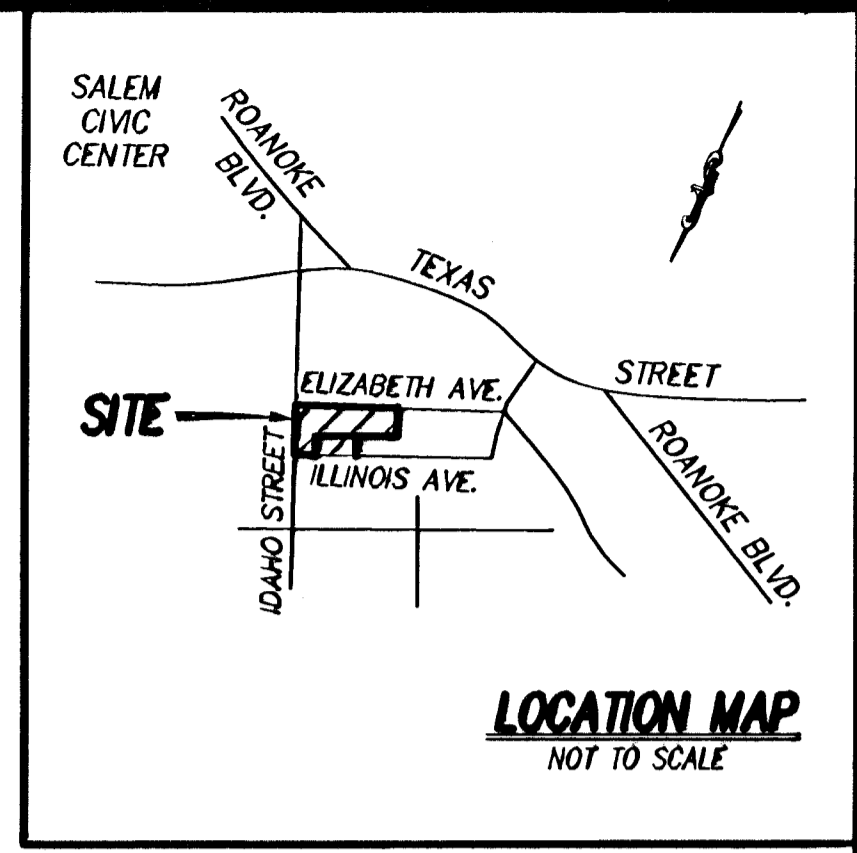
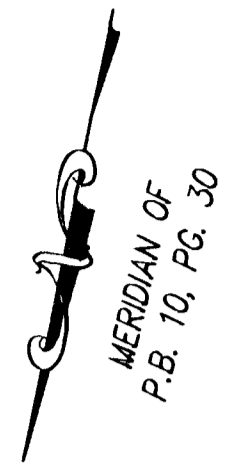


07104bas-layout1.plt

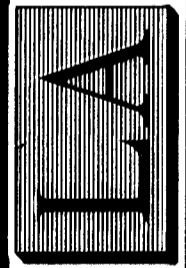
LEGEND	
R/W	RIGHT OF WAY
EX.	EXISTING
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
CONC.	CONCRETE
⊙	SEWER MANHOLE
⊙	UTILITY POLE
M.B.L.	MINIMUM BUILDING LINE
OE&T	OVERHEAD ELECTRIC AND TELEPHONE



PHONE: (540) 774-4411
 FAX: (540) 772-9445
 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA

