

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HENMARK, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #'S 080002185 AND 080002441.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 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:

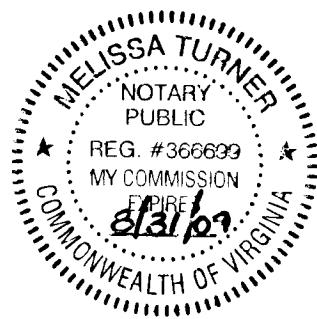
HENMARK, INC.

BY: Mark W. Henrickson PRESIDENT
ITS: _____

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

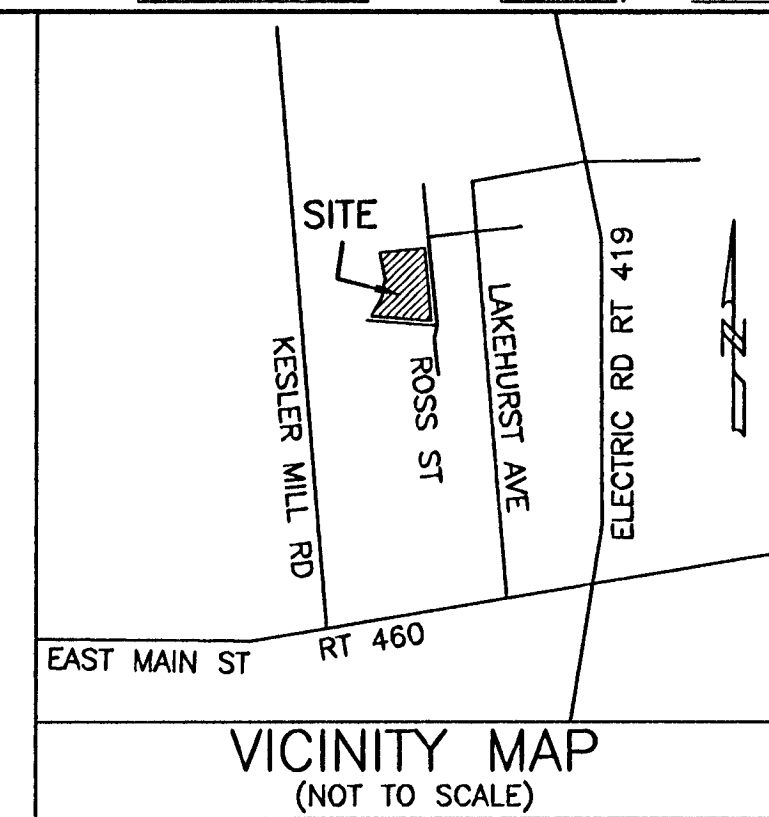
I, Melissa Broyles, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mark Henrickson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF November, 2008.

Melissa Broyles commissioned as Melissa Turner
NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/09
REG. # 366699

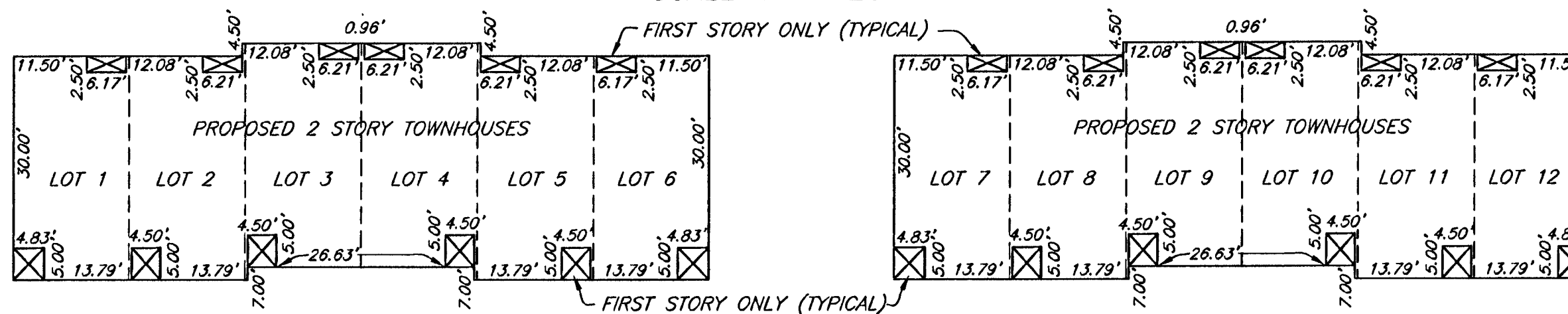


NOTES:

