

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT COMMONWEALTH BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 7 TO 1, INCLUSIVE, CONTAINING 2.5107 ACRES, AND BEING ALL OF LOT 5A-1 AS SHOWN ON THE RE-SUBDIVISION OF COMMONWEALTH BUSINESS PARK RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN PLAT BOOK 8, PAGES 16 & 17, SLIDE 160, AND BEING FURTHER DESCRIBED AS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 25, 1997 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 265, PAGE 630; A PORTION OF THE LAND CONVEYED TO SAID OWNER (ERRONEOUSLY SHOWN AS COMMONWEALTH CONSTRUCTION, INC.) BY DEED DATED AUGUST 1, 1997 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 269, PAGE 616, SAID CONVEYANCE CORRECTED TO "COMMONWEALTH BUILDERS, INC." BY DEED OF CORRECTION DATED JUNE 3, 1998 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 288, PAGE 612; AND A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 15, 1998 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 285, PAGE 453.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

COMMONWEALTH BUILDERS, INC.
D.B. 265, PG. 630
D.B. 269, PG. 616
D.B. 285, PG. 453
D.B. 288, PG. 612

David E. Derr, Jr. Sept 26 - 01
COMMONWEALTH BUILDERS, INC. DATE
DAVID E. DERR, JR., AUTHORIZED AGENT

STATE OF VIRGINIA
Roanoke COUNTY OF Roanoke

TO WIT:
I, MARGARET S. CONNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, DAVID E. DERR, JR., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 26TH DAY OF SEPTEMBER, 2001

