

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TARPLEY-GRAHAM, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #040001171.

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 THRU 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:

TARPLEY-GRAHAM, L.L.C.

BY: GRAHAM CONSTRUCTION, INC. (MEMBER)

BY: Bobby M. DeLo ITS: Member

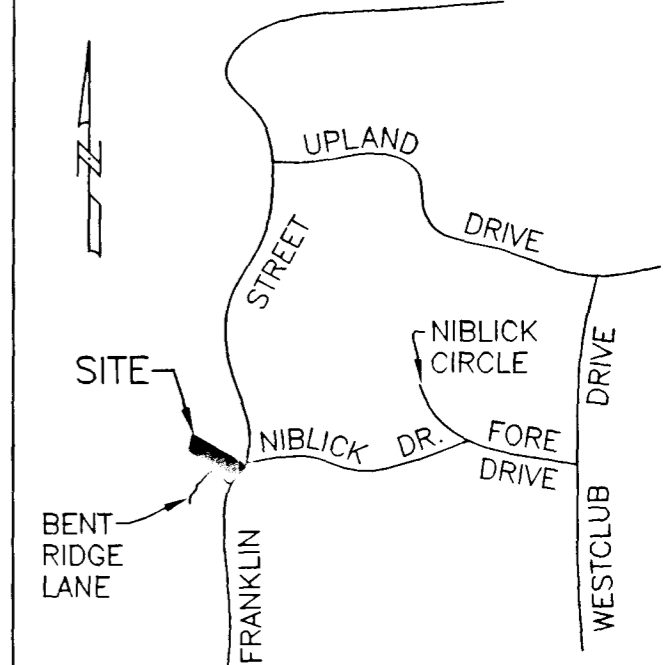
STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, James H. Hill, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Stanley H. Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21<sup>st</sup> DAY OF April, 2004.

James H. Hill  
NOTARY PUBLIC MY COMMISSION EXPIRES 2/22/06

NOTES:

- OWNERS OF RECORD: TARPLEY-GRAHAM, L.L.C.
- LEGAL REFERENCE: INSTRUMENT #040001171
- PROPERTY IS CURRENTLY ZONED R-1.
- THE CURRENT TAX MAP NUMBER: 290-1-3
- 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) & ZONE AE (FLOODWAY) AS SHOWN HEREON. SEE FEMA MAP #51161C0039 D (EFFECTIVE DATE: OCT. 18, 1995).
- UNDERGROUND UTILITY SERVICE LINES.
- PORTION OF GRAVEL DRIVE & WALLS ENCREACHING INTO THE RIGHT-OF-WAY ARE TO BE REMOVED.



VICINITY MAP  
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°35'00"E	26.00
L2	S02°40'21"W	13.78
L3	S29°10'52"W	31.51
L4	S34°33'42"W	24.65
L5	S34°33'42"W	3.12
L6	S34°33'42"W	21.53
L7	S48°13'42"W	48.23
L8	S48°13'42"W	19.61
L9	S48°13'42"W	28.62

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	49.04'	106.00'	24.97	S15°55'36"W	48.61'	26°30'31"
C2	67.69'	283.81'	34.01	S41°23'42"W	67.53'	13°39'57"
C3	44.06'	185.62'	22.13	S41°25'46"W	43.95'	13°35'55"
C4	36.73'	25.00'	22.58	S76°39'21"W	33.52'	84°11'18"
C5	12.27'	12.50'	6.68	N33°07'28"W	11.79'	56°15'04"
C6	280.78'	55.00'	36.75	S28°45'00"W	61.11'	292°30'07"
C7	26.34'	55.00'	13.43	N18°43'08"W	26.09'	27°26'23"
C8	65.40'	55.00'	37.19	N66°30'17"W	61.62'	68°07'55"
C9	52.65'	55.00'	28.54	S52°00'16"W	50.66'	54°51'00"
C10	54.59'	55.00'	29.78	S03°51'11"E	52.37'	56°51'54"
C11	81.80'	55.00'	50.59	S74°53'36"E	74.47'	85°12'56"
C12	12.27'	12.50'	6.68	S89°22'32"E	11.79'	56°15'04"
C13	47.77'	25.00'	35.36	S06°30'39"E	40.83'	109°28'42"

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

John R. McAden  
JOHN R. McADEN 002002



THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON JANUARY 14, 2004.

