

## LEGAL DESCRIPTION (SURVEYED):

BEGINNING AT A PIN FOUND AT THE INTERSECTION OF THE WESTERN LINE OF THE J & L OF ROANKE, LLC PROPERTY AND THE SOUTHERN RIGHT OF WAY LINE OF APPERSON DRIVE (U.S. ROUTE 11), SAID PIN BEING 260.79' FROM THE INTERSECTION OF APPERSON DRIVE AND SOUTH YORKSHIRE STREET, BEING THE POINT OF BEGINNING; THENCE TRAVELING ALONG SAID PROPERTY LINE S 10°59'23" W, 325.00' TO A PIN SET AT THE INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF SOUTH YORKSHIRE STREET, THEN WITH SAID RIGHT OF LINE N 79°00'37" W, 42.00' TO A CHISELED "X" SET; THENCE WITH THE WESTERN RIGHT OF WAY LINE OF SAID STREET AND THE PROPERTY LINE OF THE CITY OF SALEM S 06°30'37" E, 190.94' TO A PIN SET; THENCE WITH THE NORTHERN PROPERTY LINE OF SAID CITY OF SALEM PROPERTY AS WELL AS THE PROPERTY OF THOMAS H. & BARBARA G. ELDREDGE S 83°24'45" W, PASSING THROUGH A PIN FOUND ON LINE AT 86.01' AS WELL AS A PIN FOUND ON LINE AT 229.22' FOR A TOTAL OF 366.25' TO A PIN FOUND; THENCE WITH THE EASTERN LINE OF SAID ELDREDGE PROPERTY THE FOLLOWING TWO COURSES: N 03°22'4" W, 348.26' TO A PIN FOUND; THENCE N 04°17'48" W, 45.78' TO A PIN FOUND; THENCE WITH THE EASTERN PROPERTY LINE OF THE SAME ELDREDGE PROPERTY AND THE PROPERTY OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION N 12°02'00" E, 237.94' TO A PIN FOUND AT THE INTERSECTION WITH THE SOUTHERN RIGHT OF WAY LINE OF APPERSON DRIVE; THENCE WITH SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S 73°26'53" E, 128.74' TO A PIN SET; THENCE S 79°00'37" E, 100.00' TO A CHISELED "X" SET; THENCE S 81°52'22" E, 200.25' TO THE POINT OF BEGINNING, BEING NEW LOT 1A, APPERSON DRIVE INDUSTRIAL PARK, BEING THE SAME PROPERTY SHOWN IN P.B. 11, PGS. 43 & 44, SLIDE 193, AND CONTAINING 5.161 ACRES.

## GENERAL NOTES:

1. OWNER: JKL, LLC
2. LEGAL REFERENCE: INST. #060001420
3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE REPORT NUMBER 4852939 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 16, 2014, REVISED JUNE 24, 2014, REVISED WITH REVISION A (6-30-2014), AND REVISED WITH REVISION B (7-15-2014) AND IS SUBJECT THERETO.
4. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0143 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. 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.

## SCHEDULE B-II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED OR FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING TO THE TITLE SUBSEQUENT TO THE DATE OF THIS COMMITMENT. NOT A SURVEY RELATED ITEM.
2. TAXES SUBSEQUENT TO DECEMBER 31, 2013, A LIEN NOT YET DUE AND PAYABLE. NOT A SURVEY RELATED ITEM.
3. REVISED 6/30/2014. SUBJECT TO MATTERS SHOWN ON SUBDIVISION PLAT DATED JULY 21, 1989, BY T. P. PARKER & SON, SURVEYORS, RECORDED IN PLAT BOOK 3, PAGE 94, NEW TRACTS "A" AND "B", AND UTILITY EASEMENTS. AS SHOWN HEREON.

4. REVISED 6/30/2014. SUBJECT TO THE FOLLOWING MATTERS AS DISCLOSED BY SUBDIVISION PLAT RECORDED AT PLAT BOOK 5, PAGE 54, DATED OCTOBER 12, 1993 BY JOHN D. ABBOTT, L.S., AS TO LOTS 1 AND 5: 20' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT THROUGH WESTERLY PORTION OF PROPERTY; 30' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENTS LOCATED THROUGH SOUTHERLY PORTION OF LOT 5; 20' UTILITY EASEMENT ALONG NORTHERLY PORTION OF LOT 1, AND WESTERLY PORTIONS OF LOTS 1 AND 5. AS SHOWN HEREON.

