

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SIMMS PROPERTY, LLC IS THE FEE SIMPLE OWNER OF THE LAND, TO BE COMBINED, SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 3 TO 47 THROUGH 49 TO 15 THROUGH 19 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.

THAT SIMMS PROPERTY, LLC IS THE FEE SIMPLE OWNER OF THE LAND, TO BE SUBDIVIDED, SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 14 TO 49 TO 15 THROUGH 19 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: [Signature]

STATE OF VIRGINIA
County OF Roanoke

I, Dana Jamison, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robert P. Fralin, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 7th DAY OF December, 2021.

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

Dana Jamison REG. # 7953467
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 05/31/25

APPROVED:
Charles E. Van Allman, Jr. 12/14/2021
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

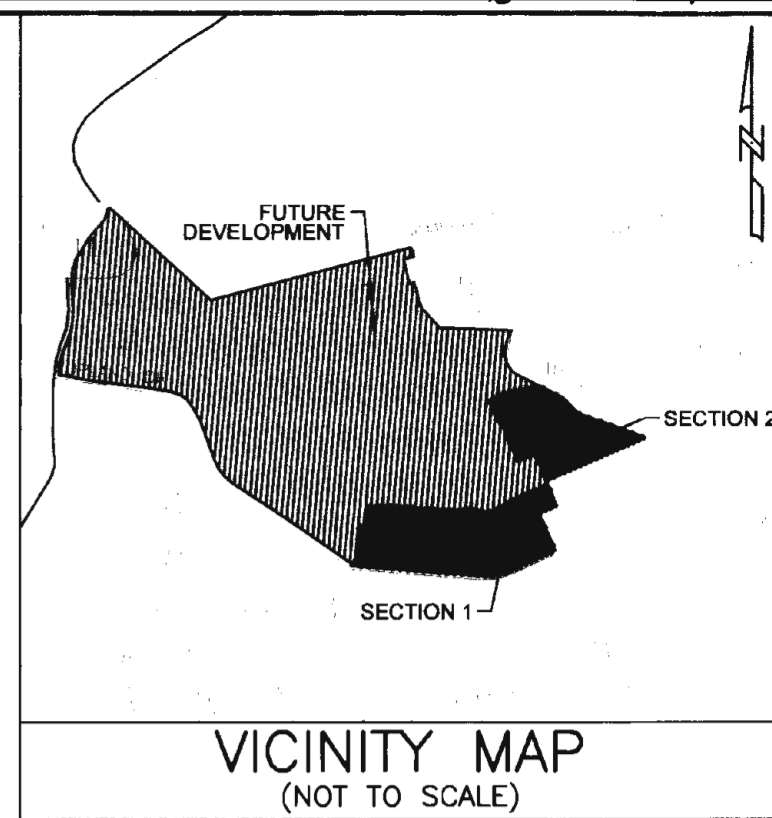
James E. Taliaferro, II 12/14/2021
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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 2:40 O'CLOCK P.M. ON THIS 20 DAY OF December, 2021, IN PLAT BOOK 16, PAGE 19.

TESTE: GARY CHANCE CRAWFORD
 CLERK
[Signature]
 DEPUTY CLERK

NOTES:

- OWNERS OF RECORD: SIMMS PROPERTY, LLC
- LEGAL REFERENCE: INSTRUMENT #200000557
- PROPERTY IS CURRENTLY ZONED RSF
- THE CURRENT TAX MAP NUMBERS: 272-2-1A & 273-2-1
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED AS SHOWN ON FEMA FLOOD MAP PANEL 51161C0143G DATED SEPTEMBER 28, 2007.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- REMNANT PORTION OF SUBDIVISION TO BE ADDED TO LOT 92.



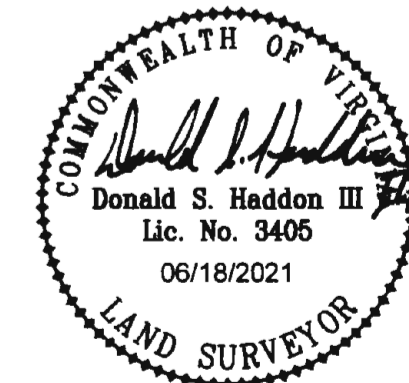
COORDINATE LIST(ASSUMED)		
Point	Northing	Easting
1	3624353.349	11031154.552
2	3624281.426	11030989.952
3	3624128.302	11030639.522
4	3624267.182	11030579.079
5	3624260.882	11030562.812
6	3624233.767	11030492.807
7	3624381.585	11030427.912
8	3624421.731	11030397.861
9	3624542.158	11030344.991
10	3624582.843	11030409.039
11	3624597.236	11030484.630
12	3624611.629	11030560.221
13	3624621.084	11030611.057
14	3624563.790	11030727.967
15	3624501.339	11030790.212
16	3624482.520	11030808.967
17	3624464.644	11030856.792
18	3624438.385	11030927.045
19	3624412.126	11030997.298
20	3624295.038	11030953.533
21	3624321.297	11030883.280
22	3624347.556	11030813.027
23	3624352.585	11030799.572
24	3624342.227	11030772.829
25	3624315.112	11030702.823
26	3624287.995	11030632.812
27	3624391.037	11030442.790
28	3624415.442	11030494.957
29	3624422.620	11030523.926
30	3624430.855	11030570.100
31	3624439.261	11030617.223
32	3624446.153	11030645.293
33	3624454.745	11030668.162
34	3624475.088	11030714.500
35	3624481.674	11030729.503
36	3624499.940	11030760.072
37	3624502.438	11030763.066
38	3624540.725	11030727.802
39	3624522.647	11030698.449
40	3624500.527	11030648.063
41	3624489.531	11030613.824
42	3624488.484	11030608.444
43	3624475.901	11030537.899
44	3624471.843	11030515.146
45	3624457.530	11030464.054
46	3624433.241	11030415.980
47	3624426.210	11030509.868
48	3624532.489	11030745.703
49	3624529.458	11030762.189

