

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROWE FURNITURE, INC. IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1 INCLUSIVE CONTAINING A TOTAL OF 8.566 ACRES BEING A PORTION OF PARCEL I CONVEYED TO SAID OWNER BY THE VIRGINIA RAILWAY COMPANY BY DEED DATED FEBRUARY 19, 1946 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 335, PAGE 81, PARCEL II, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THOMAS V. ANDERTON AND EVELYN M. ANDERTON BY DEED DATED MARCH 19, 1957 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 571, PAGE 551, PARCEL III, BEING A TRIANGULAR SHAPED PIECE OF PROPERTY THAT REVERTED BACK TO THE ROWE FURNITURE CORPORATION WHEN THE STREET WAS REALIGNED SEE DEED DATED JUNE 28, 1950 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 442, PAGE 344, PARCEL IV, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JUNE 25, 1964 BY THE TOWN OF SALEM AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 745, PAGE 401 AND PARCEL V, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 15, 1968 BY THE CITY OF SALEM AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 4, PAGE 389.

THAT ROWE FURNITURE, INC. IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 13 THRU 51 TO 13 INCLUSIVE CONSISTING OF PARCEL VI, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THE EATON CORPORATION BY DEED DATED DECEMBER 17, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 31, PAGE 647, PARCELS VII, VIII AND IX, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THE EATON CORPORATION BY DEED DATED DECEMBER 17, 1973 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 31, PAGE 660 AND PARCEL X, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THE EATON CORPORATION BY DEED DATED MAY 6, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 111, PAGE 698.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THESE PARCELS INTO THREE TRACTS OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES THE PARCEL LINES SHOWN DOTTED HEREON BEING ALL INTERIOR PARCEL LINES CREATED IN AFORESAID DEEDS.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

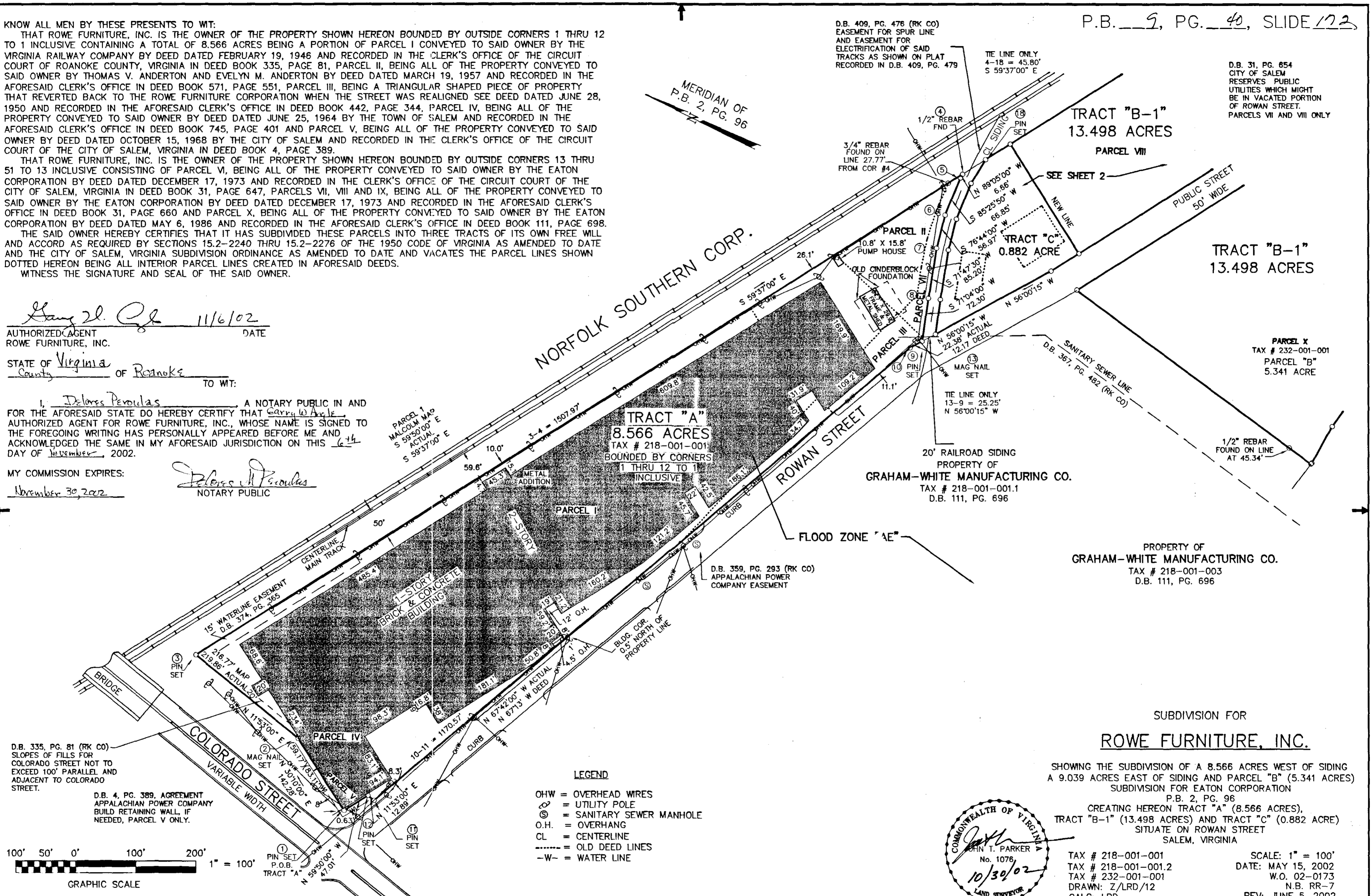
Lang 21. Q. 11/6/02
AUTHORIZED AGENT
ROWE FURNITURE, INC. DATE

