

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TARPLEY-GRAHAM, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #040001171.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH HIS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TARPLEY-GRAHAM, L.L.C.

BY: GRAHAM CONSTRUCTION, INC. (MEMBER)

Bradley W. Graham

ITS: *melvin*

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

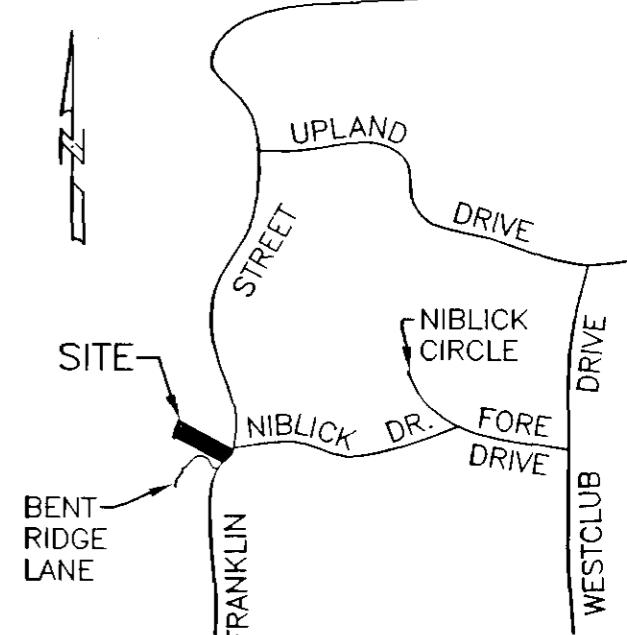
I, Loretta L. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Bradley W. Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF September, 2004.

Loretta L. Prillaman
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 2005

NOTES:

- OWNERS OF RECORD: TARPLEY-GRAHAM, L.L.C.
- LEGAL REFERENCE: INSTRUMENT #040001171
- PROPERTY IS CURRENTLY ZONED R-1.
- THE CURRENT TAX MAP NUMBER: 290-1-3
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED) & ZONE AE (FLOODWAY) AS SHOWN HEREON. SEE FEMA MAP #51161C0039 D (EFFECTIVE DATE: OCT. 18, 1995).
- UNDERGROUND UTILITY SERVICE LINES.
- ALL EXISTING STRUCTURES, WALLS AND DRIVES TO BE REMOVED.



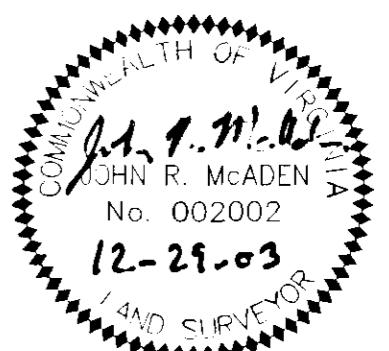
VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°35'00"E	26.00
L2	S02°40'21"W	13.78
L3	S29°10'52"W	31.51
L4	S34°33'42"W	24.65
L5	S34°33'42"W	3.12
L6	S34°33'42"W	21.53
L7	S48°13'42"W	48.23
L8	S48°13'42"W	19.61
L9	S48°13'42"W	28.62

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN

002002



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	49.04'	106.00'	24.97	S15°55'36"W	48.61'	26°30'31"
C2	67.69'	283.81'	34.01	S41°23'42"W	67.53'	13°39'57"
C3	44.06'	185.62'	22.13	S41°25'46"W	43.95'	13°35'55"
C4	36.73'	25.00'	22.58	S76°39'21"W	33.52'	84°11'18"
C5	12.27'	12.50'	6.68	N33°07'28"W	11.79'	56°15'04"
C6	280.78'	55.00'	36.75	S28°45'00"W	61.11'	292°30'07"
C7	26.34'	55.00'	13.43	N18°43'08"W	26.09'	272°23"
C8	65.40'	55.00'	37.19	N66°30'17"W	61.62'	68°07'55"
C9	52.65'	55.00'	28.54	S52°00'16"W	50.66'	54°51'00"
C10	54.59'	55.00'	29.78	S03°51'11"E	52.37'	56°51'54"
C11	81.80'	55.00'	50.59	S74°53'36"E	74.47'	85°12'56"
C12	12.27'	12.50'	6.68	S89°22'32"E	11.79'	56°15'04"
C13	47.77'	25.00'	35.36	S06°30'39"E	40.83'	109°28'42"

THIS PLAT SUPERSEDES AND RENDERS NULL & VOID PLAT BOOK 27, PAGE 172. PARCE A-1 AND STORMWATER MANAGEMENT LOT REVISED TO BE LOT 20 & LOT 21 WITH A STORMWATER MANAGEMENT EASEMENT.