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 (INST.#200000557)	
- 3.093 ACRES - LOTS 88 THROUGH 99	
- 0.435 ACRES - IN R/W DEDICATION	
- 1.032 ACRES - IN OPEN SPACE LOT	
+ 2.983 ACRES - T.M.#273-2-1	
53.291 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
 DONALD S. HADDON III 003405

PLAT OF SURVEY
 SHOWING THE COMBINATION & RESUBDIVISION OF
 DIAMOND ORCHARD TRACT
 PT LOT 1 BLOCK 4 SEC 2 ORCHARD HEIGHTS
 & PT PARCEL E FOREST HILLS CORPORATION (LOT E-1)
 OWNED BY SIMMS PROPERTY, LLC
 TO BE KNOWN AS
SIMMS FARM
SECTION 2
 CREATING HEREON LOTS 88 THROUGH 99,
 ONE OPEN SPACE LOT, AND
 50' PUBLIC R/W FOR SIMMS BOULEVARD
 SITUATED ON DIAMOND ROAD
 CITY OF SALEM, VIRGINIA
 DATED JUNE 18, 2021
 JOB #04200056.00 (C)
 SHEET 1 OF 2



*NOTE: ALL EASEMENTS ARE NEW UNLESS OTHERWISE SPECIFIED.

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.

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	15.00'	24.96'	S02°46'07"W	22.18'	95°21'14"
C2	125.00'	34.58'	S58°22'17"W	34.47'	15°51'07"
C3	175.00'	36.02'	S72°11'41"W	35.96'	11°47'41"
C4	175.00'	5.48'	S78°59'22"W	5.48'	1°47'41"
C5	175.00'	41.51'	S73°05'32"W	41.41'	13°35'22"
C6	275.00'	53.14'	S74°21'03"W	53.06'	11°04'19"
C7	275.00'	53.95'	S63°11'42"W	53.86'	11°14'24"
C8	275.00'	107.09'	S68°43'51"W	106.41'	22°18'43"
C9	225.00'	57.75'	N64°55'42"E	57.59'	14°42'23"
C10	225.00'	29.87'	N76°05'03"E	29.84'	7°36'19"
C11	225.00'	87.62'	N68°43'51"E	87.07'	22°18'43"
C12	225.00'	28.92'	N76°12'15"E	28.90'	7°21'55"
C13	225.00'	24.44'	N69°24'34"E	24.43'	6°13'26"
C14	225.00'	53.37'	N73°05'32"E	53.24'	13°35'22"
C15	123.33'	35.74'	N59°08'28"E	35.61'	16°36'07"
C16	177.00'	3.90'	N50°10'04"E	3.90'	1°15'44"
C17	20.00'	29.87'	S87°40'58"E	27.17'	85°33'40"
C18	14.73'	17.83'	S79°35'01"E	16.76'	69°21'01"

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
P1	S47°20'44"E	70.67'
P2	S04°10'06"W	19.31'
P3	S85°49'54"E	20.60'
P4	N04°24'17"E	39.20'