STATE OF Virginia
County of Roanoke
TO WIT:

Delores Peroulas A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Carry W. Arkle AUTHORIZED AGENT FOR ROWE FURNITURE, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 6th DAY OF November 2002.

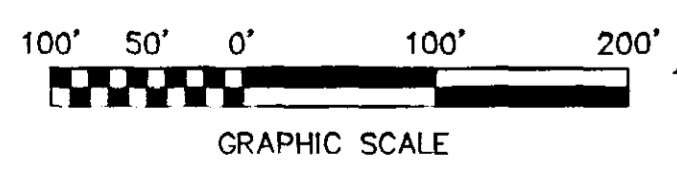
MY COMMISSION EXPIRES:
November 30, 2002
Delores Peroulas
NOTARY PUBLIC

NOVEMBER 30, 2002



D.B. 335, PG. 81 (RK CO)
SLOPES OF FILLS FOR
COLORADO STREET NOT TO
EXCEED 100' PARALLEL AND
ADJACENT TO COLORADO
STREET.

D.B. 4, PG. 389, AGREEMENT
APPALACHIAN POWER COMPANY
BUILD RETAINING WALL IF
NEEDED, PARCEL V ONLY.



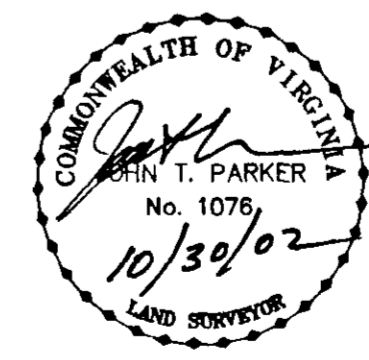
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:01 O'CLOCK A.M. ON THIS 19 DAY OF NOV 2002.

TEST: CHANCE CRAWFORD
CLERK
By *Manda M. Gurnell*
DEPUTY CLERK

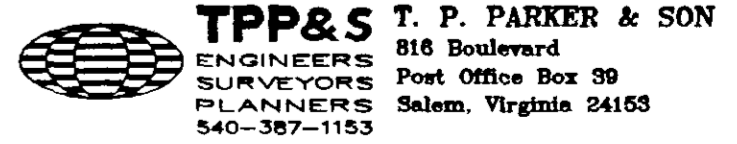
APPROVED:
James E. Taliaferro 11/18/02
JAMES E. TALIAFERRO, II, P.E., C.S.
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION
Melvin B. Doughty 11-18-02
MELVIN B. DOUGHTY, P.E. CITY ENGINEER
CITY OF SALEM, VIRGINIA

- LEGEND
- OHW = OVERHEAD WIRES
 - ⊙ = UTILITY POLE
 - ⊙ = SANITARY SEWER MANHOLE
 - O.H. = OVERHANG
 - CL = CENTERLINE
 - = OLD DEED LINES
 - W- = WATER LINE

SEE "KNOW ALL MEN" FOR RECORDATION INFORMATION ON PARCELS I THRU X.
THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. ROWE FURNITURE, INC. IS THE OWNER OF RECORD, SEE D.B. 335, PG. 81 (RK CO), D.B. 442, PG. 344 (RK CO), D.B. 571, PG. 551 (RK CO), D.B. 745, PG. 401 (RK CO), D.B. 4, PG. 389 (SAL), D.B. 31, PG. 647 (SAL), D.B. 31, PG. 660 (SAL) AND D.B. 111, PG. 698 (SAL).