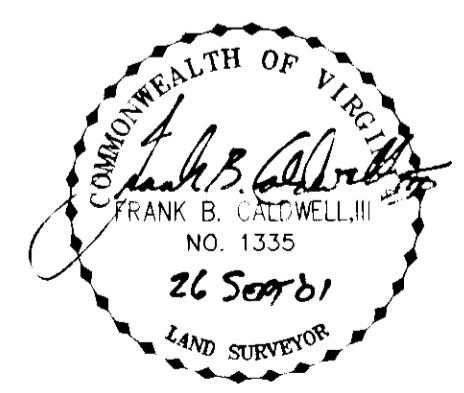
MY COMMISSION EXPIRES:
JUNE 30, 2003

Margaret S. Conner
NOTARY PUBLIC

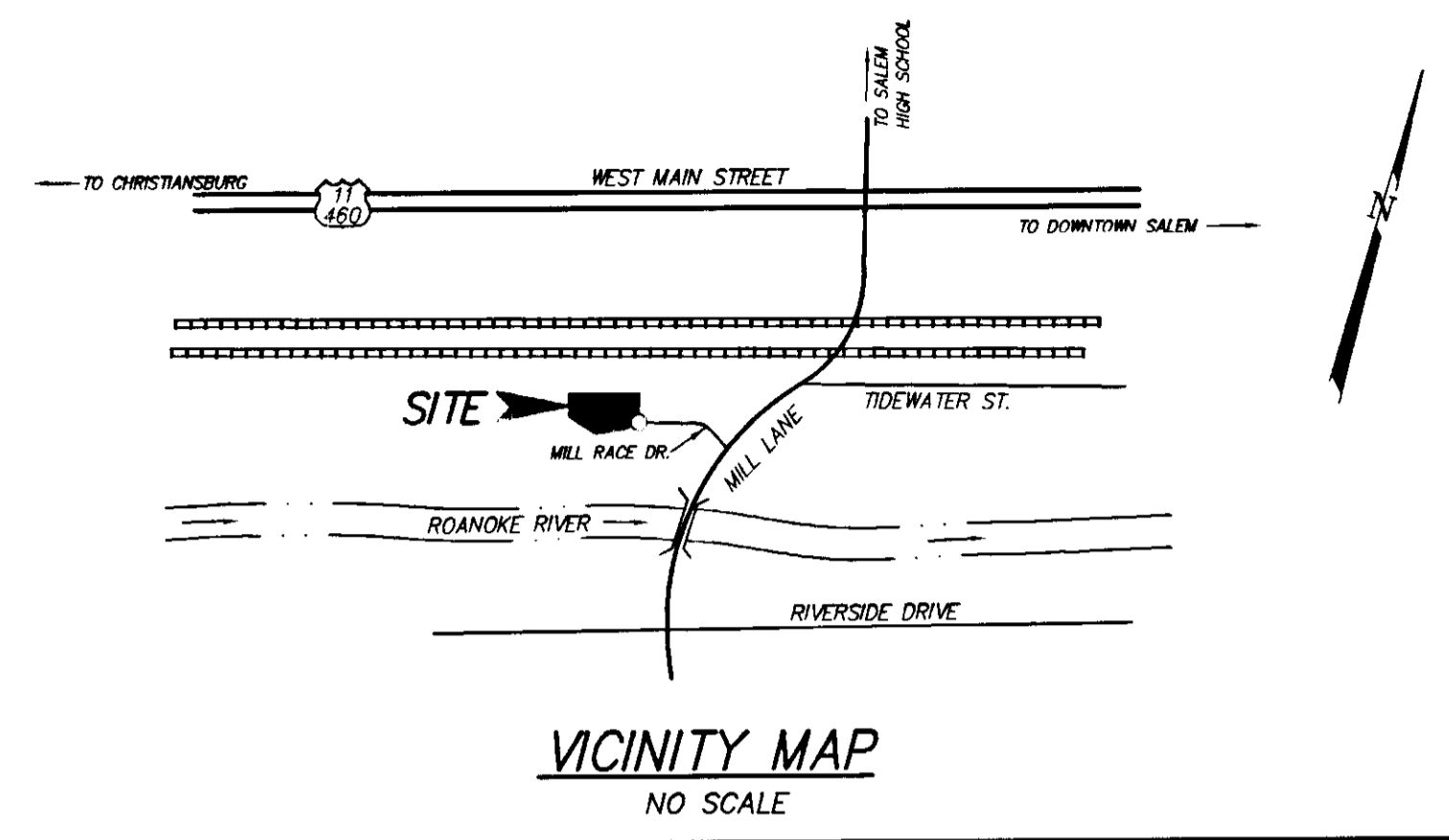
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ATTACHED, ADMITTED TO RECORD AT 12:26 O'CLOCK A. M. ON THIS 20 DAY OF OCTOBER, 2001.

TESTE: CHANCE CRAWFORD
CLERK

BY: Anna J. Blum
DEPUTY CLERK



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY



APPROVED:

James E. Taliaferro, II
JAMES E. TALIAFERRO, II, P.E., L.S. - EXECUTIVE SECRETARY
CITY OF SALEM PLANNING COMMISSION

10/9/01
DATE

Melvin B. Doughty, P.E.
MELVIN B. DOUGHTY, P.E. - CITY ENGINEER
CITY OF SALEM, VIRGINIA

10/9/01
DATE

NOTES:

- 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. ACCORDINGLY, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
- 2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 5101410037 D, DATED OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP, AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 3. PLAT BOOK REFERENCES: P.B. 7, PGS. 36 & 37, SLIDE 151
P.B. 7, PGS. 91 & 92, SLIDE 157
P.B. 8, PGS. 16 & 17, SLIDE 160

RE-SUBDIVISION PLAT
OF
COMMONWEALTH BUSINESS PARK
SHOWING THE RE-SUBDIVISION OF
LOT 5A-1 (2.5107 AC),
(RE-SUBDIVISION PLAT OF COMMONWEALTH BUSINESS PARK,
P.B. 8, PGS. 16 & 17, SLIDE 160),
AND CREATING HEREON
NEW LOT 5A-1-A (1.6051 AC)
AND
NEW LOT 5A-1-B (0.9056 AC)
PROPERTY OF
COMMONWEALTH BUILDERS, INC.
SITUATE MILL RACE DRIVE
CITY OF SALEM, VIRGINIA

