

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AL M. COOPER CONSTRUCTION, INCORPORATED IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 21 TO 1, AND IS A PORTION 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 060004316.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

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:

AL M. COOPER CONSTRUCTION, INCORPORATED

BY: [Signature] ITS: [Signature]

STATE OF VIRGINIA COMMONWEALTH AT LARGE

I, Megan H. [Signature], A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Al M. Cooper WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF March, 2013.

[Signature] NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/14
REG. # 7368240

LINE	BEARING	LENGTH
L1	S07°50'02"W	4.27'
L2	S80°54'26"E	5.66'
L3	S79°55'35"E	93.98'
L4	N07°50'02"E	8.08'
L5	S06°55'00"E	29.39'

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	104.19'	125.00'	55.34'	N16°02'45"W	101.20'	47°45'34"
C2	39.82'	25.00'	25.56'	N53°27'48"E	35.74'	91°15'32"
C3	38.29'	25.00'	24.04'	N36°02'46"W	34.66'	87°45'37"
C4	29.14'	175.00'	14.60'	N03°03'50"E	29.10'	9°32'23"
C5	32.40'	25.00'	18.93'	N35°25'29"E	30.18'	74°15'40"
C6	44.70'	175.00'	22.47'	N65°14'13"E	44.58'	14°38'11"
C7	13.42'	175.00'	6.71'	N70°21'31"E	13.41'	4°23'35"
C8	31.29'	175.00'	15.68'	N63°02'26"E	31.24'	10°14'36"

APPROVED: [Signature] 4/8/13
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

[Signature] 4/8/13
JAMES E. TALIAFERRO, II, P.E., L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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 9:21 O'CLOCK A.M. ON THIS 10th DAY OF April, 2013, IN PLAT BOOK 15, PAGE 82+8.3

