

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROWE FURNITURE, INC. IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 12 TO 1 INCLUSIVE CONTAINING A TOTAL OF 8.566 ACRES BEING A PORTION OF PARCEL I CONVEYED TO SAID OWNER BY THE VIRGINIA RAILWAY COMPANY BY DEED DATED FEBRUARY 19, 1948 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 335, PAGE 81, PARCEL II, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THOMAS V. ANDERTON AND EVELYN M. ANDERTON BY DEED DATED MARCH 19, 1957 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 571, PAGE 551, PARCEL III, BEING A TRIANGULAR SHAPED PIECE OF PROPERTY THAT REVERTED BACK TO THE ROWE FURNITURE CORPORATION WHEN THE STREET WAS REALIGNED SEE DEED DATED JUNE 28, 1950 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 442, PAGE 344, PARCEL IV, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JUNE 25, 1964 BY THE TOWN OF SALEM AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 745, PAGE 401 AND PARCEL V, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED OCTOBER 15, 1968 BY THE CITY OF SALEM AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 4, PAGE 389.

THAT ROWE FURNITURE, INC. IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 13 THRU 51 TO 13 INCLUSIVE CONSISTING OF PARCEL VI, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THE EATON CORPORATION BY DEED DATED DECEMBER 17, 1973 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 31, PAGE 647, PARCELS VII, VIII AND IX, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THE EATON CORPORATION BY DEED DATED DECEMBER 17, 1973 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 31, PAGE 660 AND PARCEL X, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY THE EATON CORPORATION BY DEED DATED MAY 6, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 111, PAGE 698.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THESE PARCELS INTO THREE TRACTS OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATES THE PARCEL LINES SHOWN DOTTED HEREON BEING ALL INTERIOR PARCEL LINES CREATED IN AFORESAID DEEDS.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

George W. Axle 11/6/02
AUTHORIZED AGENT
ROWE FURNITURE, INC.
DATE

STATE OF Virginia
County of Roanoke
TO WIT:

I, Delores P. Poulos, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT George W. Axle, AUTHORIZED AGENT FOR ROWE FURNITURE, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 6-14 DAY OF November, 2002.

MY COMMISSION EXPIRES:

November 30, 2002

Delores P. Poulos
NOTARY PUBLIC

D.B. 335, PG. 81 (RK CO)
SLOPES OF FILLS FOR
COLORADO STREET NOT TO
EXCEED 100' PARALLEL AND
ADJACENT TO COLORADO
STREET.

D.B. 4, PG. 389, AGREEMENT
APPALACHIAN POWER COMPANY
BUILD RETAINING WALL, IF
NEEDED, PARCEL V ONLY.

100' 50' 0' 100' 200'
1" = 100'
GRAPHIC SCALE

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 1:01 O'CLOCK A.M. ON THIS 19 DAY OF NOV 2002.

TEST: CHANCE CRAWFORD
CLERK
BY Manda M. Gourreee

APPROVED:
James E. Taliroffro 11/18/02
JAMES E. TALIAFERRO, I, P.E., L.S.
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

Melvin B. Doughty 11-18-02
MELVIN B. DOUGHTY, P.E. CITY ENGINEER
CITY OF SALEM, VIRGINIA
DATE

D.B. 409, PG. 476 (RK CO)
EASEMENT FOR SPUR LINE
AND EASEMENT FOR
ELECTRIFICATION OF SAID
TRACKS AS SHOWN ON PLAT
RECORDED IN D.B. 409, PG. 479

TEE LINE ONLY
4-18 = 45.80'
S 59°37'00" E

P.B. 9, PG. 40, SLIDE 172

D.B. 31, PG. 654
CITY OF SALEM
RESERVES PUBLIC
UTILITIES WHICH MIGHT
BE IN VACATED PORTION
OF ROWAN STREET.
PARCELS VII AND VIII ONLY

TRACT "B-1"
13.498 ACRES
PARCEL VIII

TRACT "B-1"
13.498 ACRES

PARCEL X
TAX # 232-001-001
PARCEL "B"
5.341 ACRE

PROPERTY OF
GRAHAM-WHITE MANUFACTURING CO.
TAX # 218-001-003
D.B. 111, PG. 696

SUBDIVISION FOR
ROWE FURNITURE, INC.