REVISED PLAT OF SUBDIVISION

TO BE KNOWN AS

PHILLIPS BROOK

CREATING HEREON LOTS 1 THRU 21,

AND A STORMWATER MANAGEMENT EASEMENT

EASEMENT ON LOT 21

BEING THE SUBDIVISION OF

PARCEL A (TAX MAP #290-1-3)

INSTRUMENT #040001171

SITUATED ON FRANKLIN STREET

CITY OF SALEM, VIRGINIA

SURVEYED DECEMBER 29, 2003

JOB #R0300232.00

SCALE: 1"=40'

SHEET 1 OF 3

BALZER
AND ASSOCIATES, INC.
BVINES
PERFECTION SURVEYORS

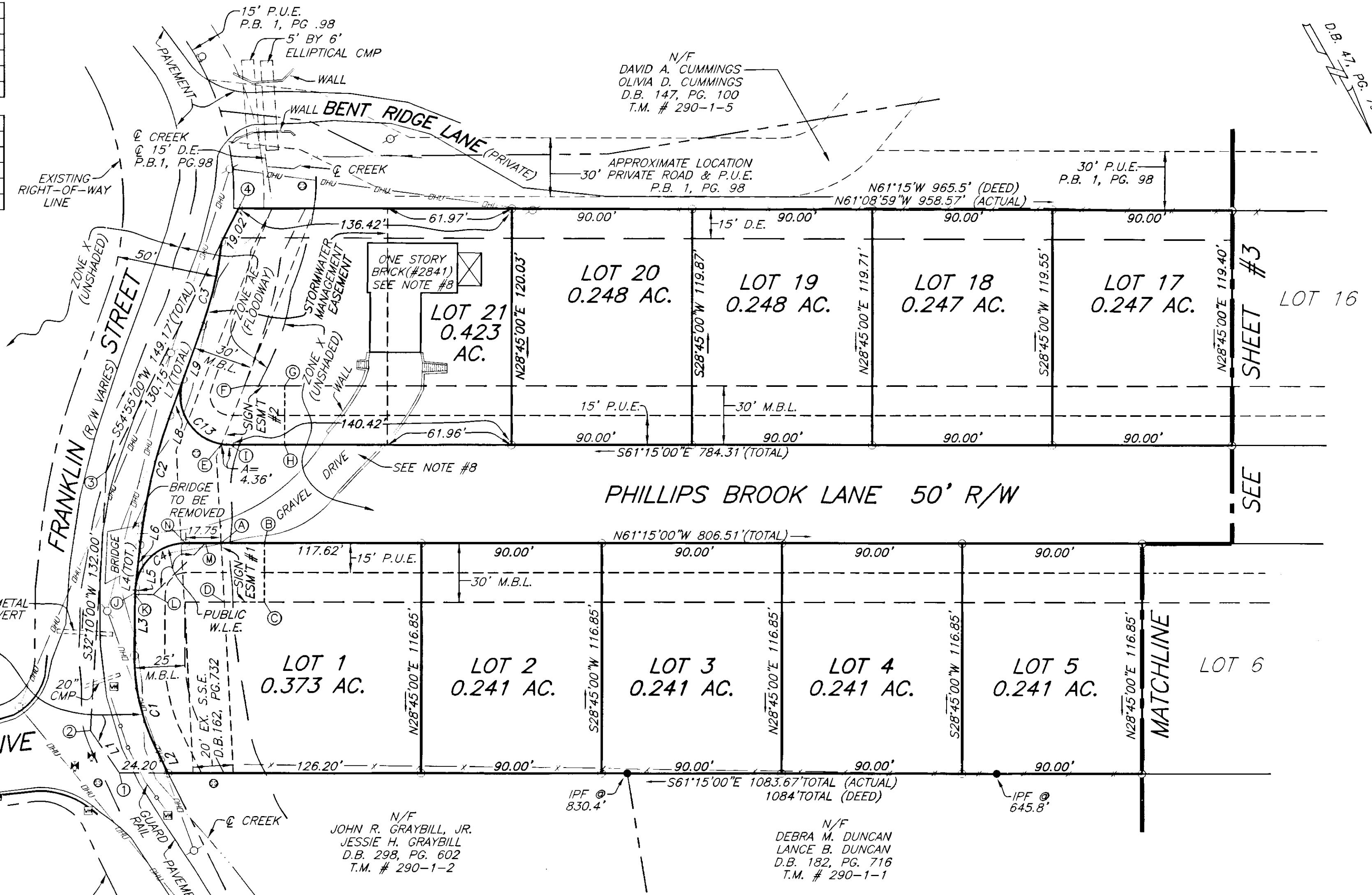
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:08 O'CLOCK A.M. ON THIS 5 DAY OF oct, 2004, IN PLAT BOOK 10, PAGE 53.