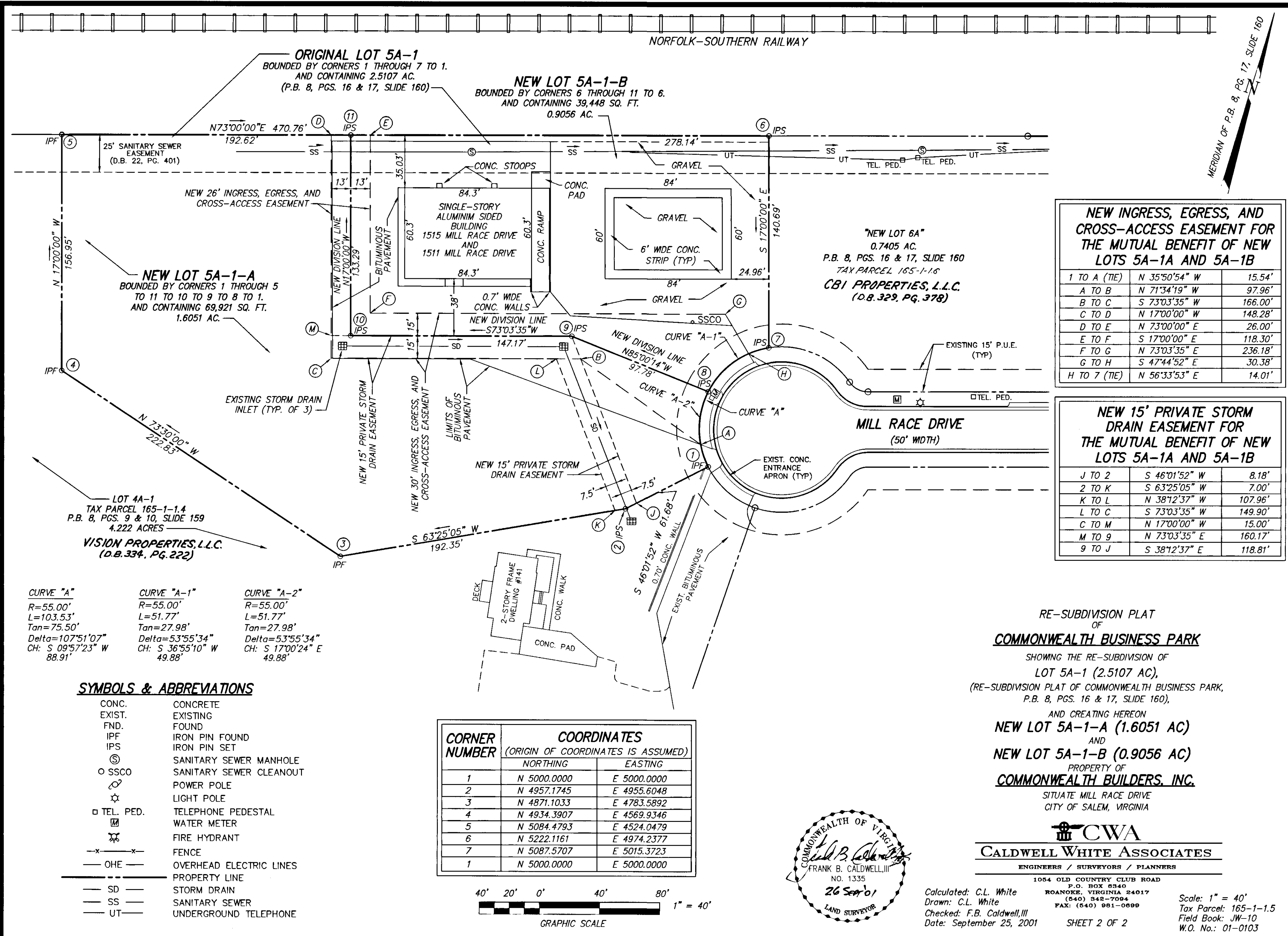
CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS

1054 OLD COUNTRY CLUB ROAD
P.O. BOX 6340
ROANOKE, VIRGINIA 24017
(540) 342-7094
FAX: (540) 981-0899

Calculated: C.L. White
Drawn: C.L. White
Checked: F.B. Caldwell, III
Date: September 25, 2001