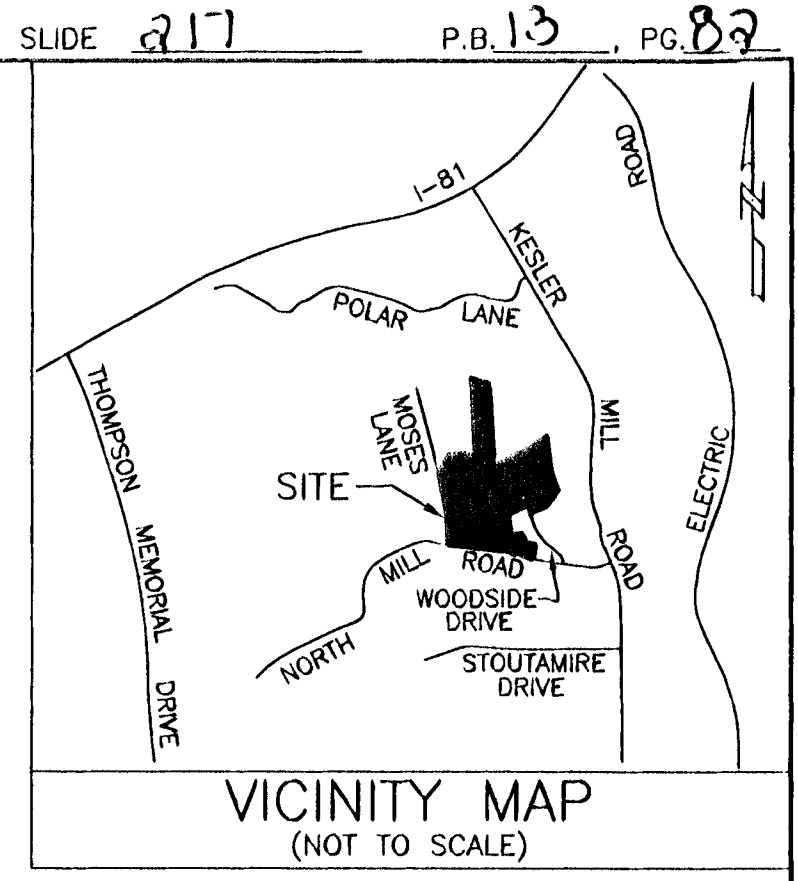
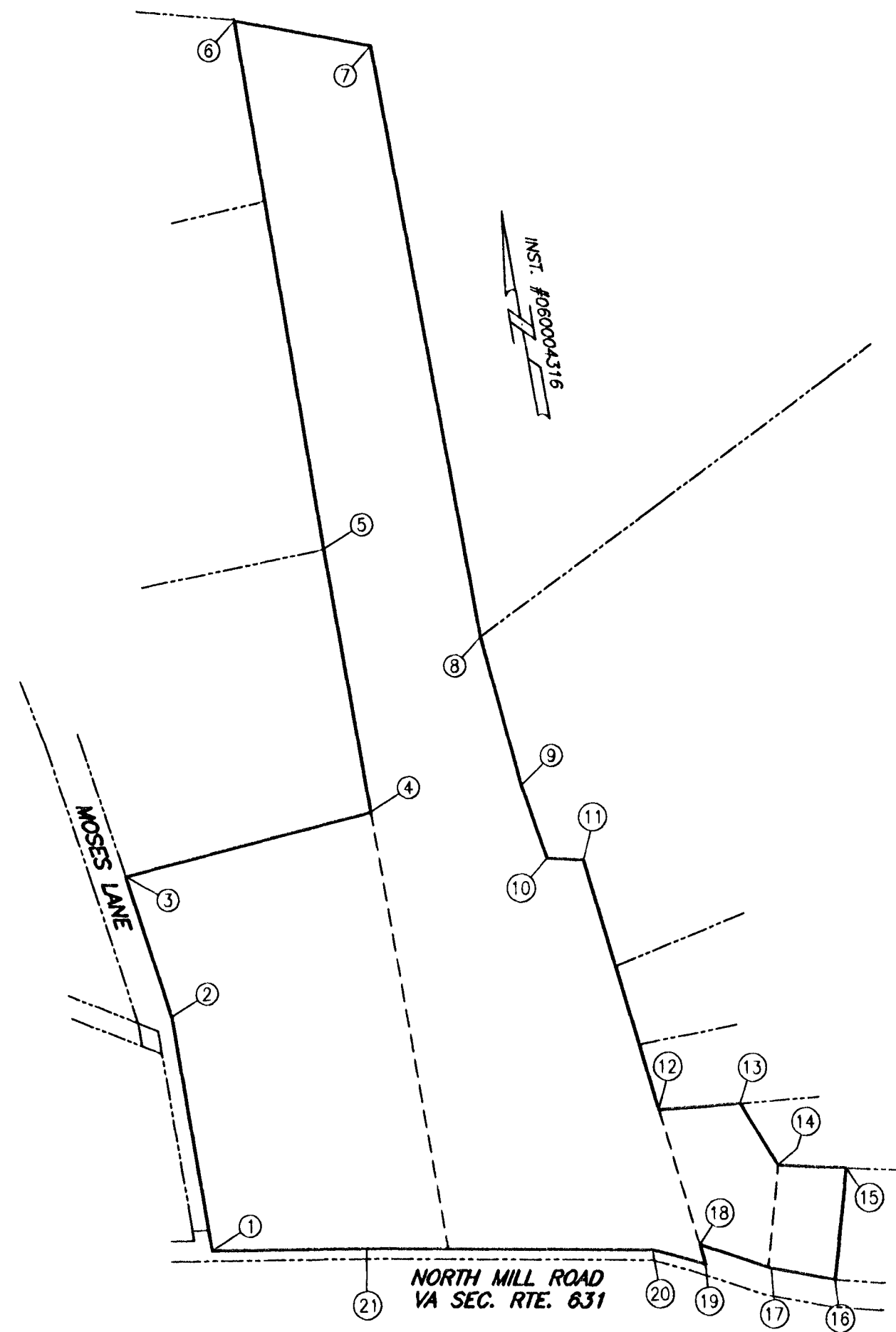
TESTE: GARY CHANCE CRAWFORD
CLERK
[Signature]
DEPUTY CLERK

SECTION 1 ACREAGE TABLE	
2.942 ACRES FOR LOTS IN SECTION 1	
0.415 ACRE DEDICATED FOR ROAD WIDENING PURPOSES ALONG NORTH MILL ROAD	
+12.678 ACRES REMAINING FOR FUTURE DEVELOPMENT	
16.035 ACRES TOTAL SHOWN ON PLAT	

NOTES:

- OWNER OF RECORD: AL M. COOPER CONSTRUCTION, INC.
- LEGAL REFERENCES: INSTRUMENT #060004316
- THE CURRENT TAX MAP NUMBERS: 29-1-10, 29-1-12, 35-1-1, & 35-1-3
- PROPERTIES ARE CURRENTLY ZONED RESIDENTIAL SINGLE FAMILY (RSF).
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTIES ARE IN F.E.M.A. DEFINED ZONE X UNSHADED. THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF FEMA MAP PANEL #'S 51161C0133G & 51161C0141G (REVISED DATE: SEPT. 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PROPERTIES MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