TESTE: Charles Crawford
CLERK
Sky Lee
DEPUTY CLERK

ACREAGE TABLE	
5.573 ACRES - LOTS 1 THRU 21	
1.178 ACRES - FOR R/W DEDICATION OF PHILLIPS BROOK LANE	
+ 0.110 ACRE - ROAD WIDENING PURPOSES ALONG FRANKLIN STREET	
6.861 ACRES - TOTAL SHOWN ON PLAT	

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

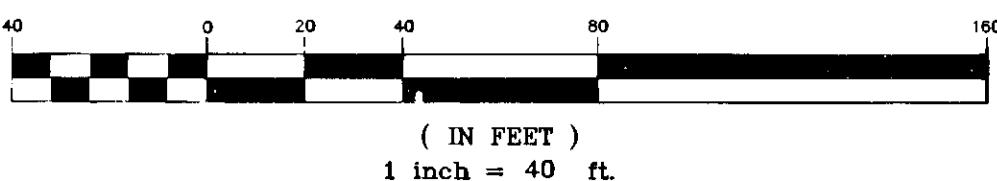


- IRON PIN FOUND
- IRON PIN SET
- ◎ CLEAN OUT
- ◎ SANITARY SEWER MANHOLE
- STM STORM MANHOLE
- LIGHT POLE
- Q UTILITY POLE
- TELEPHONE PEDESTAL
- SIGN
- Q FIRE HYDRANT
- WATER METER
- WATER VALVE
- CMP CORRUGATED METAL PIPE
- D.I. DRAIN INLET
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- OHU — OVERHEAD UTILITY WIRES
- □ — □ — GUARD RAIL
- X — FENCE

