

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT PEACOCK SALEM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 6 TO 1, AND IS ALL 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 NUMBER 170000375.

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:

PEACOCK SALEM, LLC

BY: \_\_\_\_\_ ITS: \_\_\_\_\_  
(PRINTED NAME)

\_\_\_\_\_  
(SIGNATURE)

STATE OF VIRGINIA  
\_\_\_\_\_ OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC REG. # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

EXCEPT AS PROVIDED FOR IN SECTION §15.2-2265 OF THE VIRGINIA STATE CODE THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, 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 THE CIRCUIT COURT OF THE CITY OF SALEM.

APPROVED:

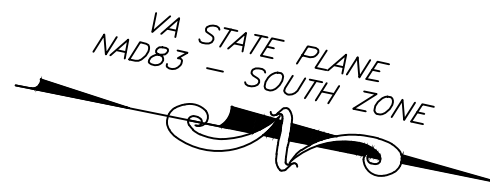
\_\_\_\_\_  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE  
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

\_\_\_\_\_  
H. ROBERT LIGHT DATE  
ASSISTANT CITY MANAGER, CITY OF SALEM

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 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

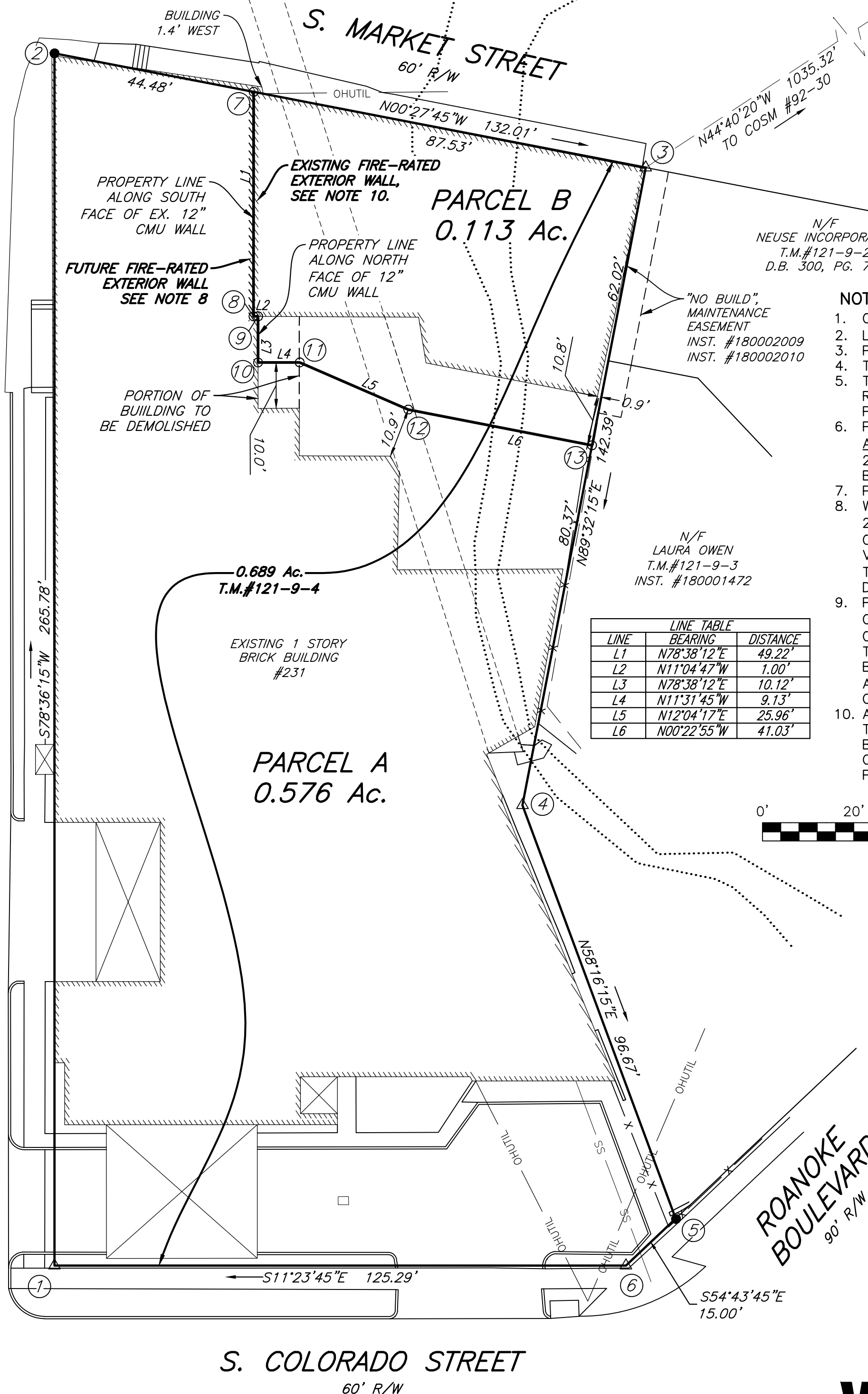
TESTE: \_\_\_\_\_  
CLERK

\_\_\_\_\_  
DEPUTY CLERK



NOTE: LINES L1-L6 ARE NEW DIVISION LINES

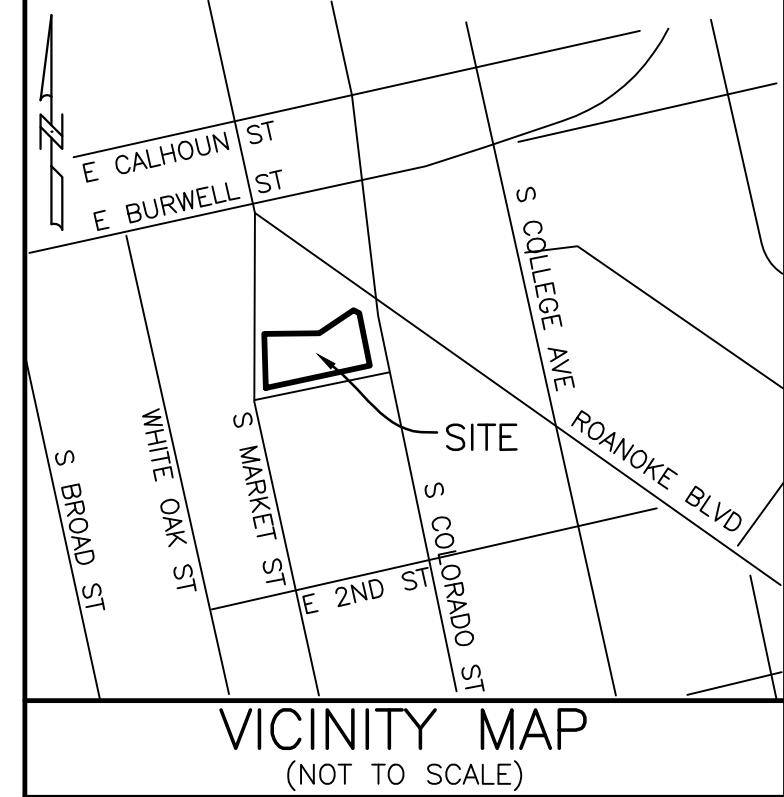
E. 1ST STREET  
60' R/W



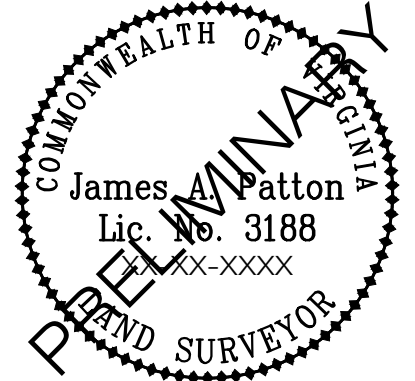
N/F NEUSE INCORPORATED  
T.M.#121-9-2  
D.B. 300, PG. 746

N/F LAURA OWEN  
T.M.#121-9-3  
INST. #180001472

LINE	BEARING	DISTANCE
L1	N78°38'12"E	49.22'
L2	N11°04'47"W	1.00'
L3	N78°38'12"E	10.12'
L4	N11°31'45"W	9.13'
L5	N12°04'17"E	25.96'
L6	N00°22'55"W	41.03'



- NOTES:
- OWNERS OF RECORD: PEACOCK-SALEM, LLC
  - LEGAL REFERENCE: INST.#170000375
  - PROPERTY IS CURRENTLY ZONED IBD
  - THE CURRENT TAX MAP NUMBER: 121-9-4
