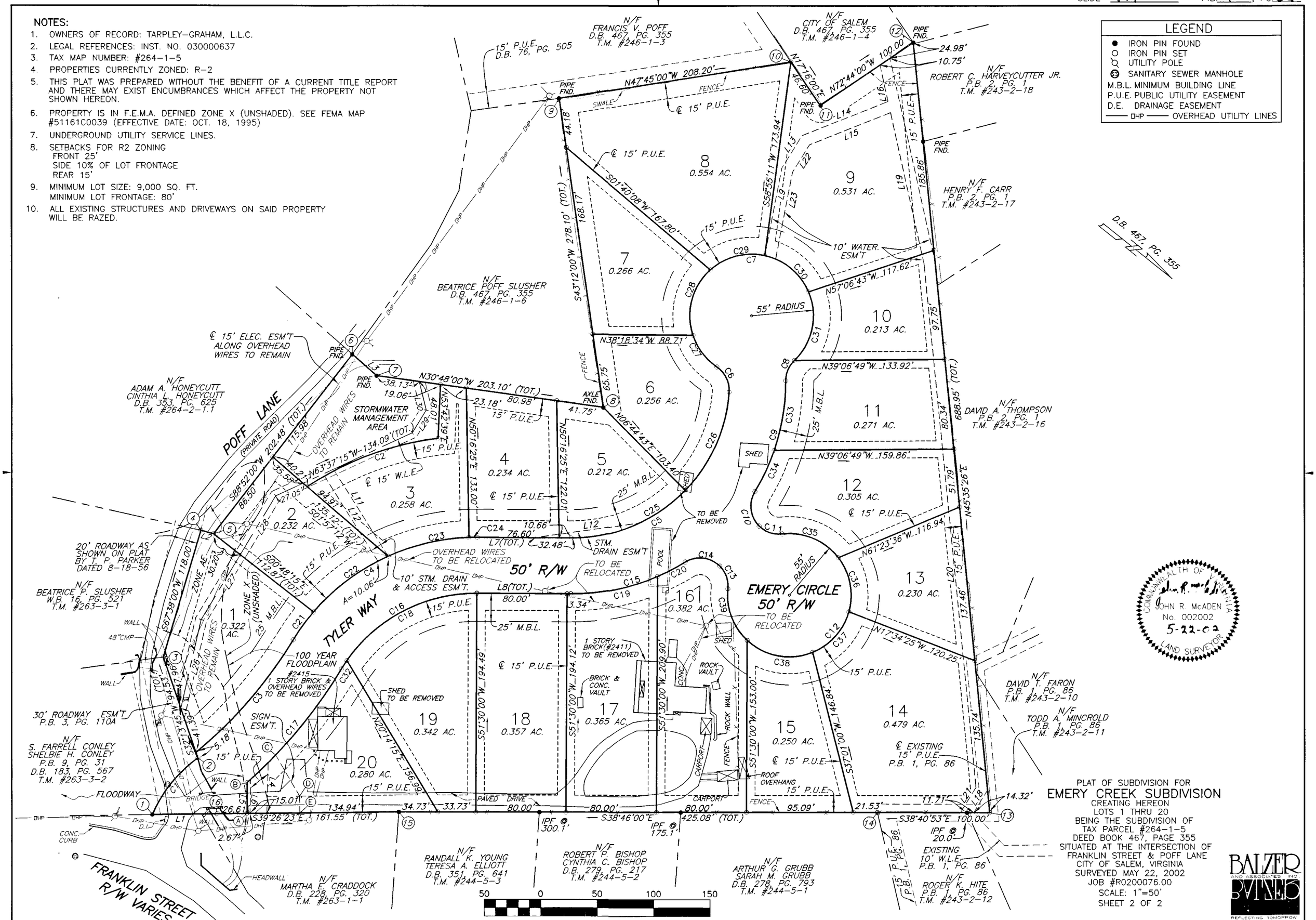
NOTES:

1. OWNERS OF RECORD: TARPLEY–GRAHAM, L.L.C.
2. LEGAL REFERENCES: INST. NO. 030000637
3. TAX MAP NUMBER: #264–1–5
4. PROPERTIES CURRENTLY ZONED: R–2
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE FEMA MAP #51161C0039 (EFFECTIVE DATE: OCT. 18, 1995)
7. UNDERGROUND UTILITY SERVICE LINES.
8. SETBACKS FOR R2 ZONING
   FRONT 25'
   SIDE 10% OF LOT FRONTAGE
   REAR 15'
9. MINIMUM LOT SIZE: 9,000 SQ. FT.
   MINIMUM LOT FRONTAGE: 80'
10. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SAID PROPERTY WILL BE RAZED.

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET
- UTILITY POLE
- SANITARY SEWER MANHOLE
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- —— OHP —— OVERHEAD UTILITY LINES



PLAT OF SUBDIVISION FOR
EMERY CREEK SUBDIVISION
CREATING HEREON
LOTS 1 THRU 20
BEING THE SUBDIVISION OF
TAX PARCEL #264–1–5
DEED BOOK 467, PAGE 355
SITUATED AT THE INTERSECTION OF
FRANKLIN STREET & POFF LANE
CITY OF SALEM, VIRGINIA
SURVEYED MAY 22, 2002
JOB #R0200076.00
SCALE: 1"=50'
SHEET 2 OF 2

COMMONWEALTH OF VIRGINIA
JOHN R. McADEN
No. 002002
5-22-02
LAND SURVEYOR

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW

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