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"F	10.07

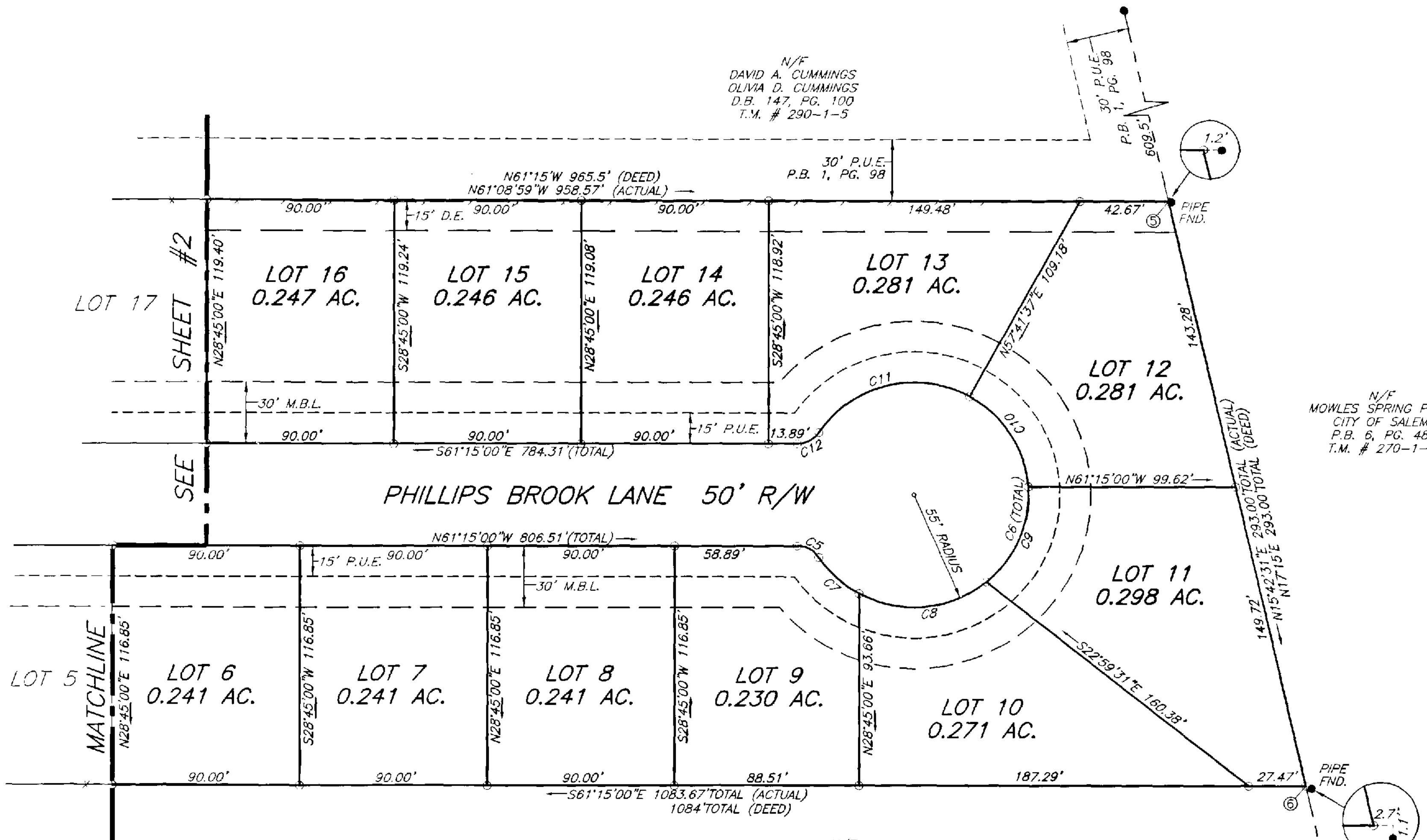
GRAPHIC SCALE



REVISED PLAT OF SUBDIVISION
TO BE KNOWN AS
PHILLIPS BROOK
CREATING HEREON LOTS 1 THRU 21,
AND A STORMWATER MANAGEMENT EASEMENT
EASEMENT ON LOT 21
BEING THE SUBDIVISION OF
PARCEL A (TAX MAP #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

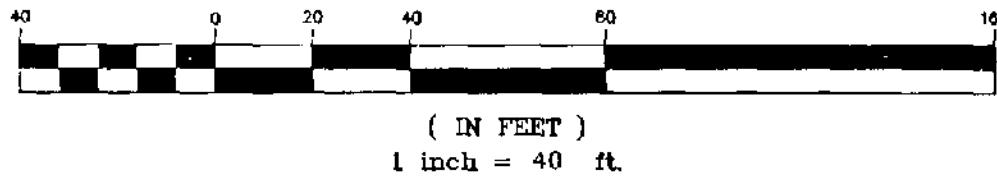




LEGEND

●	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
—	— X —	FENCE

GRAPHIC SCALE

To Be Known As
Phillips Brook
Creating Hereon Lots 1 Thru 21,
And a Stormwater Management Easement
Easement on Lot 21
Being the Subdivision of
Parcel A (Tax Map #290-1-3)
Instrument #040001171
Situated on Franklin Street
City of Salem, Virginia
Surveyed December 29, 2003
Job #R0300232.00
Scale: 1"=40'
Sheet 3 of 3

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke, Va. 24012

