

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)

Brady M. Dr

ITS: *mon*

BY:

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

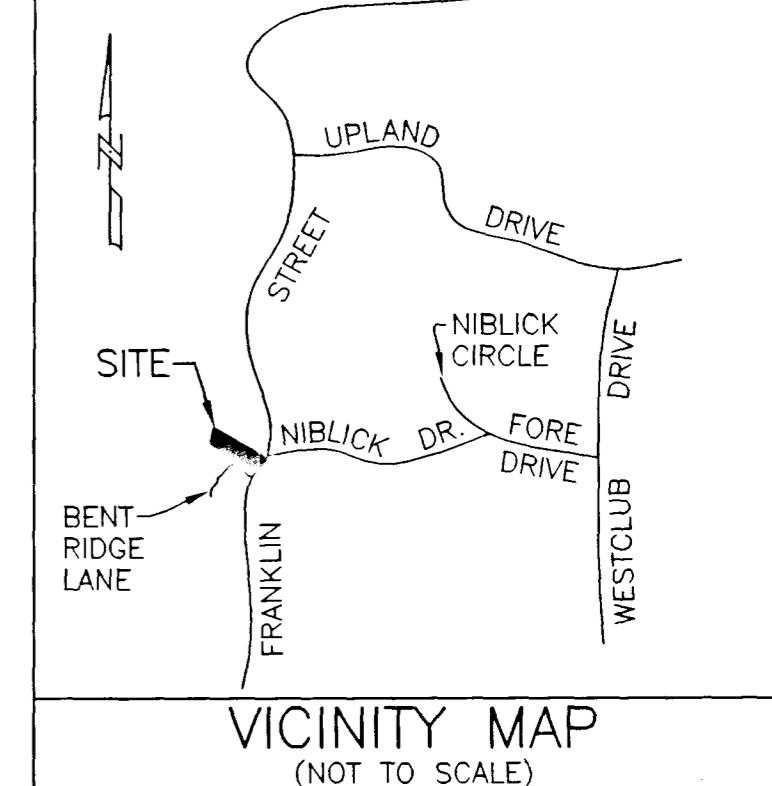
I, *James H. Will*, a NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT *Stephen W. Cullen*,
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21st
DAY OF January, 2004.

James H. Will
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/16

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.
- PORTION OF GRAVEL DRIVE & WALLS ENCROACHING INTO THE RIGHT-OF-WAY ARE TO BE REMOVED.



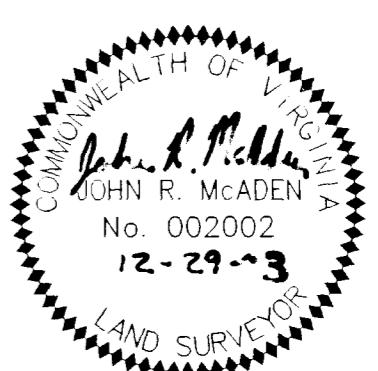
LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°35'00"E	26.00
L2	S02°40'21"W	13.78
L3	S29°10'52"W	31.51
L4	S34°33'42"W	24.65
L5	S34°33'42"W	3.12
L6	S34°33'42"W	21.53
L7	S48°13'42"W	48.23
L8	S48°13'42"W	19.61
L9	S48°13'42"W	28.62

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"

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



THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON JANUARY 14, 2004.

APPROVED:
Charles Van Allen Alternate 5/4/04
MELVIN B. DOUGHTY, P.E.
CITY ENGINEER, CITY OF SALEM

Assistant

James E. Taliaferro 5/9/04
JAMES E. TALIAFERRO, II, P.E. LS
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

ACREAGE TABLE

4.901 ACRES - LOTS 1 THRU 19
0.207 ACRE - STORMWATER MANAGEMENT LOT
0.465 ACRE REMAINING - PARCEL A-1
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

