHANCE CRAWFORD CLERK

DEPUTY CLERK

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, AND

Roderick F. Pierson
RODERICK F. PIERSON LLS 1969



THIS PLAT WAS CREATED COMPLETELY FROM RECORDS.

- 1. Owner of record: (Virginia Valley Properties, LLC)
2. Tax#: 122-9-1, 106 Chestnut Street, City of Salem, VA Instrument Number 190000700
3. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
4. Exact location of underground utilities and improvements unknown.
5. This property is in flood zone "unshaded" X per FIRM Map Paned #51161C0141G Effective as of September 28, 2007.
6. This plat does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.
7. Lots are currently zoned RMF

M.B. 9, Pg. 26



CITY OF SALEM
STATE OF VIRGINIA

I, ... A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT ... WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED ... 2021, HAS PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS ... DAY OF ... 2021.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

REGISTRATION NO. _____

A SUBDIVISION PLAT
FOR
VIRGINIA VALLEY PROPERTIES, LLC

TAX#: 122-9-1

Located At
106 CHESTNUT STREET

In The
City of Salem, Virginia

SCALE : 1" = 20'

DATE: December 3, 2021

SHEET 1 OF 2

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

THE OFFICE OF
PIERSON ENGINEERING & SURVEYING, INC.
P.O. BOX 311
DALEVILLE, VIRGINIA 24083
PH. 540-966-3027
rpierson@bnet.com

DWGS/CHESTNUTSTREET

LEGEND:
 ○ IP FOUND
 ● IP SET
 △ CALCULATED POINT
 - - - NEW DIVISION LINE
 = = = EXISTING PROPERTY LINE
 - - - ADJOINING PROPERTY LINES

RADIUS = 15.00'
 TANGENT = 12.18'
 ARC LENGTH = 20.46'
 DELTA = 78°08'58"
 CHORD = 18.91'
 CHORD BEARING = N37°21'33"E

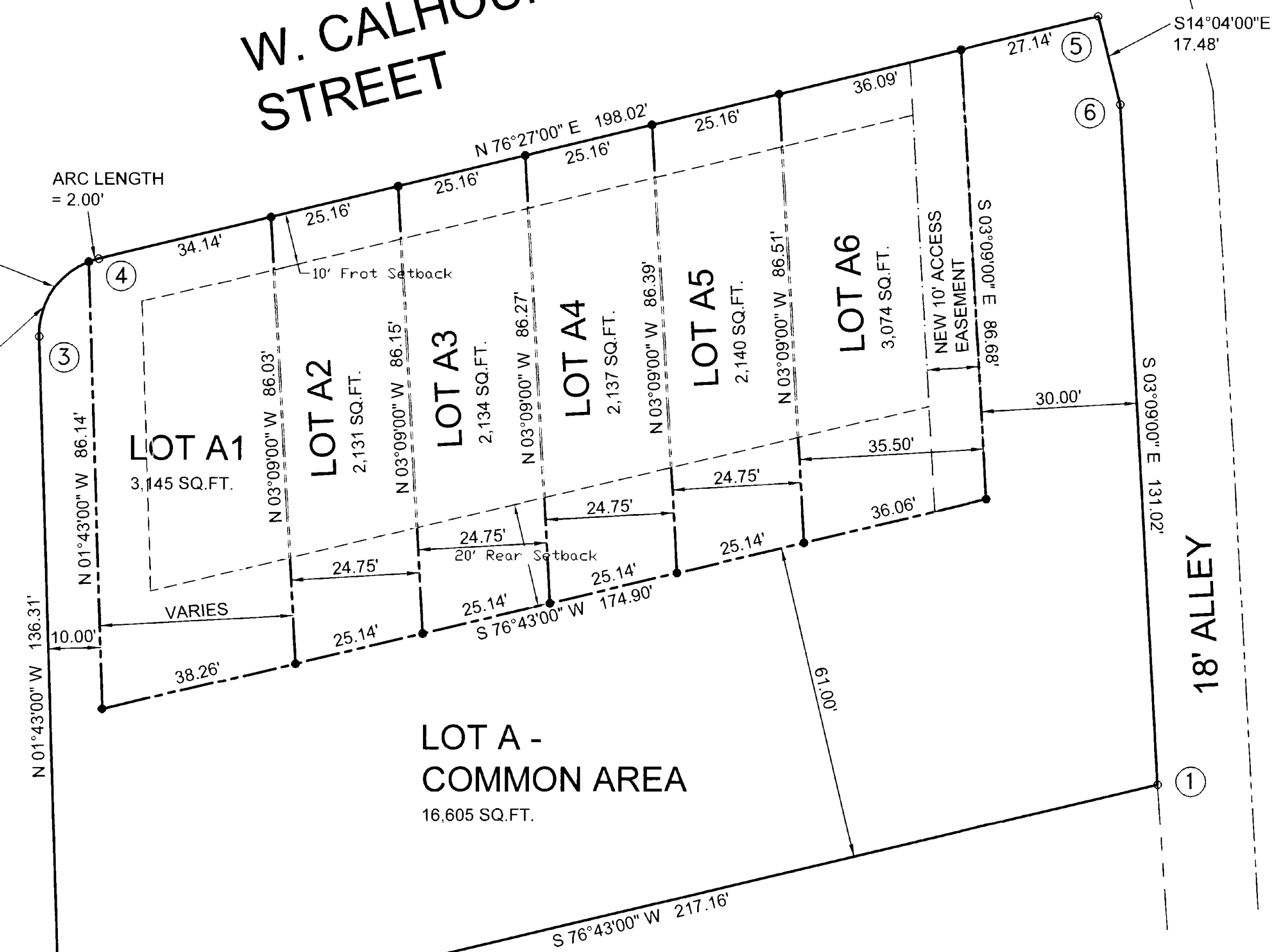
ARC LENGTH = 18.46'