SHOWING THE SUBDIVISION OF A 8.566 ACRES WEST OF SIDING
A 9.039 ACRES EAST OF SIDING AND PARCEL "B" (5.341 ACRES)
SUBDIVISION FOR EATON CORPORATION

P.B. 2, PG. 96
CREATING HEREON TRACT "A" (8.566 ACRES),
TRACT "B-1" (13.498 ACRES) AND TRACT "C" (0.882 ACRE)
SITUATE ON ROWAN STREET
SALEM, VIRGINIA

TAX # 218-001-001
TAX # 218-001-001.2
TAX # 232-001-001
DRAWN: Z/LRD/12
CALC: LRD

SCALE: 1" = 100'
DATE: MAY 15, 2002
W.O. 02-0173
N.B. RR-7
REV: JUNE 5, 2002
REV: OCT. 30, 2002

TPP&S
ENGINEERS
SURVEYORS
PLANNERS
540-387-1153

T. P. PARKER & SON
818 Boulevard
Post Office Box 39
Salem, Virginia 24153

SEE "KNOW ALL MEN" FOR RECORDATION
INFORMATION ON PARCELS I THRU X.

THIS BOUNDARY SURVEY IS BASED ON A
CURRENT FIELD SURVEY. ROWE FURNITURE, INC.
IS THE OWNER OF RECORD, SEE D.B. 335, PG. 81
(RK CO), D.B. 442, PG. 344 (RK CO), D.B. 571,
PG. 551 (RK CO), D.B. 745, PG. 401 (RK CO), D.B.
4, PG. 389 (SAL), D.B. 31, PG. 647 (SAL), D.B.
31, PG. 633 (SAL), AND D.B. 111, PG. 696 (SAL).

SHEET 1 OF 2
P.B. 9, PG. 40, SLIDE 172

REFERENCE MAPS:

