

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT COMMONWEALTH BUILDERS, INC. IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, CONTAINING 10.400 AC. AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 25, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 265, PAGE 630; A PORTION OF THE LAND CONVEYED TO SAID OWNER (ERRONEOUSLY SHOWN AS COMMONWEALTH CONSTRUCTION, INC.) BY DEED DATED AUGUST 1, 1997 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 269, PAGE 616; AND ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 15, 1998 RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 285, PAGE 453.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE CITY OF SALEM, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS.

ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE EXCEPT AS OTHERWISE NOTED.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

COMMONWEALTH BUILDERS, INC.
D.B. 265, PG. 630
D.B. 269, PG. 616
D.B. 285, PG. 453

David E. Derr, Jr.
COMMONWEALTH BUILDERS, INC. DATE
BY: DAVID E. DERR, JR., PRESIDENT

APPROVED: Forest G. Jones 10/1/98
FOREST G. JONES - EXECUTIVE SECRETARY DATE
CITY OF SALEM PLANNING COMMISSION

James E. Taliaferro, II 10/1/98
JAMES E. TALIAFERRO, II, P.E. DATE
CITY OF SALEM, VIRGINIA
CITY ENGINEER

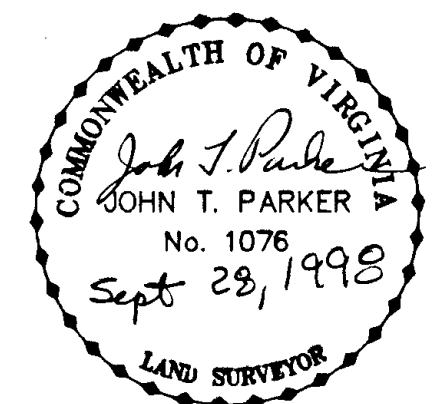
NOTES:

- 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

STATE OF VIRGINIA
City OF Salem

TO WIT:
I, John T. Parker, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT, DAVID E. DERR JR., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 20TH DAY OF SEPTEMBER, 1998.

MY COMMISSION EXPIRES: OCTOBER 31, 2001
John T. Parker
NOTARY PUBLIC



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY

SUBDIVISION OF
COMMONWEALTH BUSINESS PARK

BEING PROPERTY OF
COMMONWEALTH BUILDERS, INC.
OF A 10.400 AC. TRACT
SITUATE ON MILL LANE

SALEM, VIRGINIA
T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 165-1-1
140-2-1
DRAWN: DAP
CALC.: DAP
N.B.: WW-148