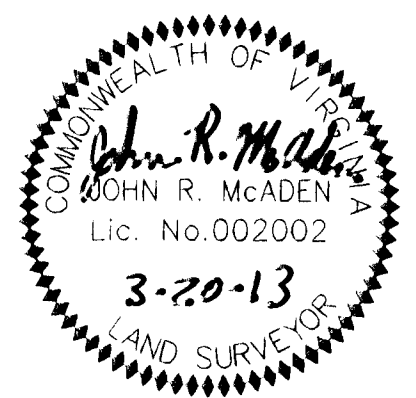
OVERALL PROPERTY CORNER MAP
SCALE: 1"=200'



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	16414.9676	16136.5232
2	16763.3662	16137.1643
3	16977.9637	16105.7129
4	17009.3635	16476.8582
5	17402.6101	16476.0861
6	18190.2556	16481.2451
7	18119.6027	16672.1750
8	17237.1833	16680.2012
9	17010.1642	16701.3277
10	16898.1084	16719.3764
11	16886.5959	16771.3061
12	16507.3001	16817.3179
13	16496.3988	16936.5908
14	16396.9482	16975.7432
15	16375.8103	17073.6473
16	16216.7748	17029.6175
17	16249.7697	16939.8570
18	16301.3113	16842.3061
19	16272.1343	16845.8455
20	16305.8589	16772.8677
21	16379.1602	16360.2568
1	16414.9676	16136.5232

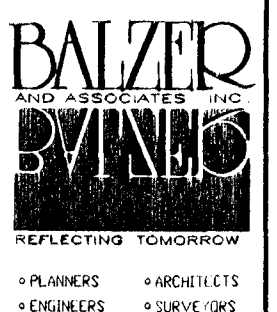
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
JOHN R. McADEN 002002



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
AL M. COOPER CONSTRUCTION, INCORPORATED
RECORDED IN INSTRUMENT #060004316
TO BE KNOWN AS
THE VILLAGE AT NORTH MILL
SECTION 1
CREATING HEREON
LOTS 1 THRU 8, SWM LOT, & TRACT A
SITUATED ON NORTH MILL ROAD
CITY OF SALEM, VIRGINIA
DATED MARCH 20, 2013
JOB #R0600130.01
SHEET 1 OF 2

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



PLAT OF SURVEY
 SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
 AL M. COOPER CONSTRUCTION, INCORPORATED
 RECORDED IN INSTRUMENT #060004316
 TO BE KNOWN AS
THE VILLAGE AT NORTH MILL
 SECTION 1
 CREATING HEREON
 LOTS 1 THRU 8, SWM LOT, & TRACT A
 SITUATED ON NORTH MILL ROAD
 CITY OF SALEM, VIRGINIA
 DATED MARCH 20, 2013
 JOB #R0600130.01
 SCALE: 1"=50'
 SHEET 2 OF 2