- OWNER OF RECORD: HENMARK, INC.
- LEGAL REFERENCES: INSTRUMENT #080002185
INSTRUMENT #080002441
- TAX MAP NUMBER: 76-3-1
- PROPERTY IS CURRENTLY ZONED RMF - RESIDENTIAL MULTI-FAMILY (SEE CITY OF SALEM ZONING AMENDMENT NUMBER 295)
- PROPERTY DESCRIPTION AS RECORDED IN INSTRUMENT #080002185 IS INADEQUATE FOR SURVEY RETRACEMENT. PROPERTY LINES AS SHOWN HEREON ARE BASED UPON AN ACTUAL FIELD SURVEY AND AVAILABLE LAND RECORDS AND MAY NOT CONFORM TO ALL DEEDS AND PLATS OF RECORD.
- BEARINGS AND DISTANCES ON PROPERTY LINES IN MASON'S CREEK ARE SHOWN FOR ACREAGE CALCULATION PURPOSES ONLY. PROPERTY DESCRIPTION EXTENDS PROPERTY LINES ALONG YOUNG STREET AND LENOX AVENUE TO MASON'S CREEK.
- PROPERTY IS LOCATED WITHIN FEMA DEFINED ZONES X UNSHADED, X SHADED, AE, AND AE FLOODWAY. FLOOD LINES SHOWN HEREON ARE SCALED FOR FEMA MAP PANEL #51161C0142 G (EFFECTIVE DATE 9-28-07) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- BASE FLOOD ELEVATION FOR THIS SITE IS 1028.5'. MINIMUM FINISHED FLOOR ELEVATION ON LOTS 1-12 IS 1031. ELEVATION CERTIFICATES SHALL BE REQUIRED FOR LOTS 1-12 DURING THE BUILDING PERMIT APPLICATION PROCESS.
- THE HOMEOWNERS' ASSOCIATION FOR THIS SUBDIVISION SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE STORMWATER MANAGEMENT EASEMENT ON THE COMMON AREA LOT 13.
- THE HOMEOWNERS' ASSOCIATION FOR THIS SUBDIVISION SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMON AREA LOT 13.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



BUILDING DETAILS
DIMENSIONS GIVEN ARE FROM OUT TO OUT OF SHEATHING
SCALE 1" = 20'



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	7018.9639	7831.1039
2	7047.3444	7572.6575
3	7133.5467	7623.3445
4	7207.1159	7637.9242
5	7302.2720	7619.1010
6	7322.2376	7617.9261
7	7333.6891	7812.5896
8	7313.7235	7813.7645
1	7018.9639	7831.1039

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- DEEDED CORNER - NOT SET
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- OHU — OVERHEAD UTILITY WIRES
- ⊙ SAN MH SANITARY SEWER MANHOLE
- ⊙ RCP REINFORCED CONCRETE PIPE
- INST. INSTRUMENT
- T.M. # TAX MAP NUMBER
- SF SQUARE FEET
- D.B., PG. DEED BOOK, PAGE
- P.B., PG. PLAT BOOK, PAGE
- RKE. CO. ROANOKE COUNTY
- R/W RIGHT OF WAY
- SECT. SECTION
- APPROX. LOC. APPROXIMATE LOCATION
- CONC. CONCRETE
- TOT. TOTAL
- F.Y.S. FRONT YARD SETBACK
- S.Y.S. SIDE YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- CL CENTERLINE
- ORD. ORDINANCE

RESUBDIVISION PLAT FOR
HENMARK, INC.
SHOWING THE RESUBDIVISION OF 1.298 ACRES (56,545 SF, TAX MAP #76-3-1) SHOWN ON THE MAP OF EDGEWOOD DEVELOPMENT CORPORATION RECORDED IN PLAT BOOK 1, PAGE 336 (RKE. CO.) AND A PORTION OF LENOX AVENUE VACATED BY CITY OF SALEM ORDINANCE RECORDED IN INSTRUMENT #08000166

ROSS STREET TOWNHOMES

LOTS 1-13 AND A PRIVATE STORMWATER MANAGEMENT EASEMENT
SITUATED ON ROSS STREET
CITY OF SALEM, VIRGINIA
SURVEYED APRIL 1, 2008
JOB #R0800095.00
SCALE 1" = 20'
SHEET 1 OF 2

APPROVED: Charles E. Van Allman, Jr. 11/14/08
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II 11/17/08
JAMES E. TALIAFERRO, II, P.E. LS DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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 3:18 O'CLOCK P.M. ON THIS 18 DAY OF Nov, 2008, IN PLAT BOOK 12, PAGE 88.