  - 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, X SHADED & AE. SEE FEMA MAP #51161C0141G (REVISED DATE: SEPTEMBER 28, 2007) LINES SHOWN HEREON ARE SCALED FROM MAP AND HAVE NOT BEEN VERIFIED BY FIELD ELEVATIONS.
  - PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
  - WALLS ALONG NEW SUBDIVISION LINE BETWEEN POINTS 7 AND 8 TO BE 2-HOUR FIRE RATED "EXTERIOR WALLS" WITH 0' SETBACK AS SHOWN ON WESTWOOD DRAWING SHEET A1 DATED 01/23/2026, PER THE 2021 VIRGINIA CONSTRUCTION CODE TABLE 705.5, WITH NO OPENINGS. USE TYPES FOR FUTURE OCCUPANCY OF BUILDING ON PARCEL "A" TO BE DETERMINED BY FUTURE PROPERTY OWNER.
  - PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY PORTION OF THE BUILDING ON "PARCEL A", THE FUTURE EXTERIOR WALL SHOWN ON WESTWOOD ARCHITECTURE DRAWING A1 DATED 01/23/2026 THAT IS TO BE ALONG NEW PROPERTY LINE FROM POINT 7 TO POINT 8 MUST BE IN PLACE AND CONSTRUCTED IN ACCORDANCE WITH DRAWING SHEET A1. THE FUTURE OWNER OF "PARCEL A" SHALL BE RESPONSIBLE FOR COST AND CONSTRUCTION OF THAT FUTURE EXTERIOR WALL.
  - ARCHITECTURAL DRAWINGS SPECIFIC TO CONSTRUCTION DETAILS FOR THE FUTURE EXTERIOR WALL SHALL BE SUBMITTED SEPARATELY FOR BUILDING PERMIT AND SHALL ADDRESS ALLOWABLE BUILDING AREA, FIRE COMPARTMENTATION AND OPEN SPACE REQUIREMENTS AS REQUIRED PER THE 2021 VIRGINIA CONSTRUCTION CODE.



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.

\_\_\_\_\_  
JAMES A. PATTON 003188

SUBDIVISION PLAT FOR  
**PEACOCK SALEM, LLC**  
SHOWING THE SUBDIVISION OF T.M.#121-9-4  
AS DESCRIBED IN INSTRUMENT #170000375  
CREATING HEREON  
PARCEL 1 (0.576 ACRES)  
PARCEL 2 (0.113 ACRES)  
SITUATED AT 231 S. COLORADO STREET  
CITY OF SALEM, VIRGINIA  
SURVEYED DECEMBER 23, 2025  
DATED JANUARY 09, 2026  
JOB #R0076983.00  
SHEET 1 OF 1