APPROVED: Charles Van Alstman Alternate 5/4/04  
MELVIN B. DOUGHTY, P.E. DATE  
CITY ENGINEER, CITY OF SALEM

Assistant James E. Taliaferro, III 5/9/04  
JAMES E. TALIAFERRO, III, P.E. LS DATE  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

ACREAGE TABLE

4.901 ACRES - LOTS 1 THRU 19
0.207 ACRE - STORMWATER MANAGEMENT LOT
0.465 ACRE REMAINING - PARCEL A-1
1.178 ACRES - FOR R/W DEDICATION OF PHILLIPS BROOK LANE
+ 0.110 ACRE - ROAD WIDENING PURPOSES ALONG FRANKLIN STREET
6.861 ACRES - TOTAL SHOWN ON PLAT

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 9:28 O'CLOCK A.M. ON THIS 16<sup>th</sup> DAY OF May, 2004, IN PLAT BOOK 10, PAGE 25.

TESTE: Chance Crawford  
CLERK  
Carol F. Whitely  
DEPUTY CLERK

PLAT OF SUBDIVISION  
TO BE KNOWN AS  
**PHILLIPS BROOK**  
CREATING HEREON LOTS 1 THRU 19,  
A STORMWATER MANAGEMENT LOT  
& PARCEL A-1  
BEING THE SUBDIVISION OF  
PARCEL A (TAX MAP #290-1-3)  
INSTRUMENT #040001171  
SITUATED ON FRANKLIN STREET  
CITY OF SALEM, VIRGINIA  
SURVEYED DECEMBER 29, 2003  
JOB #R0300232.00  
SCALE: 1"=40'  
SHEET 1 OF 3

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



**SIGN EASEMENT #1 TABLE**

LINE	BEARING	LENGTH
A-B	N61°15'00"W	21.58
B-C	N28°45'00"E	30.00
C-D	S61°15'00"E	20.00
D-A	S25°43'55"W	30.04

**SIGN EASEMENT #2 TABLE**

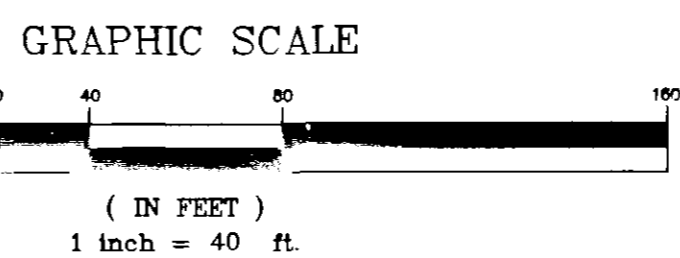
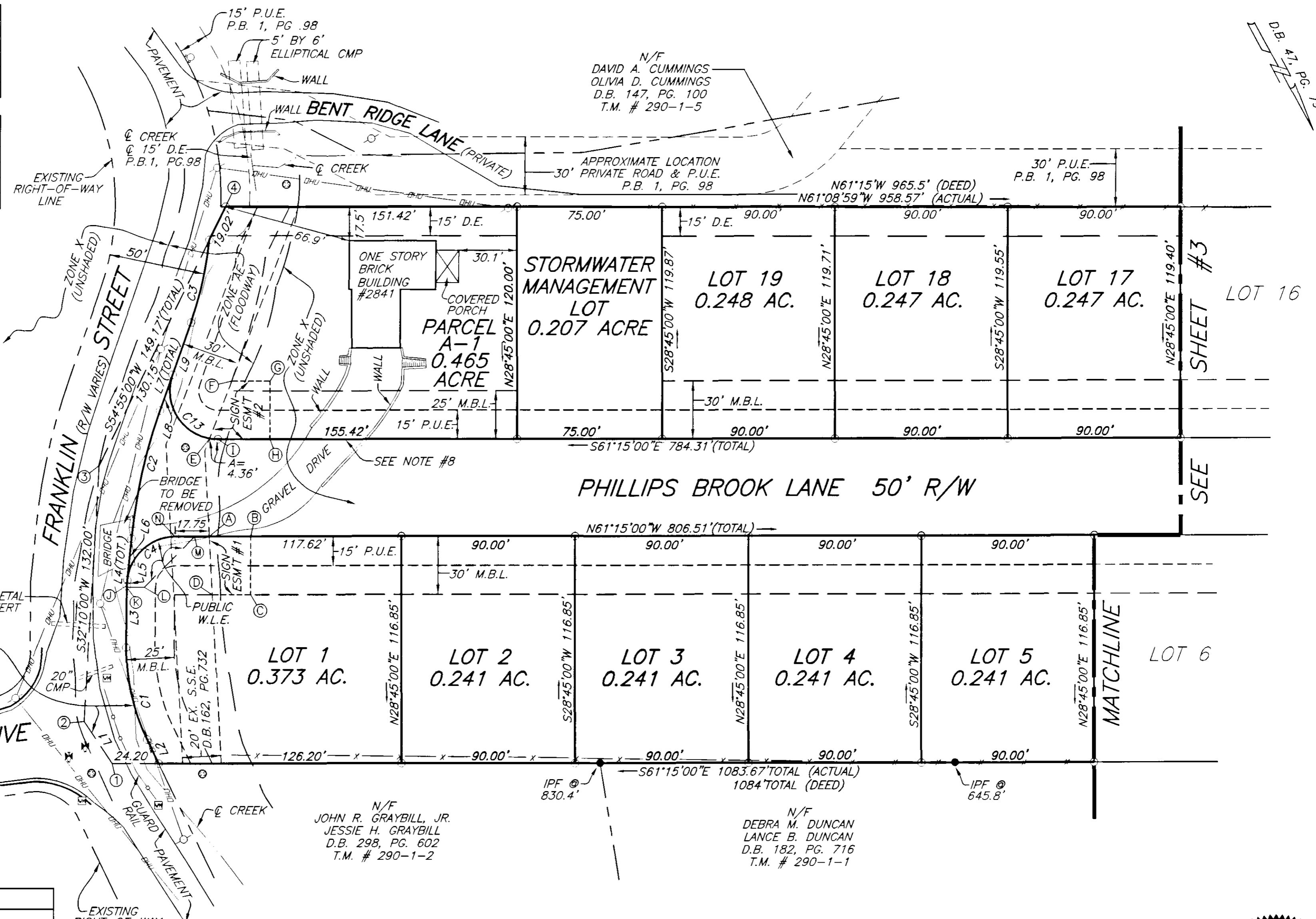
LINE	BEARING	LENGTH
E-F	S49°51'47"W	31.75
F-G	N61°15'00"W	20.00
G-H	N28°45'00"E	30.00
H-I	S61°15'00"E	27.10