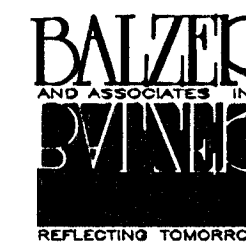
TESTE: GARY CHANCE CRAWFORD
CLERK
Gary Crawford
DEPUTY CLERK



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

Brian Casella
BRIAN J. CASELLA 002806

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

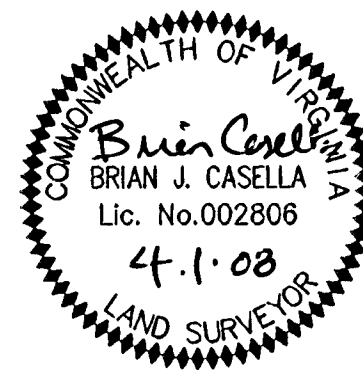


RESUBDIVISION PLAT FOR HENMARK, INC.

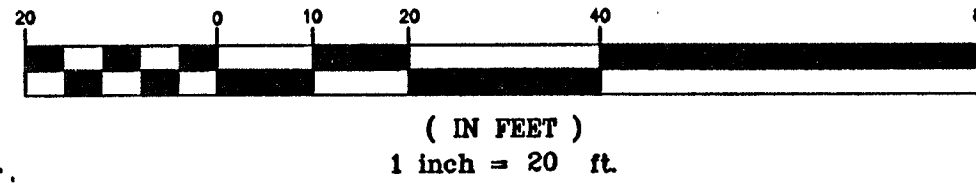
SHOWING THE RESUBDIVISION OF 1.298 ACRES (56,545 SF, TAX MAP #76-3-1) SHOWN ON THE MAP OF EDGEWOOD DEVELOPMENT CORPORATION RECORDED IN PLAT BOOK 1, PAGE 336 (RKE. CO.) AND A PORTION OF LENOX AVENUE VACATED BY CITY OF SALEM ORDINANCE RECORDED IN INSTRUMENT #080000166

