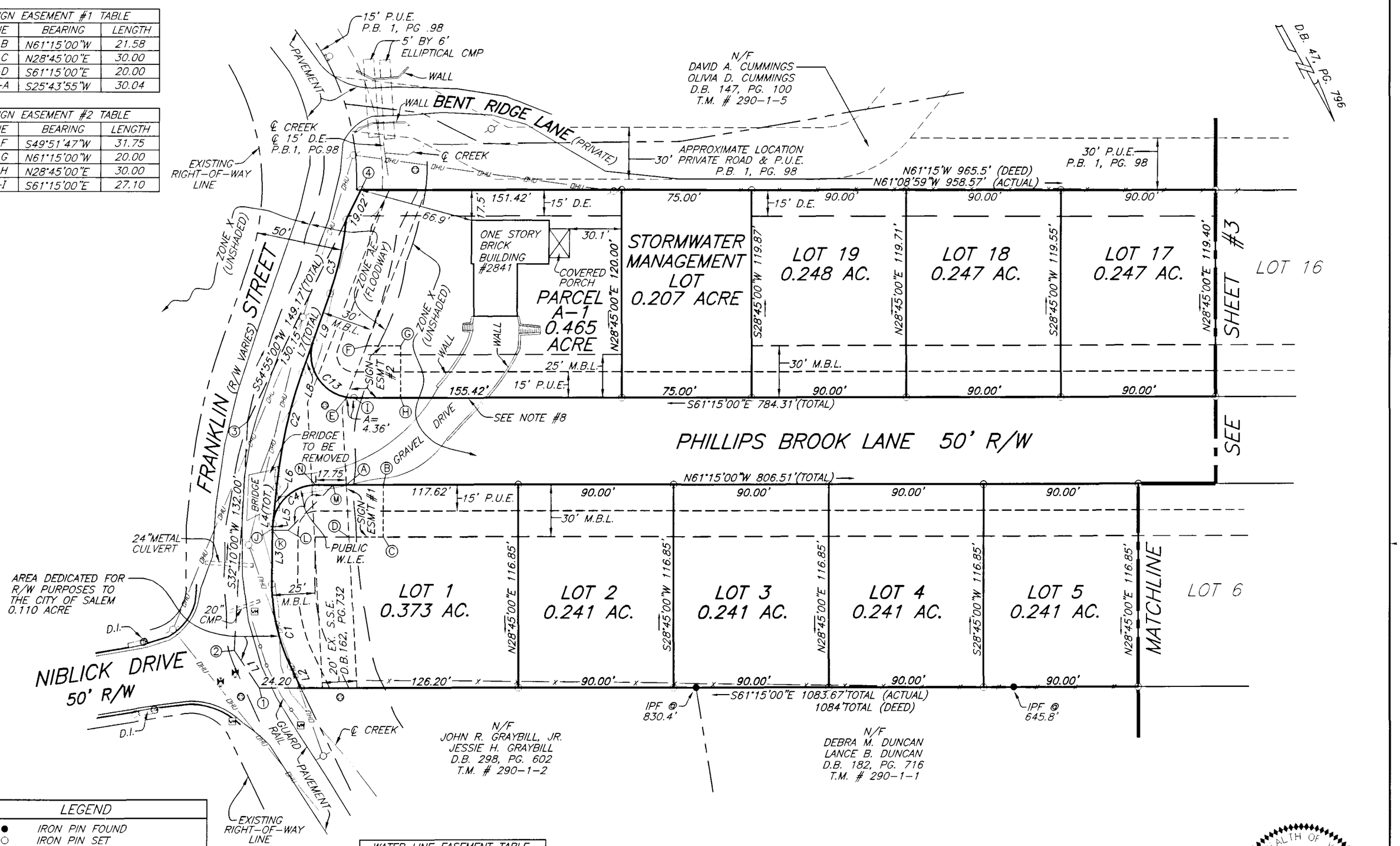
SIGN EASEMENT #1 TABLE		
LINE	BEARING	LENGTH
A–B	N61°15'00"W	21.58
B–C	N28°45'00"E	30.00
C–D	S61°15'00"E	20.00
D–A	S25°43'55"W	30.04

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
- OHU OVERHEAD UTILITY WIRES
- GUARD RAIL
- FENCE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
JOHN R. McADEN
No. 002002
12-29-03
LAND SURVEYOR

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
BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
PLANNERS ARCHITECTS ENGINEERS SURVEYORS