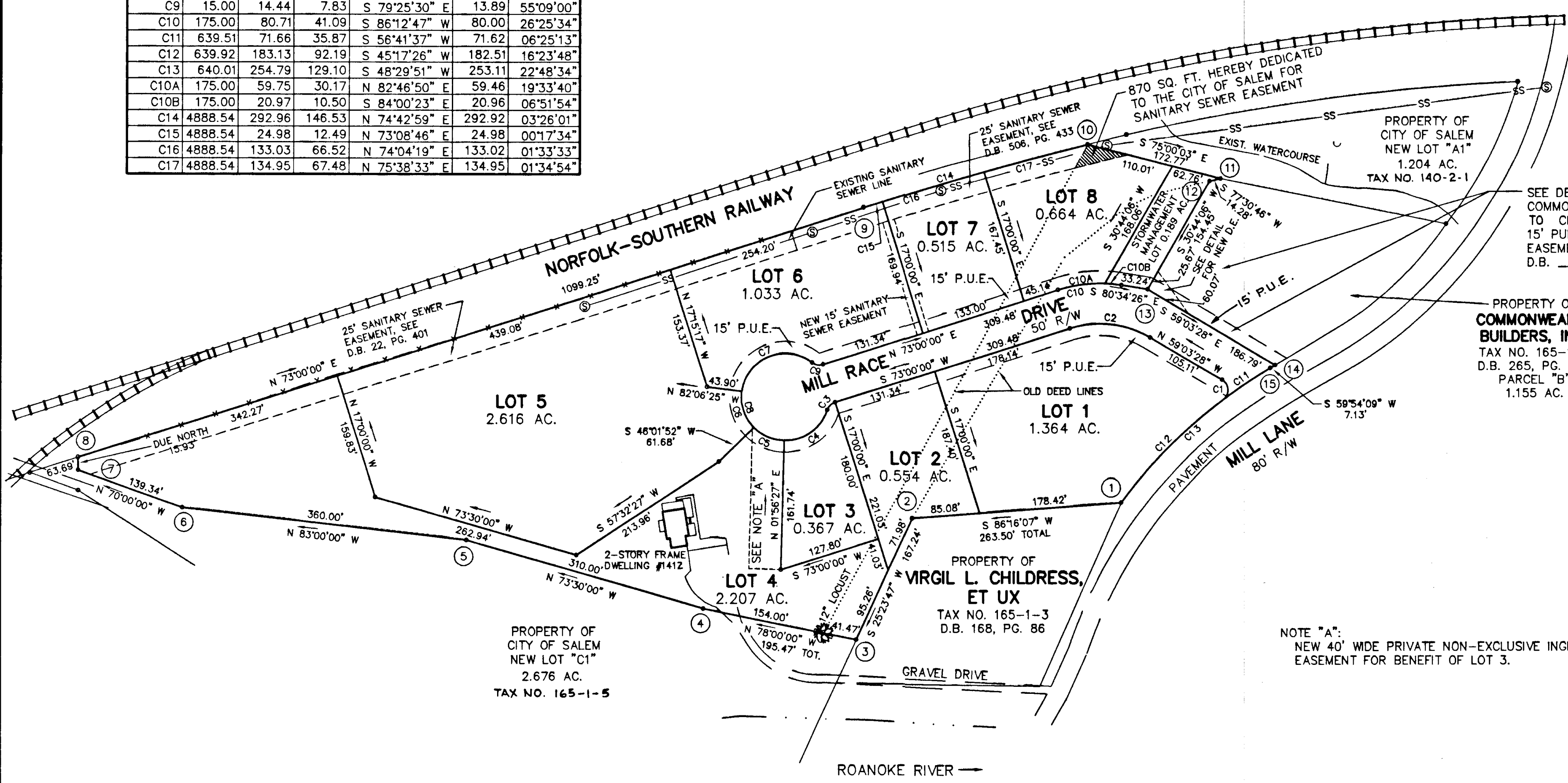
SCALE: 1" = 100'
JULY 24, 1998
W.O.: 98-0197
P.B. 7 PG. 36
SLIDE 151

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 2:18 O'CLOCK P.M. ON THIS 1 DAY OF OCTOBER, 1998.

TESTE: CHANCE CRAWFORD
CLERK
BY: Mildred Martin
DEPUTY CLERK

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	15.00	29.46	22.47	N 02°47'09" W	24.95	112°32'43"
C2	125.00	104.59	55.58	N 83°01'44" W	101.57	47°56'32"
C3	15.00	14.44	7.83	S 45°25'30" W	13.89	55°09'00"
C4	55.00	71.12	41.51	N 54°53'43" E	66.27	74°05'27"
C5	55.00	42.32	22.27	S 66°00'51" E	41.29	44°05'25"
C6	55.00	49.78	26.74	S 18°02'17" E	48.10	51°51'43"
C7	55.00	115.44	95.76	S 68°01'18" W	95.39	120°15'25"
C8	55.00	278.67	38.30	S 17°00'00" E	62.86	—
C9	15.00	14.44	7.83	S 79°25'30" E	13.89	55°09'00"
C10	175.00	80.71	41.09	S 86°12'47" W	80.00	26°25'34"
C11	639.51	71.66	35.87	S 56°41'37" W	71.62	06°25'13"
C12	639.92	183.13	92.19	S 45°17'26" W	182.51	16°23'48"
C13	640.01	254.79	129.10	S 48°29'51" W	253.11	22°48'34"
C10A	175.00	59.75	30.17	N 82°46'50" E	59.46	19°33'40"
C10B	175.00	20.97	10.50	S 84°00'23" E	20.96	06°51'54"
C14	4888.54	292.96	146.53	N 74°42'59" E	292.92	03°26'01"
C15	4888.54	24.98	12.49	N 73°08'46" E	24.98	00°17'34"
C16	4888.54	133.03	66.52	N 74°04'19" E	133.02	01°33'33"
C17	4888.54	134.95	67.48	N 75°38'33" E	134.95	01°34'54"