**WATER LINE EASEMENT TABLE**

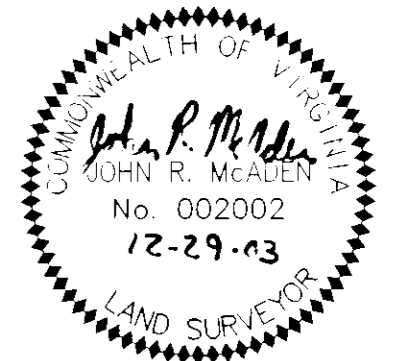
LINE	BEARING	LENGTH
J-K	N29°10'52"E	0.55
K-L	N61°15'00"W	9.14
L-M	S73°45'00"W	36.94
M-N	S61°15'00"E	10.07

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- ⊕ CLEAN OUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ SIGN
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- CMP CORRUGATED METAL PIPE
- D.I. DRAIN INLET
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DHU — OVERHEAD UTILITY WIRES
- □ — GUARD RAIL
- x — FENCE

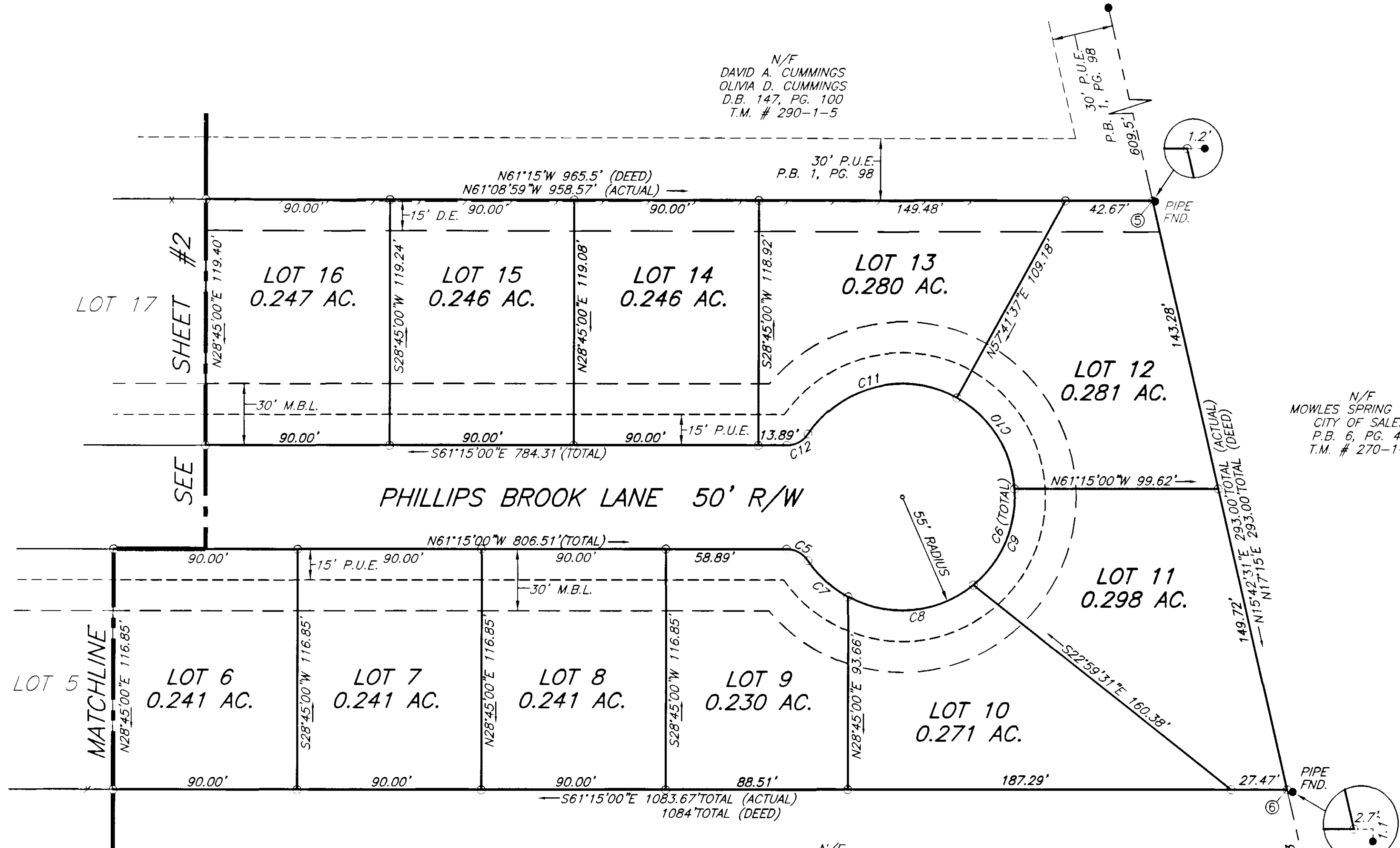


PLAT OF SUBDIVISION  
TO BE KNOWN AS  
**PHILLIPS BROOK**  
CREATING HEREON LOTS 1 THRU 19  
BEING THE SUBDIVISION OF  
TAX PARCEL #290-1-3  
INSTRUMENT #040001171  
SITUATED ON FRANKLIN STREET  
CITY OF SALEM, VIRGINIA  
SURVEYED DECEMBER 29, 2003  
JOB #R0300232.00  
SCALE: 1"=40'  
SHEET 2 OF 3



**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



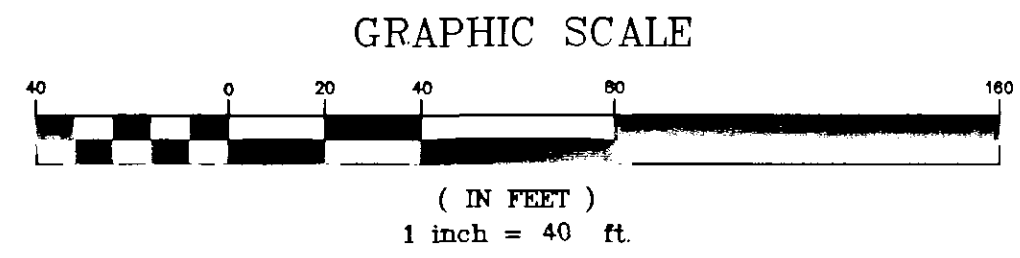


N/F  
DAVID A. CUMMINGS  