SUBDIVISION FOR
ROWE FURNITURE, INC.
SHOWING THE SUBDIVISION OF A 8.566 ACRES WEST OF SIDING A 9.039 ACRES EAST OF SIDING AND PARCEL "B" (5.341 ACRES) SUBDIVISION FOR EATON CORPORATION P.B. 2, PG. 96
CREATING HEREON TRACT "A" (8.566 ACRES), TRACT "B-1" (13.498 ACRES) AND TRACT "C" (0.882 ACRE) SITUATE ON ROWAN STREET SALEM, VIRGINIA
TAX # 218-001-001 SCALE: 1" = 100'
TAX # 218-001-001.2 DATE: MAY 15, 2002
TAX # 232-001-001 W.O. 02-0173
DRAWN: Z/LRD/12 N.B. RR-7
CALC: LRD REV: JUNE 5, 2002
REV: OCT. 30, 2002



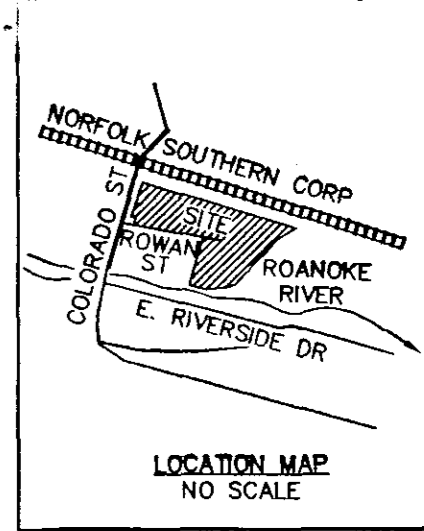
REFERENCE MAPS:

1. MAP SHOWING PROPERTY OF ROWE FURNITURE CORP. BY C. B. MALCOLM & SON, ENGRS. DATED JAN. 24, 1959, REVISED APRIL 27, 1959. (UNRECORDED).
2. PLAT SHOWING SURVEY OF 2.8001 ACRES BY DAVID DICK & ASSOCIATES, ENGINEERS & SURVEYORS DATED SEPT 14, 1971 AND RECORDED IN DEED BOOK 31, PG. 667.
3. MAP AND SURVEY OF PROPERTY BEING CONVEYED BY THE YALE AND TOWNE MANUFACTURING CO., BY F. A. SPIGGLE, S.C.L.S. DATED JUNE 28, 1950 AND RECORDED IN D.B. 344, PG. 442 (RK CO).
4. PLAT FROM RECORDS SHOWING PROPERTY OF THE CITY OF SALEM TO BE CONVEYED TO ROWE FURNITURE CORPORATION BY C. B. MALCOLM & SON, S.C.E. DATED JUNE 6, 1968 AND RECORDED IN D.B. 4, PG. 392.
5. PLAT OF SURVEY SHOWING PROPERTY OF THE TOWN OF SALEM TO BE CONVEYED TO ROWE FURNITURE CORPORATION BY C. B. MALCOLM & SON, S.C.E. DATED MAY 6, 1964 AND RECORDED IN D.B. 745, PG. 406 (RK CO).
6. PLAT SHOWING SURVEY OF 3.3331 ACRES BEING CONVEYED TO ROWE FURNITURE CORPORATION BY DAVID DICK & ASSOCIATES DATED SEPT 14, 1973 AND RECORDED IN D.B. 31, PG. 653 (RK CO).
7. PLAT SHOWING SURVEY OF 0.1250 & 2.9028 ACRES BEING CONVEYED TO ROWE FURNITURE CORPORATION BY DAVID DICK & ASSOCIATES, ENGINEERS AND SURVEYORS DATED SEPT. 14, 1973 AND RECORDED IN D.B. 31, PG. 666.
8. PLAT SHOWING SURVEY OF 2.8001 ACRES BEING CONVEYED TO ROWE FURNITURE CORPORATION BY DAVID DICK & ASSOCIATES, ENGINEERS & SURVEYORS DATED SEPT. 14, 1973 AND RECORDED IN D.B. 31, PG. 667.
9. SUBDIVISION FOR EATON CORPORATION BY T. P. PARKER & SON DATED MAY 8, 1986 AND RECORDED IN P.B. 2, PG. 96.
10. PLAT OF SURVEY SHOWING PROPERTY OF THE TOWN OF SALEM BY C. B. MALCOLM & SON S.C.E. DATED MAY 6, 1964. (UNRECORDED)
11. MAP AND SURVEY OF A TRIANGULAR SHAPED PARCEL BY F. A. SPIGGLE DATED MAY 10, 1950 AND RECORDED IN D.B. 442, PG. 351 (RK CO).
12. PLAT OF SURVEY SHOWING 3.29± ACRE PORTION OF PROPERTY OF THE YALE AND TOWNE MANUFACTURING COMPANY BY C. B. MALCOLM & SON, S.C.E. DATED JAN. 13, 1964 AND RECORDED IN D.B. 739, PG. 32 (RK CO).
13. MAP AND SURVEY SHOWING A TRIANGULAR SHAPED PARCEL OF LAND BEING CONVEYED TO THE TOWN OF SALEM BY F. A. SPIGGLE, S.C.L.S. DATED MAY 10, 1950 AND RECORDED IN D.B. 442, PG. 351 (RK CO).