W. CALHOUN STREET
 Variable R/W

M.B. 5, Pg. 68(Rinke, Co.)

CHESTNUT STREET
 50' R/W

WEST BURWELL STREET

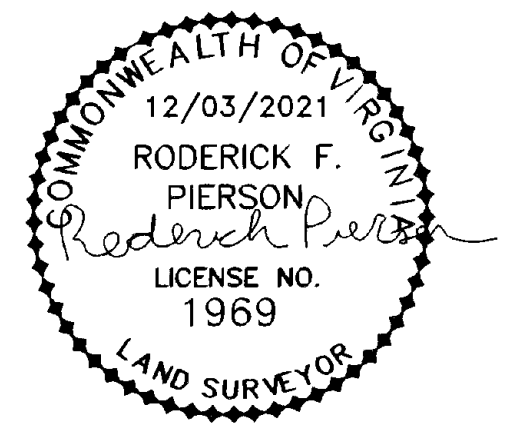


Tax#: 122-9-2
 202 Chestnut Street
 Beverly A. & Wendy B.
 and James R.
 Gilraine
 Instr#: 120001397(S)/0

A SUBDIVISION PLAT
 FOR
 VIRGINIA VALLEY PROPERTIES, LLC
 TAX#: 122-9-1
 Located At
 106 CHESTNUT STREET
 In The
 City of Salem, Virginia

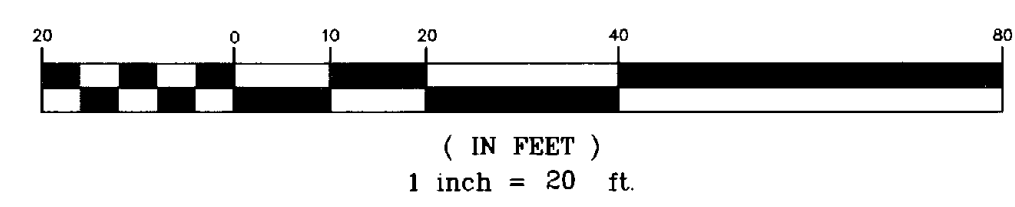
SCALE : 1" = 20' DATE: December 3, 2021
 SHEET 2 OF 2
 GRAPHIC SCALE

Roderick Pierson
 RODERICK F. PIERSON LLS 1969



THIS PLAT WAS CREATED COMPLETELY FROM RECORDS.

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 PIERSON ENGINEERING &
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 rpierson@bnet.com



DWGS/CHESTNUTSTREET