PLAT OF SUBDIVISION
TO BE KNOWN AS
PHILLIPS BROOK

CREATING HEREON LOTS 1 THRU 19,
A STORMWATER MANAGEMENT LOT
& PARCEL A-1

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

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

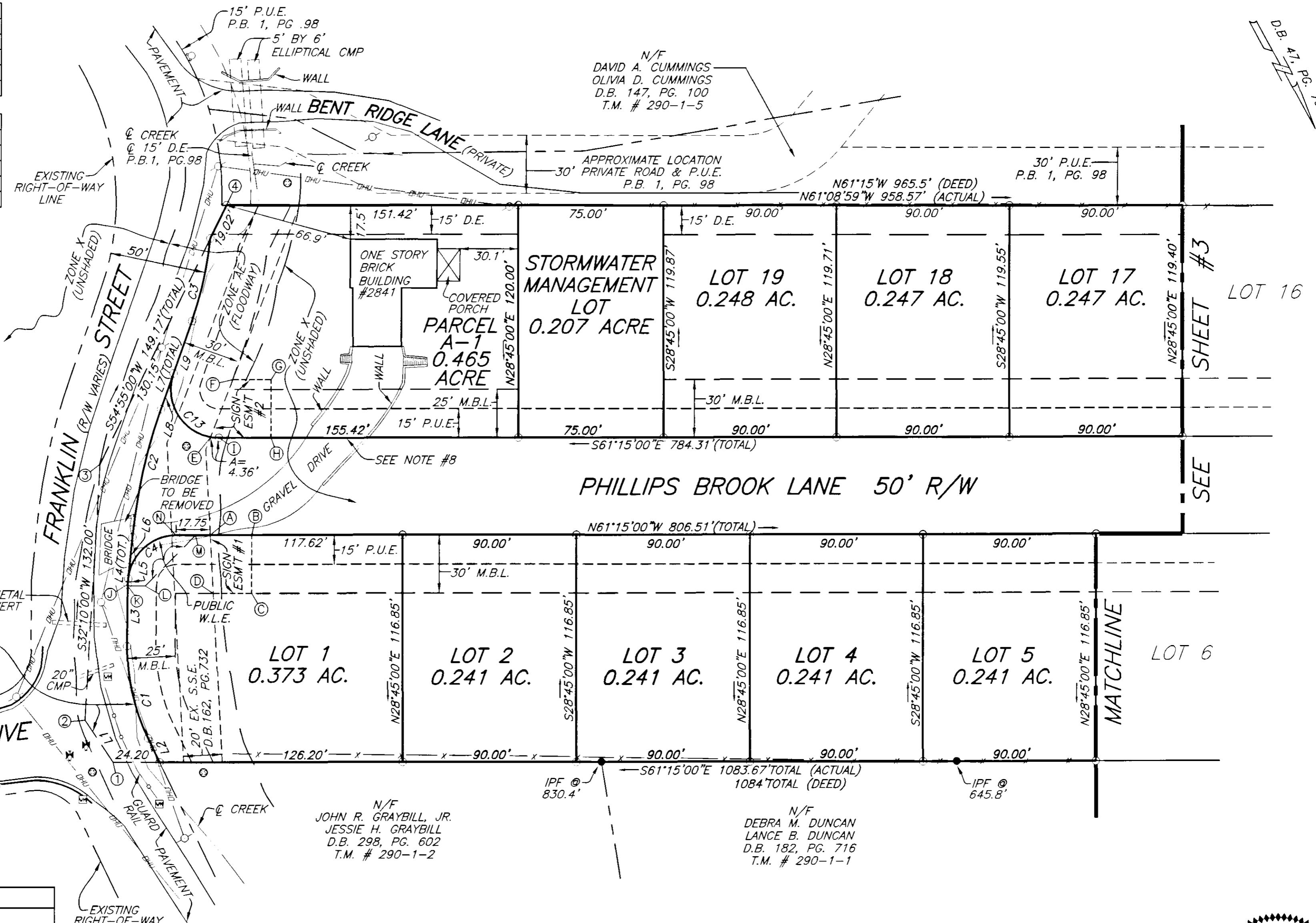
BALZER
AND ASSOCIATES, INC.
BVINC
REFLECTING TOMORROW

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 9:30 O'CLOCK A.M. ON THIS 10th DAY OF May, 2004, IN PLAT BOOK 10, PAGE 25.

TESTE:
Charles Crawford
CLERK
Charles Crawford
DEPUTY CLERK

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

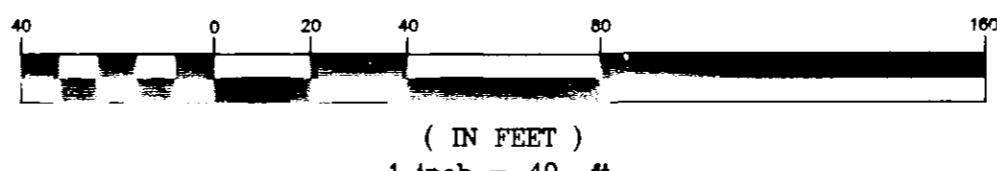


LEGEND

●	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
— O H U —	OVERHEAD UTILITY WIRES
— □ —	GUARD RAIL
— X —	FENCE

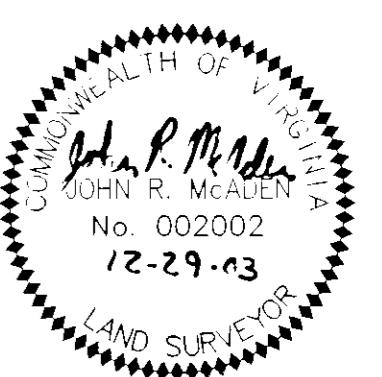
WATER LINE EASEMENT TABLE		
LINE	BEARING	LENGTH
J-K	N29°10'52"E	0.55
K-L	N61°15'00"W	9.14
L-M	S73°45'00"W	36.94
M-N	S61°15'00"E	10.07