LEGEND

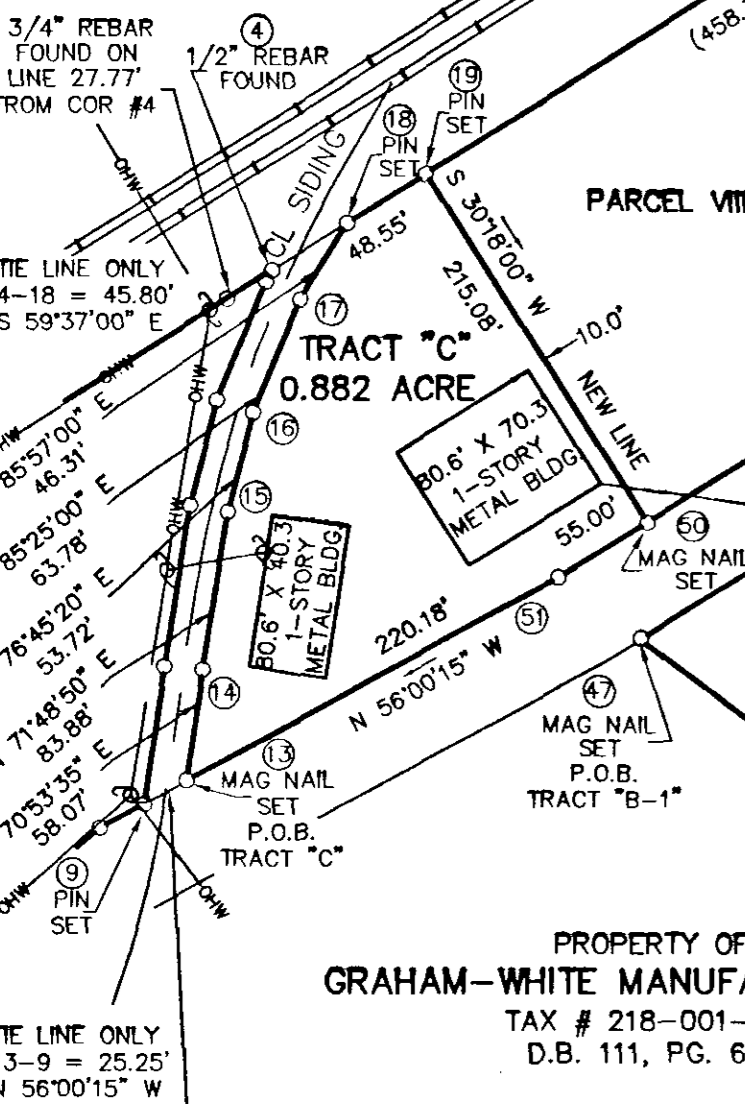
- OHW = OVERHEAD WIRES
- ⊙ = UTILITY POLE
- ⊙ = SANITARY SEWER MANHOLE
- O.H. = OVERHANG
- CL = CENTERLINE

MERIDIAN OF P.B. 2, PG. 96



D.B. 406, PG. 287 (RK CO)
EASEMENT FOR ELECTRIFICATION OF TRACKS AS SHOWN ON PLAT RECORDED IN D.B. 406, PG. 290 PARCELS VII & VIII ONLY

