

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

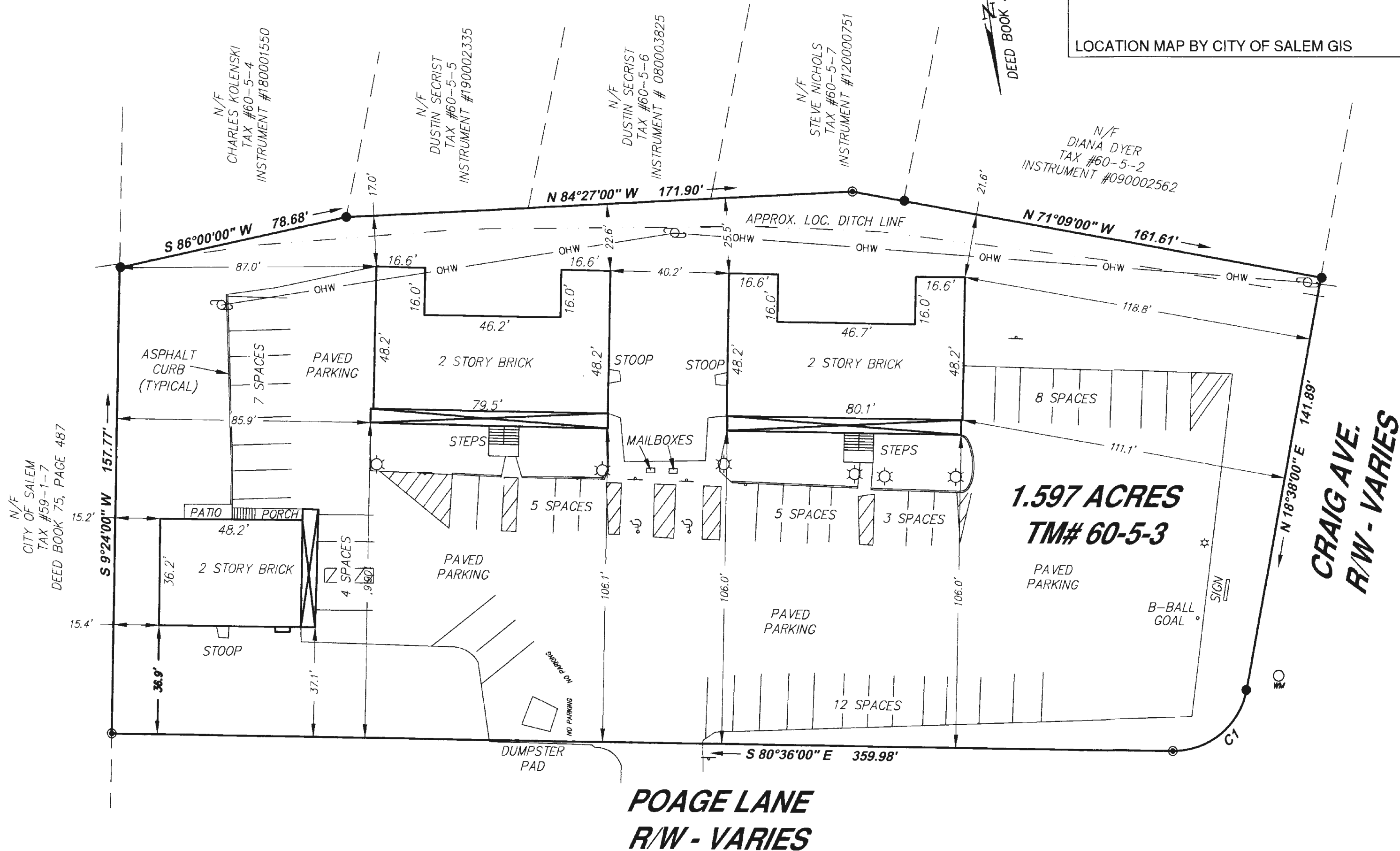
LEGEND:

- MONUMENT SET
- MONUMENT FOUND
- OHW- OVERHEAD WIRES
- UTILITY POLE
- YARD LIGHT
- LIGHT POLE
- SIGN

OWNER INFORMATION:

OWNER: KEYSTONE MANAGEMENT, LLC
LEGAL REF. : DEED BOOK 371, PAGE 241

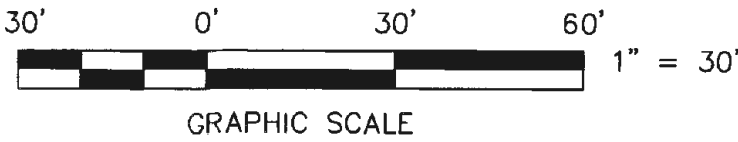
CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	35.23'	25.10'	21.22'	80°24'42"	N 59°06'24" E	32.41'



THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE SUBDIVISION ORDINANCE OF CITY OF SALEM, VIRGINIA.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:36 O'CLOCK P.M. ON THIS 9 DAY OF November, 2021.

TESTE: CHANCE CRAWFORD
CLERK
BY: [Signature] DEPUTY CLERK

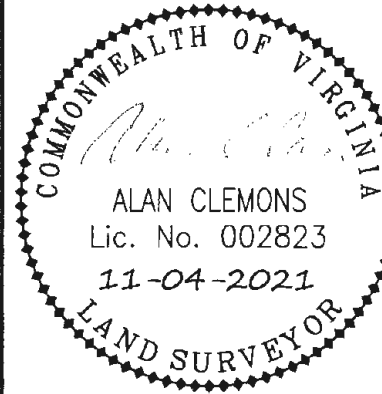


parker
DESIGN GROUP
ENGINEERS • SURVEYORS
PLANNERS • LANDSCAPE ARCHITECTS

2122 Carolina Ave, SW
Roanoke, VA 24014
Ph: 540-387-1153

1915-B W. Cary Street
Richmond, VA 23220
Phone: 804-358-2947

www.parkerdgm.com



PHYSICAL IMPROVEMENT PLAT FOR
6139 DARBY ROAD, LLC
OF LOT 2
CLEVELAND COURT ANNEX
PLAT BOOK 1, PAGE 28 AS DESCRIBED IN
DEED BOOK 371 PAGE 241
CITY OF SALEM, VIRGINIA

REVISIONS

11/4/21 (NAME CHANGE)

CALCS BY: SCB

DRAWN BY: MAC

CHECKED BY: REC/SCB

SCALE: 1" = 30'

DATE: OCTOBER 06, 2021

PROJECT NUMBER: 21-0289:01

SHEET NO.:

1 OF 1