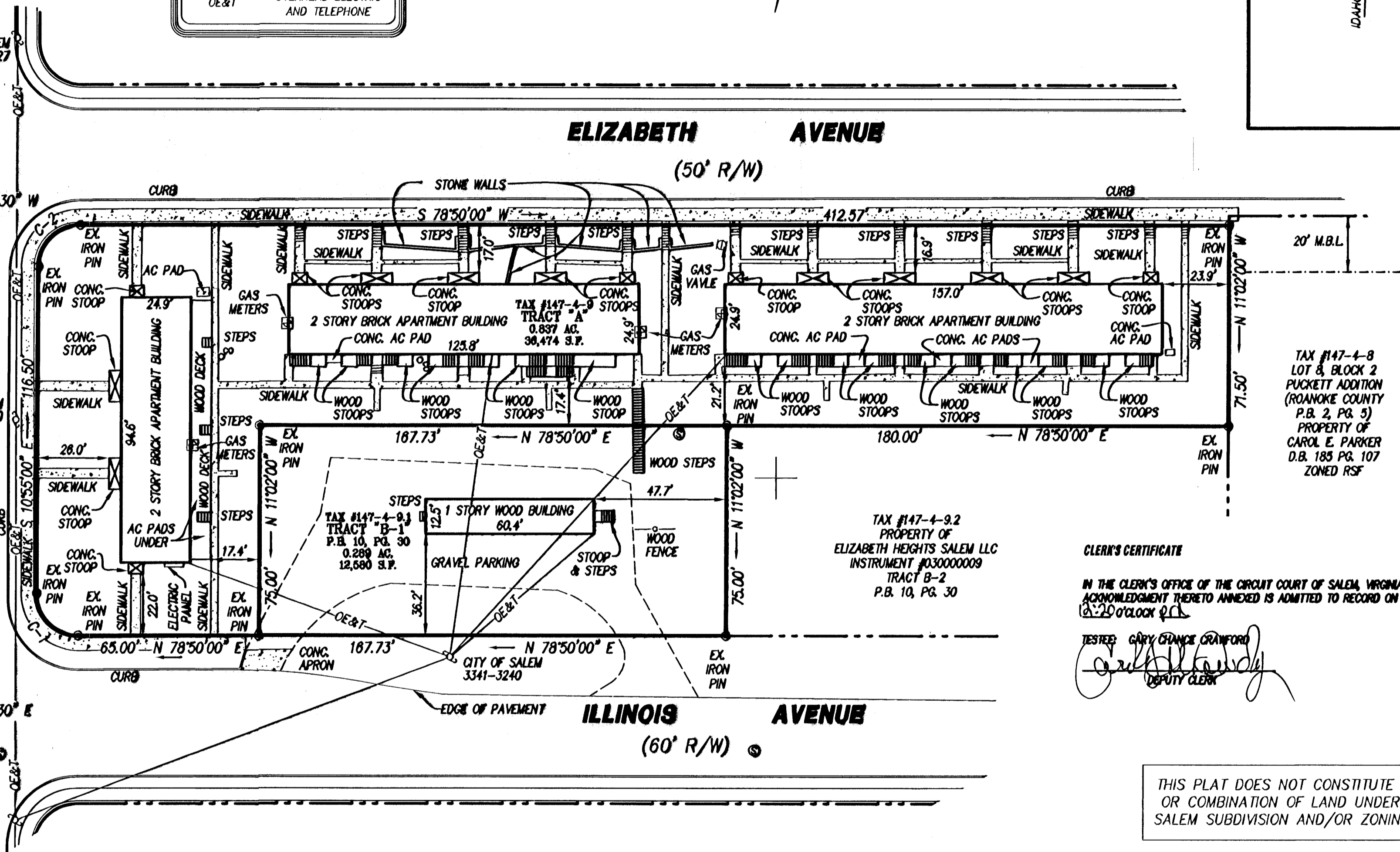


DATE: May 14, 2007
 COMM. NO.: 07-104
 SCALE: 1" = 30'

C-2
 A= 89°45'00"
 R= 15.00
 T= 14.93
 L= 23.50
 BRG. S 33°57'30" W
 CHD. 21.17

IDAHO STREET
 (60' R/W)

C-1
 A= 90°15'00"
 R= 15.00
 T= 15.07
 L= 23.63
 BRG. S 56°02'30" E
 CHD. 21.28



TAX #147-4-8
 LOT 8, BLOCK 2
 PUCKETT ADDITION
 (ROANOKE COUNTY
 P.B. 2, PG. 5)
 PROPERTY OF
 CAROL E. PARKER
 D.B. 185 PG. 107
 ZONED RSF

TAX #147-4-9.2
 PROPERTY OF
 ELIZABETH HEIGHTS SALEM LLC
 INSTRUMENT #030000009
 TRACT B-2
 P.B. 10, PG. 30

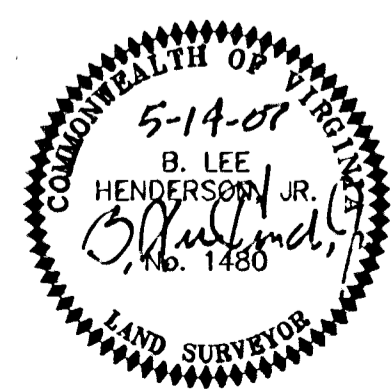
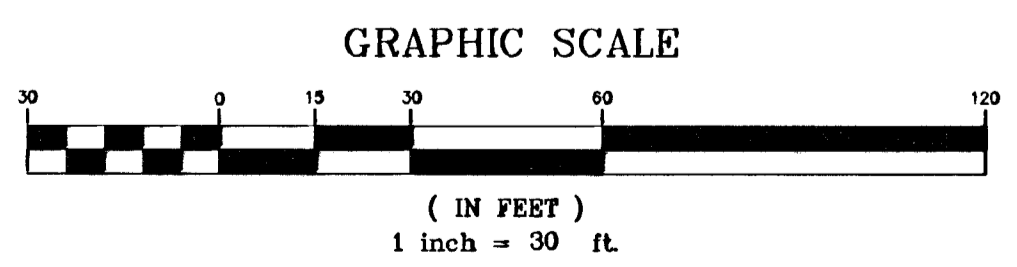
CLERK'S CERTIFICATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 5-22-07, 2007, AT 2:20 O'CLOCK P.M.

TESTED: GARY CHANCE CRAWFORD
 DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OR COMBINATION OF LAND UNDER THE CITY OF SALEM SUBDIVISION AND/OR ZONING ORDINANCES

- NOTES:
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION POLICY NUMBER A82-0237049, DATED MAY 17, 2004 AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP #51161C0041F, COMMUNITY PANEL #5101410041F, DATED FEBRUARY 4, 2003, UNSHADED ZONE 'X'.
 - LEGAL REFERENCE: INSTRUMENT #040001931, D.B. 30, PG. 107 AND P.B. 10, PG. 30.
 - THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES.
 - BOTH OF THESE PROPERTIES ARE ZONED RMF, MULTI-FAMILY RESIDENTIAL.
 - SEE D.B. 283, PG. 73 (ROANOKE COUNTY) FOR CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA EASEMENT WHICH MAY AFFECT THE SUBJECT PROPERTIES.



PLAT SHOWING
 BOUNDARY SURVEY OF
TRACT "A"
 KERNER ADDITION, SECTION 1
 (P.B. 3, PG. 10 RKE. CO.)
 AND
TRACT "B-1"
 (P.B. 10, PG. 30)
 TO BE CONVEYED TO
JAM INVESTMENTS, LLC
 SITUATED AT THE INTERSECTION OF
 ILLINOIS AVENUE, ELIZABETH AVENUE AND IDAHO STREET
 SALEM, VIRGINIA

w:\drawings\2007\07104\sur\07104bas.dwg