- MAP SHOWING PROPERTY OF ROWE FURNITURE CORP. BY C. B. MALCOLM & SON, ENGRS. DATED JAN. 24, 1959, REVISED APRIL 27, 1959. (UNRECORDED).
- PLAT SHOWING SURVEY OF 2.8001 ACRES BY DAVID DICK & ASSOCIATES, ENGINEERS & SURVEYORS DATED SEPT 14, 1971 AND RECORDED IN DEED BOOK 31, PG. 667.
- MAP AND SURVEY OF PROPERTY BEING CONVEYED BY THE YALE AND TOWNE MANUFACTURING CO., BY F. A. SPIGGLE, S.C.L.S. DATED JUNE 28, 1950 AND RECORDED IN D.B. 344, PG. 442 (RK CO).
- PLAT FROM RECORDS SHOWING PROPERTY OF THE CITY OF SALEM TO BE CONVEYED TO ROWE FURNITURE CORPORATION BY C. B. MALCOLM & SON, S.C.E. DATED JUNE 6, 1968 AND RECORDED IN D.B. 4, PG. 392.
- PLAT OF SURVEY SHOWING PROPERTY OF THE TOWN OF SALEM TO BE CONVEYED TO ROWE FURNITURE CORPORATION BY C. B. MALCOLM & SON, S.C.E. DATED MAY 6, 1964 AND RECORDED IN D.B. 745, PG. 406 (RK CO).
- PLAT SHOWING SURVEY OF 3.3331 ACRES BEING CONVEYED TO ROWE FURNITURE CORPORATION BY DAVID DICK & ASSOCIATES DATED SEPT 14, 1973 AND RECORDED IN D.B. 31, PG. 653 (RK CO).
- PLAT SHOWING SURVEY OF 0.1250 & 2.9028 ACRES BEING CONVEYED TO ROWE FURNITURE CORPORATION BY DAVID DICK & ASSOCIATES, ENGINEERS AND SURVEYORS DATED SEPT. 14, 1973 AND RECORDED IN D.B. 31, PG. 666.
- PLAT SHOWING SURVEY OF 2.8001 ACRES BEING CONVEYED TO ROWE FURNITURE CORPORATION BY DAVID DICK & ASSOCIATES, ENGINEERS & SURVEYORS DATED SEPT. 14, 1973 AND RECORDED IN D.B. 31, PG. 667.
- SUBDIVISION FOR EATON CORPORATION BY T. P. PARKER & SON DATED MAY 8, 1986 AND RECORDED IN P.B. 2, PG. 96.
- PLAT OF SURVEY SHOWING PROPERTY OF THE TOWN OF SALEM BY C. B. MALCOLM & SON S.C.E. DATED MAY 6, 1964. (UNRECORDED)
- MAP AND SURVEY OF A TRIANGULAR SHAPED PARCEL BY F. A. SPIGGLE DATED MAY 10, 1950 AND RECORDED IN D.B. 442, PG. 351 (RK CO).
- PLAT OF SURVEY SHOWING 3.29± ACRE PORTION OF PROPERTY OF THE YALE AND TOWNE MANUFACTURING COMPANY BY C. B. MALCOLM & SON, S.C.E. DATED JAN. 13, 1964 AND RECORDED IN D.B. 739, PG. 32 (RK CO).
- MAP AND SURVEY SHOWING A TRIANGULAR SHAPED PARCEL OF LAND BEING CONVEYED TO THE TOWN OF SALEM BY F. A. SPIGGLE, S.C.L.S. DATED MAY 10, 1950 AND RECORDED IN D.B. 442, PG. 351 (RK CO).

TRACT "C"
0.882 ACRE

FUTURE TAX # 218-001-001.2
BOUNDED BY CORNERS
13 THRU 19, 50, 51
TO 13 INCLUSIVE

3/4" REBAR
FOUND ON
LINE 27.77'
FROM COR #4

D.B. 406, PG. 287 (RK CO)
EASEMENT FOR ELECTRIFICATION
OF TRACKS AS SHOWN ON PLAT
RECORDED IN D.B. 406, PG. 290
PARCELS VII & VIII ONLY

PARCEL VIII

TRACT "C"

PROPERTY OF
GRAHAM-WHITE MANUFACTURING CO.
TAX # 218-001-003
D.B. 111, PG. 696

20' RAILROAD SIDING

PROPERTY OF
GRAHAM-WHITE MANUFACTURING CO.
TAX # 218-001-001.1
D.B. 111, PG. 696

TRACT "B-1"
13.498 ACRES
TAX # 232-001-001
BOUNDED BY CORNERS
19 THRU 50 TO 19
INCLUSIVE

PARCEL X
TAX # 232-001-001
PARCEL "B"
5.341 ACRE
BOUNDED BY CORNERS
33 THRU 48 TO 33
INCLUSIVE

PARCEL "B-1"
P.O.B.
BOUNDED BY CORNERS
33 THRU 48 TO 33
INCLUSIVE

PARCEL "B-1"
P.O.B.
BOUNDED BY CORNERS
33 THRU 48 TO 33
INCLUSIVE

PARCEL "B-1"
P.O.B.
BOUNDED BY CORNERS
33 THRU 48 TO 33
INCLUSIVE

PARCEL "B-1"
P.O.B.
BOUNDED BY CORNERS
33 THRU 48 TO 33
INCLUSIVE

TRACT "C"
0.882 ACRE

FUTURE TAX # 218-001-001.2
BOUNDED BY CORNERS
13 THRU 19, 50, 51
TO 13 INCLUSIVE

3/4" REBAR
FOUND ON
LINE 27.77'
FROM COR #4

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20' R