TRACT "C"
0.882 ACRE
FUTURE TAX # 218-001-001.2
BOUNDED BY CORNERS 13 THRU 19, 50, 51 TO 13 INCLUSIVE



20' RAILROAD SIDING
PROPERTY OF
GRAHAM-WHITE MANUFACTURING CO.
TAX # 218-001-001.1
D.B. 111, PG. 696

D.B. 31, PG. 654
"CITY OF SALEM RESERVES PUBLIC UTILITIES WHICH MIGHT BE IN VACATED PORTION OF ROWAN STREET" AFFECTS PARCELS VII AND VIII ONLY

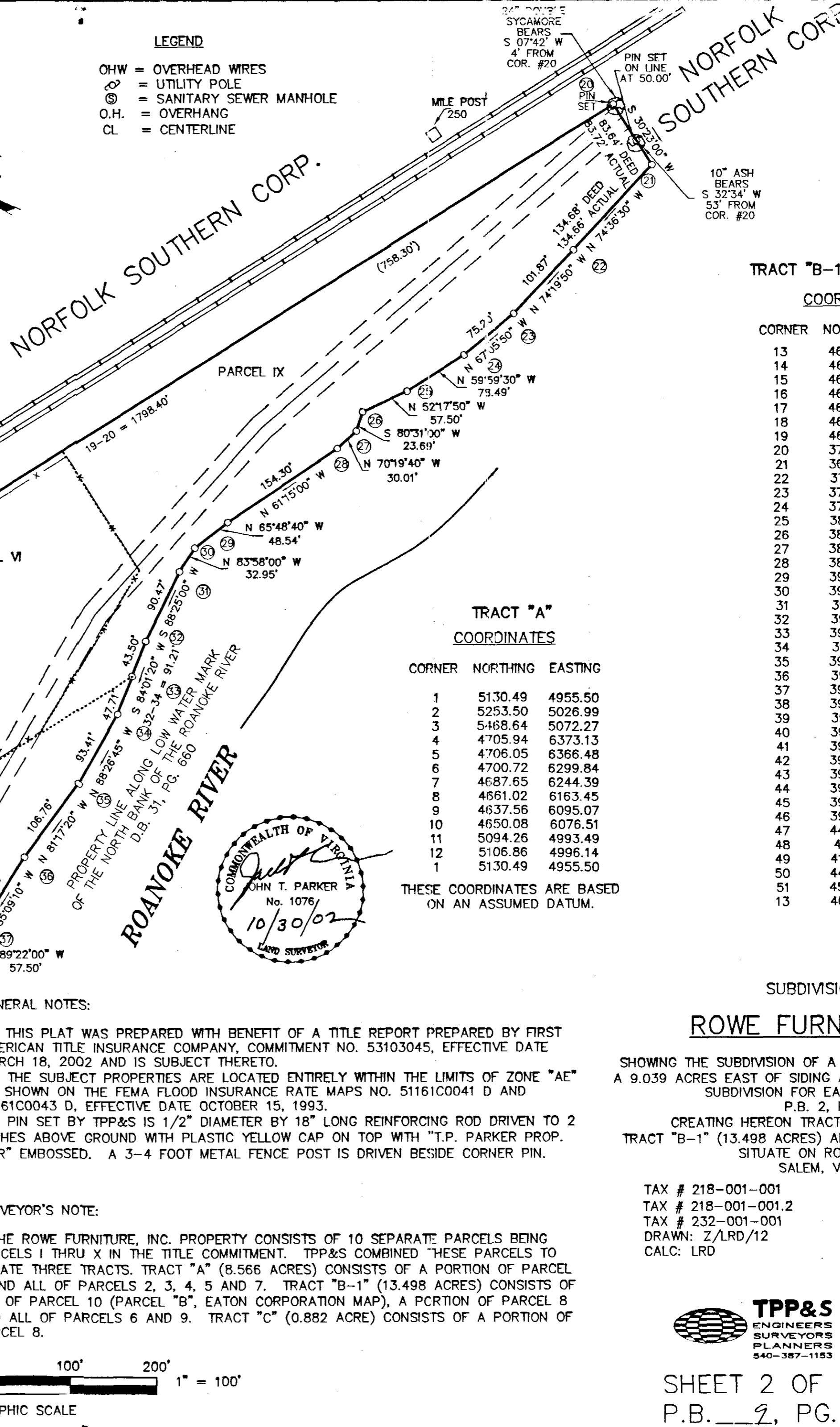
9.039 ACRES
PART OF TAX # 218-001-001
BOUNDED BY CORNERS 13 THRU 33, 48, 49, 50 51 TO 13 INCLUSIVE

