

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BACKBONE INVESTMENTS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUND BY CORNERS 1 THRU 14 TO 1 INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, IN INSTRUMENT #050001991, AND BEING ALL OF LOT IIB-1C AS SHOWN IN PLAT BOOK 10, PAGES 77-78 BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

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 SAID OWNER HEREBY CERTIFIES THAT THEY HAVE 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 "SUBDIVISION" 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 THEIR 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 WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: [Signature] ITS: President  
 TRUSTEE: [Signature] LENDER: First Citizens Bank

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
 I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Preston Waldrop WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 8th DAY OF December, 2005.  
[Signature] MY COMMISSION EXPIRES 8-31-08  
 NOTARY PUBLIC

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
 I, Mary Bryant, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Dennis P. Traubert WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 16th DAY OF December, 2005.  
[Signature] MY COMMISSION EXPIRES 7-31-2019  
 NOTARY PUBLIC

LINE	BEARING	LENGTH
L1	N13°34'58"E	9.67
L2	S13°34'58"W	9.67
L3	N06°06'13"W	50.00
L4	S26°12'12"W	32.80
L5	N63°19'48"E	20.00

APPROVED BY PLANNING COMMISSION ON JUNE 15th, 2005

APPROVED:  
[Signature] 12/19/05  
 CHARLES E. VAN ALLMAN, JR., P.E. DATE  
 CITY ENGINEER, CITY OF SALEM  
[Signature] 12/20/05  
 JAMES E. TALIAFERRO, II, P.E. LS DATE  
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

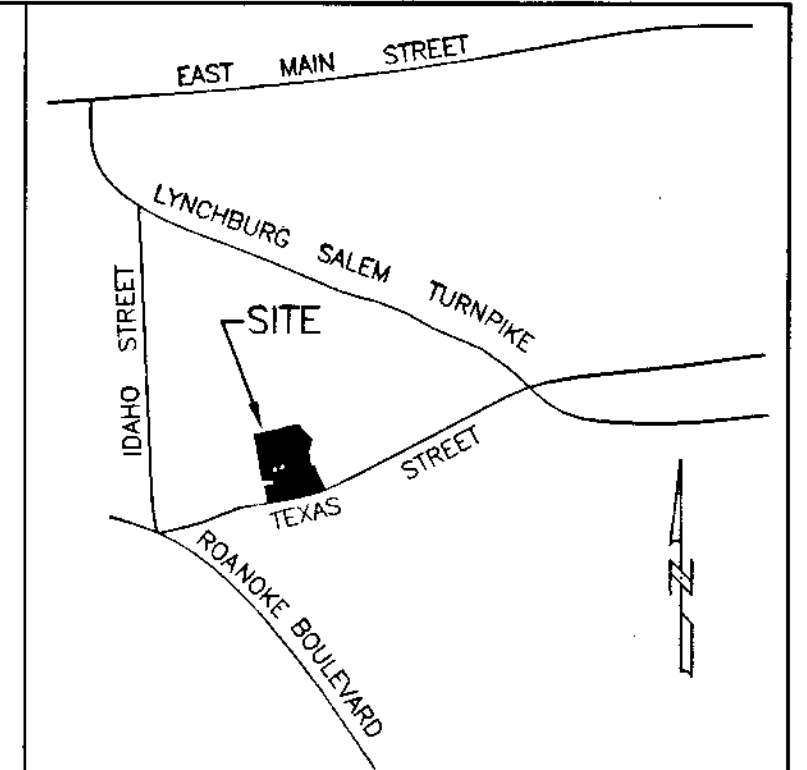
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 10:47 O'CLOCK A.M. ON THIS 27 DAY OF Dec, 2005, IN PLAT BOOK 11, PAGE 34.  
 TESTE: GARY CHANCE CRAWFORD  
 CLERK  
[Signature]  
 DEPUTY CLERK

NOTES:

- OWNER OF RECORD: BACKBONE INVESTMENTS, LLC
- LEGAL REFERENCE: INSTRUMENT #050001991
- ADDITIONAL REFERENCES: PLAT BOOK 6, PAGE 47, PLAT BOOK 7, PAGE 64 PLAT BOOK 8, PAGE 94 & PLAT BOOK 10, PAGES 69-70 PLAT BOOK 10, PAGES 77-78
- PROPERTY CURRENTLY ZONE BCD (BUSINESS COMMERCE DISTRICT).
- THE CURRENT TAX MAP NUMBER: 148-1-4
- 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). SEE FEMA MAP PANEL #51161C0041 D (EFFECTIVE DATE: OCT. 15, 1993). THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- UNDERGROUND UTILITY SERVICE LINES.

ACREAGE TABLE

5.475 ACRES, LOTS 1 THRU 3
+ 1.025 ACRES IN R/W DEDICATION
6.500 ACRES TOTAL, LOT IIB-1C

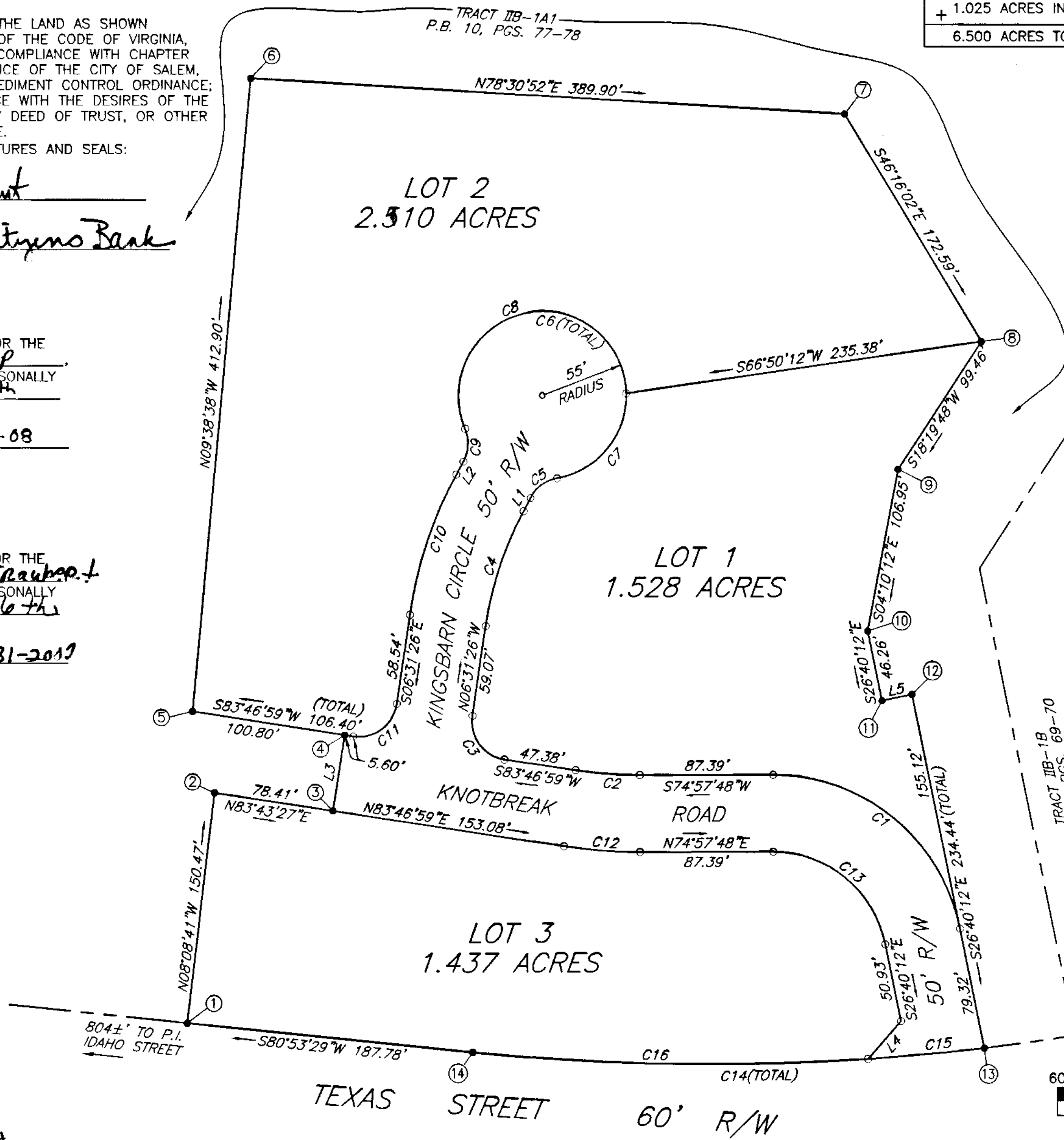


VICINITY MAP (NOT TO SCALE)

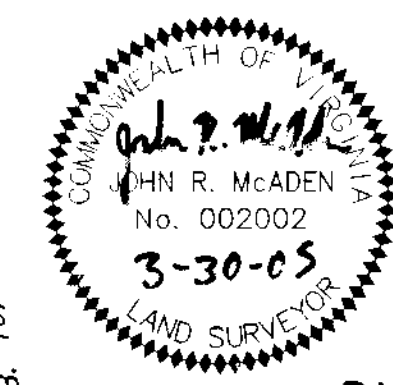
LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	170.97'	125.00'	101.89	N65°51'12"W	157.95'	78°22'00"
C2	42.33'	275.00'	21.21	S79°22'24"W	42.29'	8°49'10"
C3	39.14'	25.00'	24.87	N51°22'14"W	35.26'	89°41'35"
C4	78.96'	225.00'	39.89	N03°31'46"E	78.55'	20°06'24"
C5	22.39'	25.00'	12.01	N39°14'30"E	21.65'	51°19'04"