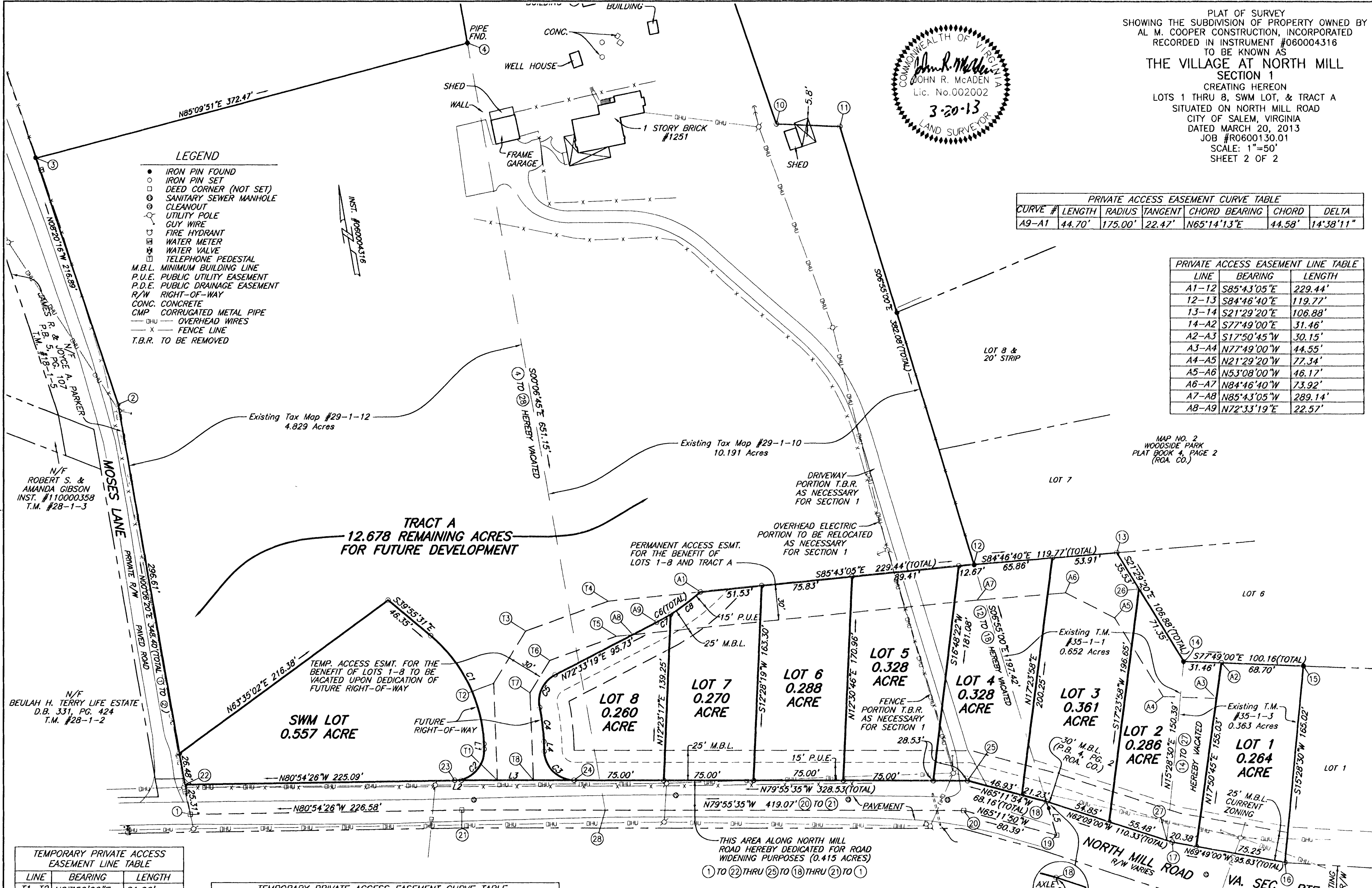
- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - DEED CORNER (NOT SET)
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - UTILITY POLE
 - GUY WIRE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - TELEPHONE PEDESTAL
 - M.B.L. MINIMUM BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - CONC. CONCRETE
 - CMP CORRUGATED METAL PIPE
 - DHU OVERHEAD WIRES
 - X FENCE LINE
 - T.B.R. TO BE REMOVED

PRIVATE ACCESS EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
A9-A1	44.70'	175.00'	22.47'	N65°14'13"E	44.58'	14°38'11"

PRIVATE ACCESS EASEMENT LINE TABLE

LINE	BEARING	LENGTH
A1-12	S85°43'05"E	229.44'
12-13	S84°46'40"E	119.77'
13-14	S21°29'20"E	106.88'
14-A2	S77°49'00"E	31.46'
A2-A3	S17°50'45"W	30.15'
A3-A4	N77°49'00"W	44.55'
A4-A5	N21°29'20"W	77.34'
A5-A6	N53°08'00"W	46.17'
A6-A7	N84°46'40"W	73.92'
A7-A8	N85°43'05"W	289.14'
A8-A9	N72°33'19"E	22.57'



TEMPORARY PRIVATE ACCESS EASEMENT LINE TABLE

LINE	BEARING	LENGTH
T1-T2	N07°50'02"E	81.06'
T2-T3	N41°20'02"E	51.29'
T3-T4	N79°58'11"E	73.59'
T4-A1	S85°43'05"E	77.47'
A9-A8	S72°33'19"W	22.57'
A8-T5	N85°43'05"W	13.76'
T5-T6	S79°58'11"W	59.31'
T6-T7	S41°20'02"W	31.74'
T7-T8	S07°50'02"W	73.21'
T8-T1	N79°55'35"W	30.02'

TEMPORARY PRIVATE ACCESS EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
A1-A9	44.70'	175.00'	22.47'	N65°14'13"E	44.58'	14°38'11"

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