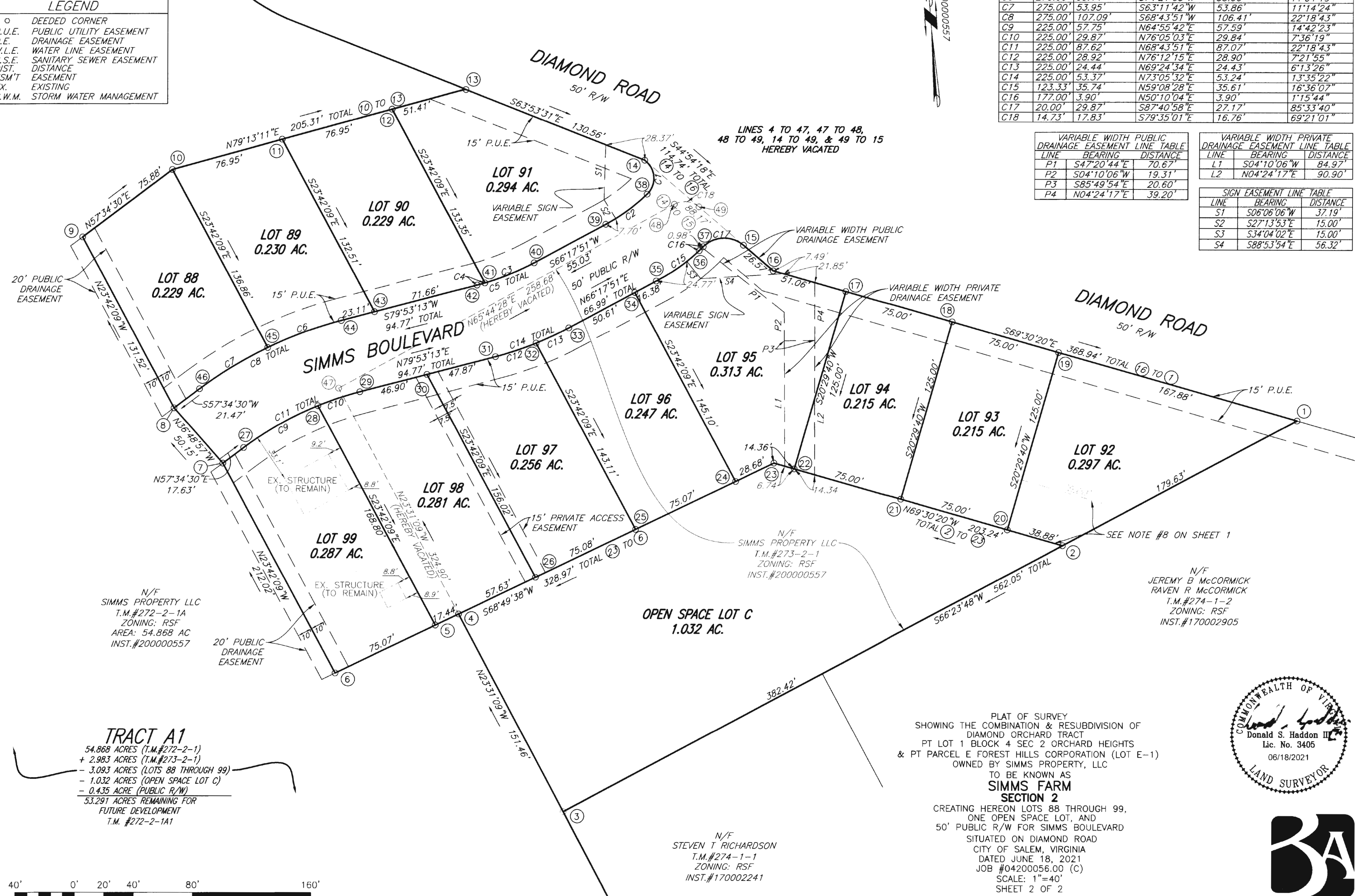
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S04°10'06"W	84.97'
L2	N04°24'17"E	90.90'

SIGN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1	S06°06'06"W	37.19'
S2	S27°13'53"E	15.00'
S3	S34°04'02"E	15.00'
S4	S88°53'54"E	56.32'

INST. #200000557



LINES 4 TO 47, 47 TO 48, 48 TO 49, 14 TO 49, & 49 TO 15 HEREBY VACATED

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

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

N/F JEREMY B McCORMICK
RAVEN R McCORMICK
T.M.#274-1-2
ZONING: RSF
INST.#170002905

TRACT A1

54.868 ACRES (T.M.#272-2-1)
+ 2.983 ACRES (T.M.#273-2-1)
= 3.093 ACRES (LOTS 88 THROUGH 99)
= 1.032 ACRES (OPEN SPACE LOT C)
= 0.435 ACRE (PUBLIC R/W)
53.291 ACRES REMAINING FOR FUTURE DEVELOPMENT
T.M.#272-2-1A1

OPEN SPACE LOT C
1.032 AC.

PLAT OF SURVEY
SHOWING THE COMBINATION & RESUBDIVISION OF
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PT LOT 1 BLOCK 4 SEC 2 ORCHARD HEIGHTS
& PT PARCEL E FOREST HILLS CORPORATION (LOT E-1)
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ONE OPEN SPACE LOT, AND
50' PUBLIC R/W FOR SIMMS BOULEVARD
SITUATED ON DIAMOND ROAD
CITY OF SALEM, VIRGINIA
DATED JUNE 18, 2021
JOB #04200056.00 (C)
SCALE: 1"=40'
SHEET 2 OF 2