C6	271.31'	55.00'	44.04	N76°25'02"W	68.75'	282°38'08"
C7	77.87'	55.00'	47.08	N24°20'16"E	71.53'	81°07'31"
C8	193.44'	55.00'	289.55	S63°01'12"W	108.07'	201°30'37"
C9	22.39'	25.00'	12.01	S12°04'34"E	21.65'	51°19'04"
C10	96.50'	275.00'	48.75	S03°31'46"W	96.01'	20°06'24"
C11	39.40'	25.00'	25.13	S38°37'46"W	35.45'	90°18'25"
C12	50.03'	325.00'	25.06	N79°22'24"E	49.98'	8°49'10"
C13	102.58'	75.00'	61.13	S65°51'12"E	94.77'	78°22'00"
C14	336.37'	1535.53'	168.86	N74°36'57"E	335.69'	12°33'03"
C15	76.64'	1535.53'	38.33	S69°46'13"W	76.63'	2°51'35"
C16	259.73'	1535.53'	130.17	S76°02'45"W	259.42'	9°41'29"



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
[Signature]  
 JOHN R. McADEN 002002



SUBDIVISION PLAT FOR  
 BACKBONE INVESTMENTS, LLC  
 BEING THE RESUBDIVISION OF  
 TAX MAP #148-1-4  
 KNOWN AS LOT IIB-1C  
 PLAT BOOK 10, PAGES 77-78  
 CREATING HEREON  
 LOT 1 (1.528 ACRES), LOT 2 (2.510 ACRES)  
 & LOT 3 (1.437 ACRES)  
 SITUATED ALONG TEXAS STREET  
 CITY OF SALEM, VIRGINIA  
 SURVEYED MARCH 30, 2005  
 JOB #R0400297.00  
 SCALE: 1" = 60' SHEET 1 OF 1

