

Description of Parcel 1, a 24.474 Acre Tract
Being a portion of the property conveyed to
Salem Village Associates
in Deed Book 137, Page 618
Situate off Boulevard - Roanoke
City of Salem, Virginia

BEGINNING at an iron pin found at the northwest corner of the 12.00 acre tract of the property of the City of Salem School Board, formerly Roanoke County School Board (East Salem Elementary School), which point is also the northeasterly corner of the 3.431 acre tract conveyed to Salem Village Associates, a California Limited Partnership, by Robert J. Miller and Jean P. Miller by deed dated April 28, 1988; thence leaving the East Salem Elementary School site and with the northerly line of the aforesaid 3.431 acre tract, S. 83°31'00" W., 237.02 feet to a point on the east line of Mason Creek; thence along the east side of Mason Creek the following five courses and distances: N. 03°35'00" E., 162.77 feet, N. 20°50'00" E., 281.60 feet, N. 28°02'00" E., 645.30 feet, N. 18°08'00" E., 387.90 feet, N. 35°40'00" E., 60.83 feet; thence leaving Mason Creek, S. 58°24'00" E. passing an iron pin at 46.16 feet to a 24-inch walnut; thence S. 37°17'10" E., 512.66 feet to an iron pin found; thence S. 22°06'50" W., 318.42 to an iron pin found; thence N. 74°19'40" W., 20.40 feet to an iron pin found; thence S. 15°59'20" W., 32.50 feet to an iron pin found; thence along the easterly side of the road right of way conveyed to Robert J. and Jean P. Miller by deed dated April 27, 1988, with a curved line to the left whose radius is 880.00 feet and whose chord bears S. 05°12'20" W., 329.29 feet, and arc distance of 331.24 feet to an iron pin found on the easterly side of the 40.00 ft. width right of way conveyed in Deed Book 10, Page 247; thence S. 83°31'00" W. crossing the centerline of the aforesaid 40-ft. width right of way at 20 feet and passing the northeast corner of the 12.00 acre tract, property of East Salem Elementary School at 56.46 feet, in all 851.98 feet to the place of BEGINNING, and containing 24.474 acres according to the ALTA/ACSM LAND TITLE SURVEY FOR M. & W. PROPERTIES, INC. by T. P. Parker & Son dated April 24, 2002.

TOGETHER WITH a 40-foot width nonexclusive road right of way extending northerly from Boulevard - Roanoke to the south line of the hereinabove described tract, which 40-foot width right of way is more particularly shown on the plat dated September 11, 1964, attached to and made a part of the hereinabove mentioned deed in Deed Book 758, Page 385.

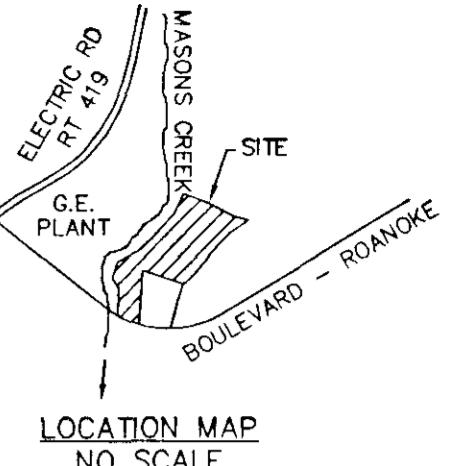
Description of Parcel 2, a 3.431 Acre Tract
Being a portion of the property conveyed to
Salem Village Associates
in Deed Book 137, Page 615
Situate on Boulevard - Roanoke
City of Salem, Virginia

BEGINNING at an iron pin found at the southwesterly corner of the property of the City of Salem School Board, formerly Roanoke County School Board (East Salem Elementary School) lot containing 12.00 acres and on the northerly line of Boulevard - Roanoke (60 feet wide); thence with the northerly side of Boulevard - Roanoke a curve to the right whose radius is 1116.00 feet and whose chord bears N. 69°24'30" W., 157.76 feet and arc distance of 157.90 feet to a point on the east bank of Mason Creek; thence up the east bank of Mason Creek as it meanders the following six courses and distances: N. 27°32'35" W., 182.40 feet, N. 38°28'00" W., 200.09 feet, N. 54°00'30" W., 198.41 feet, N. 39°01'30" W., 85.25 feet, N. 17°03'30" W., 99.17 feet and N. 03°35'00" E., 50.94 feet to a point on the property of Salem Village of Mobile Homes, Inc. (Deed Book 10, Page 247); thence with a southerly line of the property of Salem Village of Mobile Homes, Inc., N. 83°31'00" E., 237.02 feet to an iron pin found in the northwest corner of the East Salem Elementary School 12.00 acre tract; thence with the westerly line of said School tract, S. 29°11'00" E., 707.80 feet to an iron pin found, thence S. 08°11'00" E., 112.30 feet to the place of BEGINNING, and containing 3.431 acres according to a boundary line survey entitled ALTA/ACSM LAND TITLE SURVEY FOR M. & W. PROPERTIES, INC. made by T. P. Parker & Son dated April 24, 2002.

