

***SEE SHEET 1 OF 3 FOR PARCEL REFERENCES, NOTES, TAX PARCEL INFORMATION, ABBREVIATIONS AND LEGEND.

TAX #73-1-6
PROPERTY OF
THE VIRGINIA DEPARTMENT OF HIGHWAYS
D.B. 569, PG. 363

***SEE PLAT RECORDED IN P.B. _____
PAGE _____ FOR RIGHT-OF-WAY DEDICATION
FOR WIDENING OF HARRISON AVENUE

0.163 ACRES
7,088 S.F.
FROM CORNERS 39 THROUGH
44 TO 39, INCLUSIVE

TAX #74-2-2.1
PROPERTY OF
THE HEIRS OF
MARY JOHNSON
W.B. 3, PG. 334

0.089 ACRES
3,883 S.F.
FROM CORNERS 36
THROUGH 38 TO 36,
INCLUSIVE

TAX #74-2-3
PROPERTY OF
THE HEIRS OF
JESSIE HARRIS
W.B. 5, PG. 593

TAX #73-3-5
PROPERTY OF
PRESTON TRAIL &
ROBERT TRAIL
W.B. 25, PG. 115

SEE PLAT RECORDED IN SLIDE 188, P.B. 10,
PAGES 97 & 98 FOR RIGHT-OF-WAY DEDICATION
AND THE RELOCATION OF BRAND AVENUE

TAX #73-3-7

TAX #74-2-3
PROPERTY OF
THE HEIRS OF
JESSIE HARRIS
W.B. 5, PG. 593

18 TO 36
N78°52'38"E, 52.10'
(TIE LINE ONLY)
COS POLE # 3413-3595

TAX #74-2-8
PROPERTY OF
INTERNATIONAL UNION OF
ELECTRICAL, RADIO AND
MACHINE WORKERS
LOCAL 161
D.B. 65, PG. 22

COS POLE # 3413-3595
WATER METER

RAILROAD SPIKE
FOUND
COS POLE # 3405-3579

TAX #83-1-1
PROPERTY OF
JEFFREY L. LEACH &
HERMINE S. LEACH
INSTRUMENT #03000079

I.P.F. ONLINE
AT 292.62'
COS UTILITY POLE

COS # 3409-3567

TAX #83-1-2
PROPERTY OF
GREGORY L. HUDSON
D.B. 346, PG. 94

BRAXTON AVENUE
50' R/W 277.26'

JOHN STREET
170.25' R/W 208.00'

HARRISON AVENUE
VARIABLE-WIDTH R/W

1.480 ACRES
64,475 S.F.
FROM CORNERS 45 THROUGH
50 TO 44, INCLUSIVE

21.469 ACRES
935,207 S.F.
FROM CORNERS 1 THROUGH
24 TO 1, INCLUSIVE

**1-STORY
BLOCK & STEEL-SIDED
WAREHOUSE**

PORTION OF BRAND AVENUE VACATED
BY ORDINANCE IN D.B. 164, PG. 121
(SLIDE 188, P.B. 10, PG. 97 & 98)

PORTION OF ALLEY VACATED 12/10/90
DESCRIBED IN D.B. 167, PG. 160

MATCHLINE
SHEET 2 OF 3

MATCHLINE
SHEET 3 OF 3

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION
OR COMBINATION OF LAND UNDER THE CITY OF
SALEM SUBDIVISION AND/OR ZONING ORDINANCES

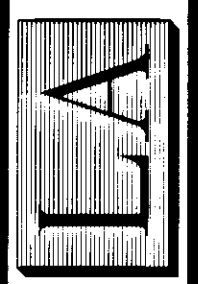
| CURVE TABLE | | | | | | |
|-------------|---------|---------|---------|---------|---------------|------------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C1 | 20.00' | 33.57' | 22.27' | 29.76' | N 43°57'15" W | 96°09'30" |
| C2 | 250.00' | 424.79' | 284.34' | 375.50' | S 41°51'37" E | 97°21'13" |
| C3 | 20.00' | 39.81' | 30.83' | 33.56' | N 48°32'06" W | 114°03'00" |
| C4 | 300.00' | 175.77' | 90.49' | 173.27' | N 13°02'05" W | 33°34'12" |
| C5 | 300.00' | 62.25' | 31.24' | 62.13' | N 38°25'48" W | 11°53'18" |
| C6 | 25.00' | 46.89' | 34.07' | 40.31' | N 09°21'18" E | 107°27'29" |



BOUNDARY SURVEY
PREPARED FOR
VALLEY PROPERTIES, LLC
AND
L & M PROPERTIES, LLC
SHOWING 24.580 ACRES TOTAL
COMPRISING 13 INDIVIDUAL TAX PARCELS
SITUATED ALONG EAST MAIN STREET,
BRAND AVENUE, HARRISON AVENUE
AND BRAXTON AVENUE
CITY OF SALEM, VIRGINIA

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ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: July 26, 2005
COMM. NO.: 04-215LM
SCALE: 1" = 60'
SHEET 3 OF 3