CREATING HEREON ROSS STREET TOWNHOMES

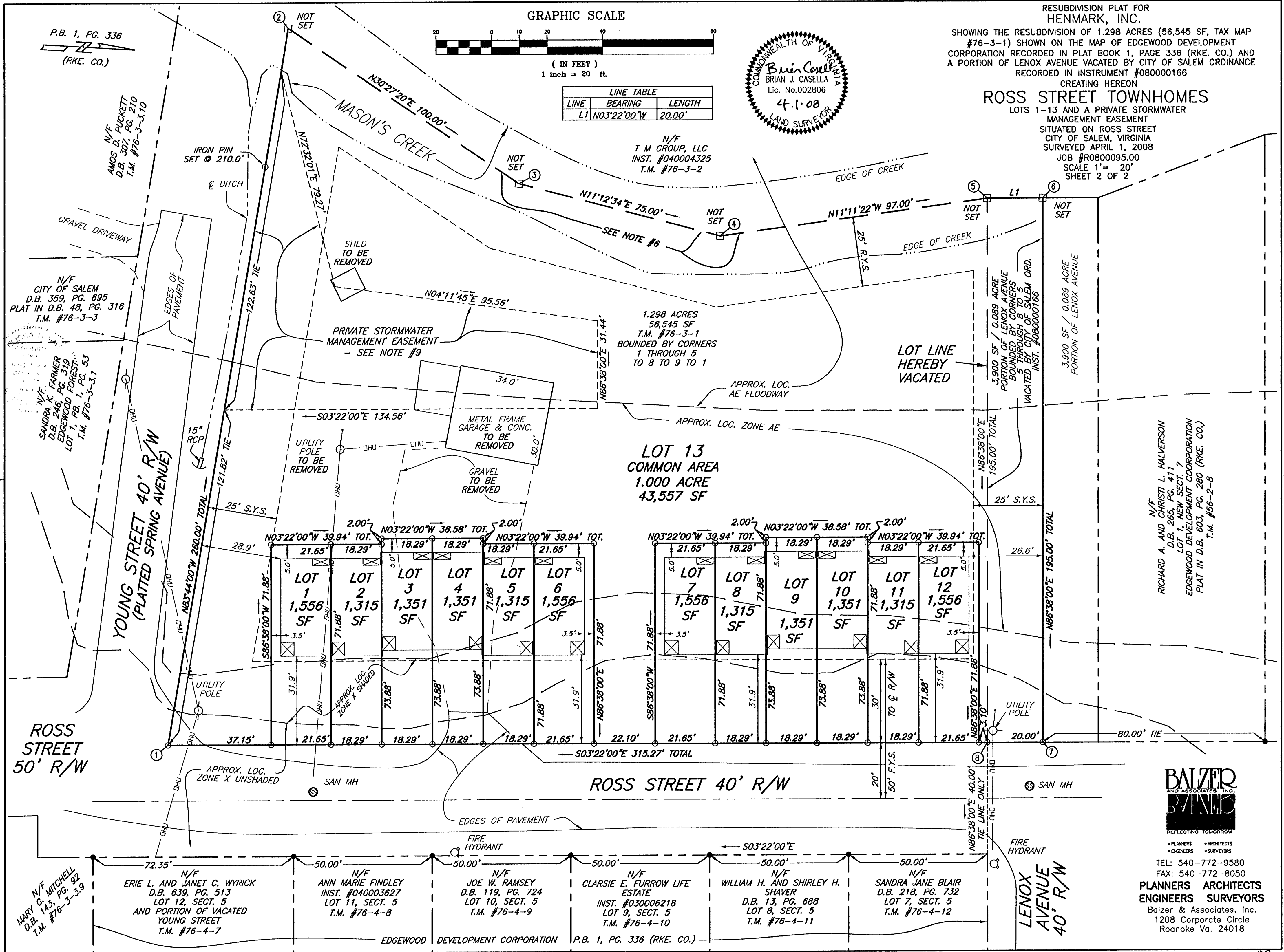
LOTS 1-13 AND A PRIVATE STORMWATER MANAGEMENT EASEMENT SITUATED ON ROSS STREET CITY OF SALEM, VIRGINIA SURVEYED APRIL 1, 2008 JOB #R0800095.00 SCALE 1"= 20' SHEET 2 OF 2



GRAPHIC SCALE



LINE	BEARING	LENGTH
L1	N03°22'00"W	20.00'



P.B. 1, PG. 336 (RKE. CO.)

N/F AMOS D. PUCKETT D.B. 307, PG. 210 T.M. #76-3-3.10

N/F CITY OF SALEM D.B. 359, PG. 695 PLAT IN D.B. 48, PG. 316 T.M. #76-3-3

N/F SANDRA K. FARMER D.B. 246, PG. 319 EDGWOOD FOREST LOT 1, PB. 1, PG. 53 T.M. #76-3-3.1

N/F T M GROUP, LLC INST. #040004325 T.M. #76-3-2

1.298 ACRES 56,545 SF T.M. #76-3-1 BOUNDED BY CORNERS 1 THROUGH 5 TO 8 TO 9 TO 1

N/F RICHARD A. AND CHRISTI L. HALVERSON D.B. 265, PG. 411 LOT 1, NEW SECT. 7 EDGWOOD DEVELOPMENT CORPORATION PLAT IN D.B. 603, PG. 280 (RKE. CO.) T.M. #56-2-8

N/F MARY G. MITCHELL D.B. 143, PG. 92 T.M. #76-3-3.9

N/F ERIE L. AND JANET C. WYRICK D.B. 639, PG. 513 LOT 12, SECT. 5 AND PORTION OF VACATED YOUNG STREET T.M. #76-4-7

N/F ANN MARIE FINDLEY INST. #040003627 LOT 11, SECT. 5 T.M. #76-4-8

N/F JOE W. RAMSEY D.B. 119, PG. 724 LOT 10, SECT. 5 T.M. #76-4-9

N/F CLARSIE E. FURROW LIFE ESTATE INST. #030006218 LOT 9, SECT. 5 T.M. #76-4-10

N/F WILLIAM H. AND SHIRLEY H. SHAVER D.B. 13, PG. 688 LOT 8, SECT. 5 T.M. #76-4-11

N/F SANDRA JANE BLAIR D.B. 218, PG. 732 LOT 7, SECT. 5 T.M. #76-4-12



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