EASEMENTS

D.B. 521, PG. 255
ROANOKE COUNTY
D.B. 57, PG. 125
ROANOKE COUNTY
D.B. 137, PG. 612
CITY OF SALEM
D.B. 798, PG. 73
ROANOKE COUNTY

EASEMENT TO APPALACHIAN ELECTRIC POWER COMPANY FOR TWO (2) LINES (AS SHOWN)
EASEMENT TO VIRGINIA & TENNESSEE TELEPHONE COMPANY (21 POLES ALONG BOULEVARD - ROANOKE FROM J.W. BUCKET RESIDENCE TO SALEM LINE IN 1911 (NOT LOCATABLE)
EASEMENT TO ROBERT J. MILLER & JEAN P. MILLER FOR 20' SANITARY SEWER & STORM DRAIN EASEMENT AND INGRESS/EGRESS EASEMENT OF 45' AND 50' (AS SHOWN)
EASEMENT TO TOWN OF SALEM FOR 15' WATER LINE EASEMENT (AS SHOWN)



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. _____, EFFECTIVE DATE _____, 2002 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0041 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.
4. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.

ZONING

TAX # 195-001-001 R-M MOBILE HOME COURTS DISTRICT
SEE CITY OF SALEM ZONING FOR REQUIREMENTS

PARKING

364± UNSTRIPED PARKING SPACES

SURVEYOR'S CERTIFICATE

I hereby certify to M. & W. Properties, Inc., its successors and assigns and to First American Title Insurance Company, its successors, nominees and assigns: (a) that the survey represented herein is an accurate survey of all the real property legally described herein; (b) that the within survey properly and accurately indicates and locates all improvements on the real property as of the date of the survey; (c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of real property legally described herein; (d) that there are no encroachments either across property lines or zoning restriction lines in effect as of the date of the survey except as shown; (e) that within the survey property designates and locates all visible or recorded easements as of the date of the survey; (f) ingress and egress to the subject property is provided by Boulevard - Roanoke the same being paved and dedicated right-of-way maintained by the City of Salem, Virginia and McDivitt Road upon which the property abuts, the same being a paved and private road maintained by Salem Village Mobile Home Park; (g) the property is located in an area designated as a special flood hazardous area by the U.S. Department of Housing and Urban Development, and lies in zones "AE" and "X"; (h) the subject property does not service any adjoining property for drainage, ingress, egress or any other purpose except as shown; (i) that the land, as described on the survey, does not constitute an illegal subdivision of land under city ordinances; (l) that the location of the improvements on the subject property does not constitute a violation of any zoning or set-back requirements except as shown; and (k) that the within survey was prepared in accordance with the existing code of practice for land surveyors jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping, and the National Society of Professional Surveyors, and any applicable Virginia professional surveyor's associations and land title associations, and complies with all applicable Virginia laws.

The community includes 165± spaces for manufactured homesites, each of which is served by all utilities available to the community. Each site includes parking for 2 vehicles. Unless otherwise shown upon this survey, there are no encroachments upon boundaries, setbacks, and/or easements in connection with the surveyed property. The common areas do not have striped parking areas.

John T. Parker *4/29/02*
JOHN T. PARKER, L.S., REGISTRATION NO. 1076 DATE

SURVEYORS NOTE:

BASED ON SPECIFICATIONS OF SURVEY AGREEMENT AND ALTA/ACSM REQUIREMENTS, SURVEYOR SURVEYED OUTSIDE BOUNDARY LINES ONLY, LOCATED PERMANENT STRUCTURES AND PLATTED EASEMENTS. THERE ARE INTERNAL STREETS, MANUFACTURED HOMES AND OTHER IMPROVEMENTS LOCATED WITHIN BOUNDARY WHICH ARE NOT SHOWN.

ALTA/ACSM LAND TITLE SURVEY FOR M. & W. PROPERTIES, INC.

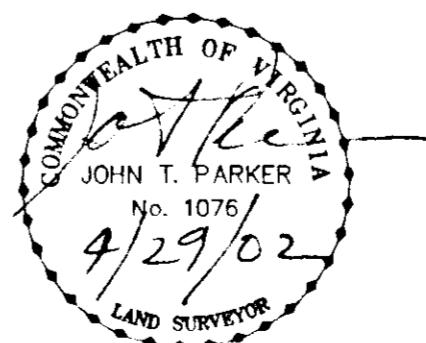
OF PARCEL 1 (24.474 ACRES) & PARCEL 2 (3.431 ACRES)

KNOWN AS
SALEM VILLAGE MOBILE HOME PARK

SITUATE ON THE BOULEVARD - ROANOKE
CITY OF SALEM, VIRGINIA

TAX # 195-001-001
DRAWN: Z/LRD/12
CALC: LRD
N.B. JR-191, JR-214

SCALE: 1" = 100'
DATE: APRIL 24, 2002
W.O. 02-0245



TPP&S T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24153
540-387-1133

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 4:30 O'CLOCK PM ON THIS 24 DAY OF April, 2002.

TESTE: CHANCE CRAWFORD
CLERK

BY: Chance Crawford
DEPUTY CLERK