OLIVIA D. CUMMINGS  
D.B. 147, PG. 100  
T.M. # 290-1-5

N/F  
MOWLES SPRING PARK  
CITY OF SALEM  
P.B. 6, PG. 48  
T.M. # 270-1-1

N/F  
DEBRA M. DUNCAN  
LANCE B. DUNCAN  
D.B. 182, PG. 716  
T.M. # 290-1-1

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
⊙	CLEAN OUT
⊗	SANITARY SEWER MANHOLE
⊕	STORM MANHOLE
○	LIGHT POLE
○	UTILITY POLE
⊞	TELEPHONE PEDESTAL
⊞	SIGN
⊞	FIRE HYDRANT
⊞	WATER METER
⊞	WATER VALVE
—○—	CMP CORRUGATED METAL PIPE
—○—	D.I. DRAIN INLET
—○—	M.B.L. MINIMUM BUILDING LINE
—○—	P.U.E. PUBLIC UTILITY EASEMENT
—○—	D.E. DRAINAGE EASEMENT
—○—	OHU OVERHEAD UTILITY WIRES
—○—	GUARD RAIL
—x—	FENCE



PLAT OF SUBDIVISION  
TO BE KNOWN AS  
**PHILLIPS BROOK**  
CREATING HEREON LOTS 1 THRU 19  
BEING THE SUBDIVISION OF  
TAX PARCEL #290-1-3  
INSTRUMENT #040001171  
SITUATED ON FRANKLIN STREET  
CITY OF SALEM, VIRGINIA  
SURVEYED DECEMBER 29, 2003  
JOB #R0300232.00  
SCALE: 1"=40'  
SHEET 3 OF 3



**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018