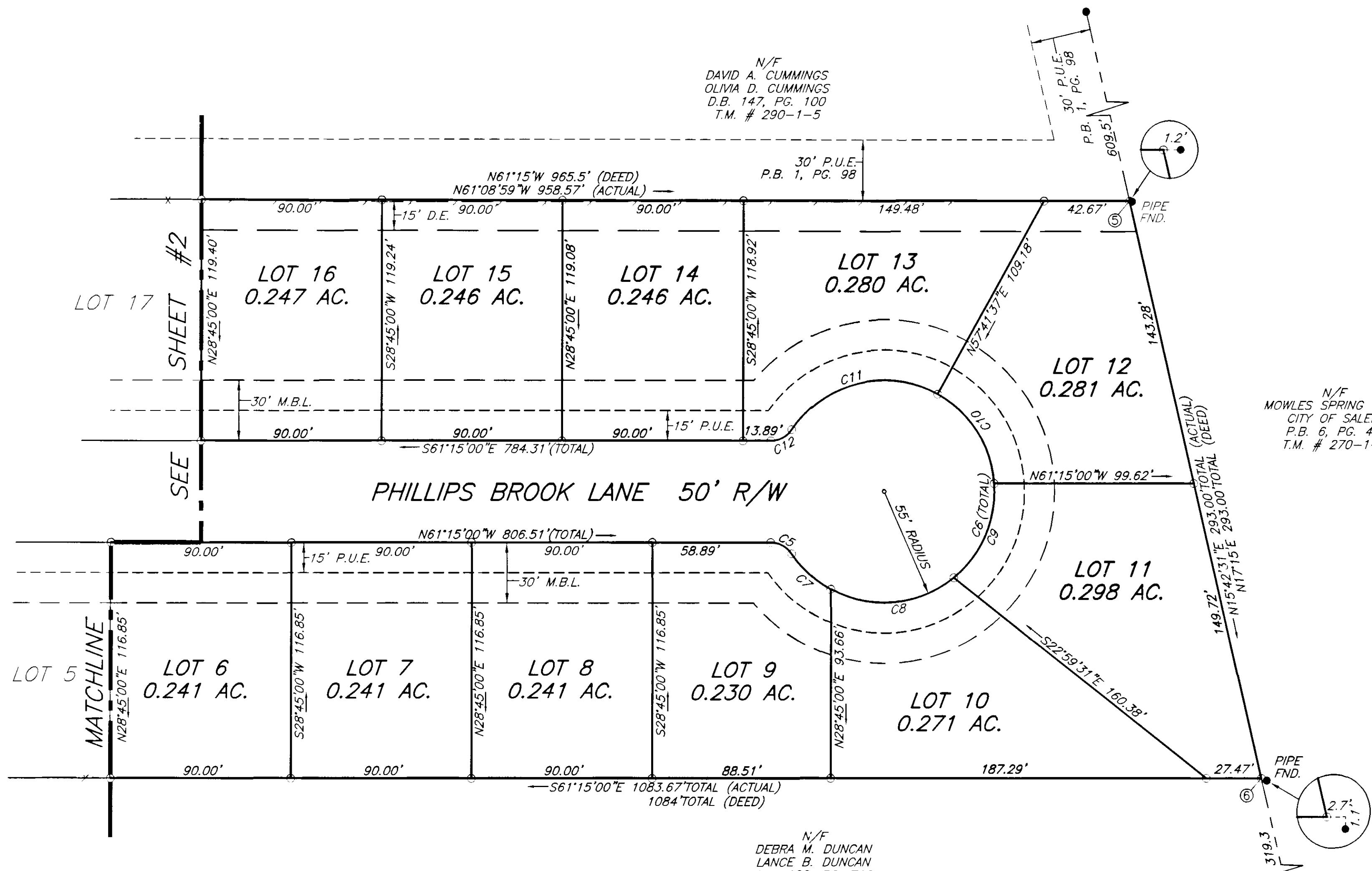
GRAPHIC SCALE



PLAT OF SUBDIVISION
TO BE KNOWN AS
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BEING THE SUBDIVISION OF
TAX PARCEL #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

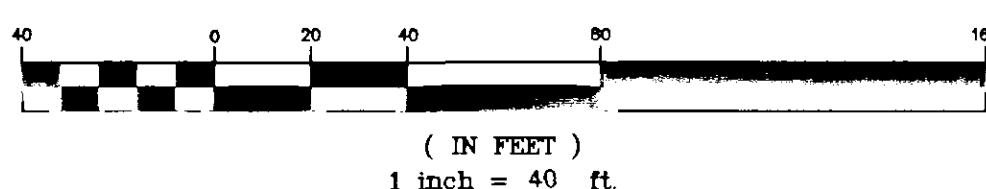




LEGEND

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○	IRON PIN SET
⊕	CLEAN OUT
⌚	SANITARY SEWER MANHOLE
(TM)	STORM MANHOLE
○	LIGHT POLE
🔍	UTILITY POLE
☎	TELEPHONE PEDESTAL
—	SIGN
ⓧ	FIRE HYDRANT
☒	WATER METER
☒	WATER VALVE
CMP	CORRUGATED METAL PIPE
D.I.	DRAIN INLET
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—	DUH — OVERHEAD UTILITY WIRES
—	— GUARD RAIL
—	X — FENCE

GRAPHIC SCALE



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SHEET 3 OF 3

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



BALZER
AND ASSOCIATES INC.
BVNEC
RELELECTRIC - ISOMOREC