SHEET 1 OF 2

Scale: 1" = 40'
Tax Parcel: 165-1-1.5
Field Book: JW-10
W.O. No.: 01-0103



MERIDIAN OF P.B. 8, PG. 17, SLIDE 160

NEW INGRESS, EGRESS, AND CROSS-ACCESS EASEMENT FOR THE MUTUAL BENEFIT OF NEW LOTS 5A-1A AND 5A-1B

1 TO A (TIE)	N 35°50'54" W	15.54'
A TO B	N 71°34'19" W	97.96'
B TO C	S 73°03'35" W	166.00'
C TO D	N 17°00'00" W	148.28'
D TO E	N 73°00'00" E	26.00'
E TO F	S 17°00'00" E	118.30'
F TO G	N 73°03'35" E	236.18'
G TO H	S 47°44'52" E	30.38'
H TO 7 (TIE)	N 56°33'53" E	14.01'

NEW 15' PRIVATE STORM DRAIN EASEMENT FOR THE MUTUAL BENEFIT OF NEW LOTS 5A-1A AND 5A-1B

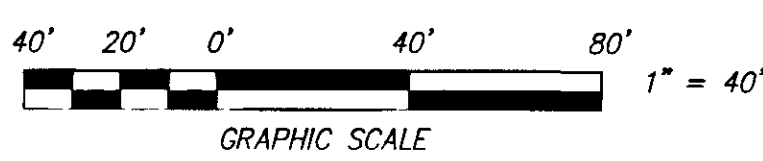
J TO 2	S 46°01'52" W	8.18'
2 TO K	S 63°25'05" W	7.00'
K TO L	N 38°12'37" W	107.96'
L TO C	S 73°03'35" W	149.90'
C TO M	N 17°00'00" W	15.00'
M TO 9	N 73°03'35" E	160.17'
9 TO J	S 38°12'37" E	118.81'

CURVE "A" R=55.00' L=103.53' Tan=75.50' Delta=107°51'07" CH: S 09°57'23" W 88.91'	CURVE "A-1" R=55.00' L=51.77' Tan=27.98' Delta=53°55'34" CH: S 36°55'10" W 49.88'	CURVE "A-2" R=55.00' L=51.77' Tan=27.98' Delta=53°55'34" CH: S 17°00'24" E 49.88'
--	--	--

SYMBOLS & ABBREVIATIONS

- CONC. CONCRETE
- EXIST. EXISTING
- FND. FOUND
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ⊙ SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- ⊕ POWER POLE
- ☆ LIGHT POLE
- TEL. PED. TELEPHONE PEDESTAL
- ⊞ WATER METER
- ⊞ FIRE HYDRANT
- x-x- FENCE
- OHE- OVERHEAD ELECTRIC LINES
- - - - - PROPERTY LINE
- SD- STORM DRAIN
- SS- SANITARY SEWER
- UT- UNDERGROUND TELEPHONE

CORNER NUMBER	COORDINATES (ORIGIN OF COORDINATES IS ASSUMED)	
	NORTHING	EASTING
1	N 5000.0000	E 5000.0000
2	N 4957.1745	E 4955.6048
3	N 4871.1033	E 4783.5892
4	N 4934.3907	E 4569.9346
5	N 5084.4793	E 4524.0479
6	N 5222.1161	E 4974.2377
7	N 5087.5707	E 5015.3723
1	N 5000.0000	E 5000.0000



RE-SUBDIVISION PLAT
OF
COMMONWEALTH BUSINESS PARK
SHOWING THE RE-SUBDIVISION OF
LOT 5A-1 (2.5107 AC),
(RE-SUBDIVISION PLAT OF COMMONWEALTH BUSINESS PARK,
P.B. 8, PGS. 16 & 17, SLIDE 160),
AND CREATING HEREON
NEW LOT 5A-1-A (1.6051 AC)
AND
NEW LOT 5A-1-B (0.9056 AC)
PROPERTY OF
COMMONWEALTH BUILDERS, INC.
SITUATE MILL RACE DRIVE
CITY OF SALEM, VIRGINIA



CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS

1054 OLD COUNTRY CLUB ROAD
P.O. BOX 6340
ROANOKE, VIRGINIA 24017
(540) 542-7094
FAX: (540) 981-0699

Calculated: C.L. White
Drawn: C.L. White
Checked: F.B. Caldwell, III
Date: September 25, 2001

Scale: 1" = 40'
Tax Parcel: 165-1-16
Field Book: JW-10
W.O. No.: 01-0103

SHEET 2 OF 2