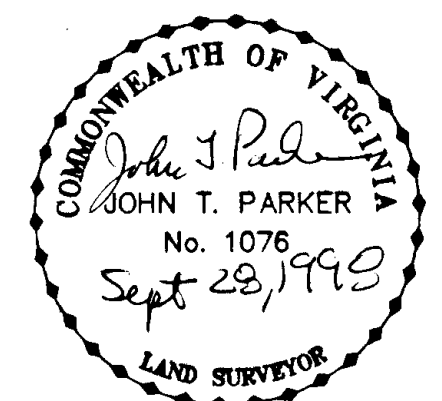
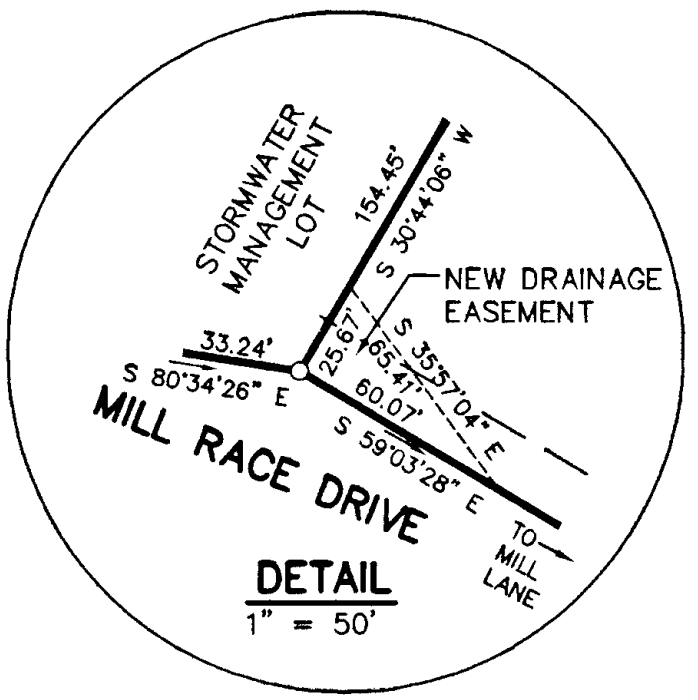
MERIDIAN OF D.B. 42, PG. 597



SEE DEED OF EASEMENT FROM COMMONWEALTH BUILDERS, INC. TO CITY OF SALEM CONVEYING 15' PUBLIC UTILITY AND DRAINAGE EASEMENTS RECORDED IN D.B. _____ PG. _____

PROPERTY OF COMMONWEALTH BUILDERS, INC. TAX NO. 165-1-2 D.B. 265, PG. 630 PARCEL "B" 1.155 AC.

NOTE "A": NEW 40' WIDE PRIVATE NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR BENEFIT OF LOT 3.



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY

SUBDIVISION OF COMMONWEALTH BUSINESS PARK

BEING PROPERTY OF COMMONWEALTH BUILDERS, INC. OF A 10.400 AC. TRACT SITUATE ON MILL LANE

SALEM, VIRGINIA T. P. PARKER & SON ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 165-1-1 140-2-1 DRAWN: DAP CALC.: DAP N.B.: WW-143

SCALE: 1" = 100' JULY 24, 1998 W.O.: 98-0197