FLOOD ZONE "AE"

TRACT "B-1"
13.498 ACRES
TAX # 232-001-001
BOUNDED BY CORNERS 19 THRU 50 TO 19 INCLUSIVE

PARCEL X
TAX # 232-001-001
PARCEL "B"
5.341 ACRE
BOUNDED BY CORNERS 33 THRU 48 TO 33 INCLUSIVE

PROPERTY OF
GRAHAM-WHITE MANUFACTURING CO.
TAX # 218-001-003
D.B. 111, PG. 696



TRACT "A"
COORDINATES

CORNER	NORTHING	EASTING
1	5130.49	4955.50
2	5253.50	5026.99
3	5468.64	5072.27
4	4705.94	6373.13
5	4706.05	6366.48
6	4700.72	6299.84
7	4687.65	6244.39
8	4661.02	6163.45
9	4637.56	6095.07
10	4650.08	6076.51
11	5094.26	4993.49
12	5106.86	4996.14
1	5130.49	4955.50

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

TRACT "B-1" & TRACT "C"
COORDINATES

CORNER	NORTHING	EASTING
13	4623.45	6116.02
14	4642.46	6170.89
15	4668.64	6250.58
16	4680.95	6302.87
17	4686.04	6366.45
18	4682.77	6412.64
19	4658.22	6454.53
20	3748.62	8005.94
21	3676.40	7963.59
22	3712.14	7833.76
23	3739.65	7735.68
24	3768.92	7666.41
25	3808.17	7598.44
26	3843.34	7552.95
27	3839.44	7529.58
28	3849.54	7501.32
29	3923.75	7366.04
30	3943.64	7321.76
31	3947.11	7289.00
32	3944.61	7198.56
33	3940.08	7155.30
34	3935.11	7107.85
35	3937.64	7014.47
36	3953.81	6908.94
37	3962.44	6807.23
38	3963.07	6749.73
39	3952.61	6655.81
40	3931.36	6515.57
41	3932.33	6455.18
42	3937.84	6408.74
43	3960.39	6314.28
44	3964.93	6283.54
45	3966.97	6213.84
46	3967.36	6211.61
47	4447.63	6289.61
48	4101.11	6880.64
49	4144.24	6905.93
50	4472.52	6346.01
51	4500.34	6298.57
13	4623.45	6116.02

SUBDIVISION FOR
ROWE FURNITURE, INC.

SHOWING THE SUBDIVISION OF A 8.566 ACRES WEST OF SIDING AND PARCEL "B" (5.341 ACRES) SUBDIVISION FOR EATON CORPORATION P.B. 2, PG. 96
CREATING HEREON TRACT "A" (8.566 ACRES), TRACT "B-1" (13.498 ACRES) AND TRACT "C" (0.882 ACRE) SITUATE ON ROWAN STREET SALEM, VIRGINIA

TAX # 218-001-001 SCALE: 1" = 100'
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DRAWN: Z/LRD/12 N.B. RR-7
CALC: LRD REV: JUNE 5, 2002
REV: OCT. 30, 2002

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24163
540-387-1153

SHEET 2 OF 2
P.B. 2, PG. 41, SLIDE 72

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 53103045, EFFECTIVE DATE MARCH 18, 2002 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTIES ARE LOCATED ENTIRELY WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS NO. 51161C0041 D AND 51161C0043 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

SURVEYOR'S NOTE:

THE ROWE FURNITURE, INC. PROPERTY CONSISTS OF 10 SEPARATE PARCELS BEING PARCELS I THRU X IN THE TITLE COMMITMENT. TPP&S COMBINED THESE PARCELS TO CREATE THREE TRACTS. TRACT "A" (8.566 ACRES) CONSISTS OF A PORTION OF PARCEL 1 AND ALL OF PARCELS 2, 3, 4, 5 AND 7. TRACT "B-1" (13.498 ACRES) CONSISTS OF ALL OF PARCEL 10 (PARCEL "B", EATON CORPORATION MAP), A PORTION OF PARCEL 8 AND ALL OF PARCELS 6 AND 9. TRACT "C" (0.882 ACRE) CONSISTS OF A PORTION OF PARCEL 8.