5. REVISED 6/30/2014. SUBJECT TO THE FOLLOWING MATTERS AS DISCLOSED BY SURVEY DATED APRIL 20, 2006, BY SAMUEL J. BIKKERS, L.S., RECORDED IN PLAT BOOK 11, PAGES 43-44, AS TO NEW LOT 1A (5.161 ACRES); 20' UTILITY EASEMENTS, 20' AND 30' SANITARY SEWER AND DRAINAGE EASEMENTS, AND SANITARY SEWER MANHOLE. AS SHOWN HEREON.

6. OPTIONS, RIGHTS OF FIRST REFUSAL, TERMS AND CONDITIONS AS SET FORTH IN DEED BY AND BETWEEN CITY OF SALEM, VIRGINIA AND JKL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATED OCTOBER 21, 1993, RECORDED IN DEED BOOK 212, PAGE 704. (AS TO ORIGINAL LOT 1). NOT A SURVEY RELATED ITEM- INTENTIONALLY DELETED 6/30/2014.

7. OPTIONS, RIGHTS OF FIRST REFUSAL, TERMS AND CONDITIONS AS SET FORTH IN DEED BY AND BETWEEN CITY OF SALEM, VIRGINIA AND JKL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY DATED DECEMBER 11, 1995, RECORDED IN DEED BOOK 243, PAGE 223. (AS TO ORIGINAL LOT 5). NOT A SURVEY RELATED ITEM- INTENTIONALLY DELETED 6/30/2014.

8. EASEMENT FROM A. M. BOWMAN, ET AL, GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY BY INSTRUMENT DATED MARCH 18, 1949 AND RECORDED IN DEED BOOK 419, AT PAGE 244 (ROANOKE COUNTY - AS TO 0.616 ACRE PARCEL). DOES NOT AFFECT SUBJECT PROPERTY - ONLY AFFECTS REMAINING PORTION OF ORIGINAL PARENT TRACT- INTENTIONALLY DELETED 6/30/2014.

9. EASEMENT FROM CELINE B. WILLIAMS, ET VIR, GRANTED TO CITY OF SALEM BY INSTRUMENT DATED AUGUST 21, 1968 AND RECORDED IN DEED BOOK 3, AT PAGE 499. (AS TO 0.616 ACRE PARCEL). DOES NOT AFFECT SUBJECT PROPERTY - ONLY AFFECTS REMAINING PORTION OF ORIGINAL PARENT TRACT- INTENTIONALLY DELETED 6/30/2014.

10. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE AGREEMENTS. NOT A SURVEY RELATED ITEM.

11. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY RELATED ITEM.

12. REPLACED/REVISED WITH THE FOLLOWING (6/30/2014): SUBJECT TO THE FOLLOWING MATTERS AS DISCLOSED BY SURVEY DATED JUNE 27, 2014, BY ALAN CLEMONS, L.S.:

- A. 20' UTILITY EASEMENT ALONG THE NORTHERN BOUNDARY;
- B. EXISTING 30' SANITARY SEWER EASEMENT (SSE) AND DRAINAGE EASEMENT (DE) ACROSS SOUTHERN PORTIONS OF THE PROPERTY;
- C. EXISTING 20' SSE & DE ACROSS THE WESTERN PORTIONS OF THE PROPERTY;
- D. EXISTING 20' UTILITY EASEMENT ALONG AND ACROSS WESTERN AND SOUTHERN PORTIONS OF THE PROPERTY;
- E. OVERHEAD WIRES ACROSS NORTHERN BOUNDARY;
- F. WATER VAULT ON NORTHERN BOUNDARY; AND,
- G. STORMWATER MANAGEMENT EASEMENT AREA ADJOINS THE SOUTHEAST BOUNDARY. AS SHOWN HEREON.

13. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. MAY AFFECT SUBJECT PROPERTY. UNABLE TO PLAT- INTENTIONALLY DELETED 6/30/2014.

## ZONING REGULATIONS - LM (LIGHT MANUFACTURING):

1. MINIMUM LOT AREA - NONE
2. MINIMUM LOT FRONTAGE - NONE
3. MINIMUM SETBACK REQUIREMENTS - PRINCIPAL AND ACCESSORY STRUCTURES
  - A. FRONT YARD - NONE
  - B. SIDE YARD - NONE
  - C. REAR YARD - NONE
4. MAXIMUM HEIGHT - PRINCIPAL STRUCTURE = 45'  
ACCESSORY STRUCTURES = NO TALL THAN PRINCIPAL

## PARKING:

1. 11,600 SF OF OFFICES: 3.5 SPACES / 1,000 SF = 41 SPACES REQUIRED  
24,000 SF GENERAL EQUIPMENT SERVICING / MANUFACTURING: 1 SPACE / 1,000 SF = 24 SPACES REQUIRED

TOTAL MINIMUM REQUIRED = 65 SPACES

2. EXISTING PARKING = 174 REGULAR SPACES + 2 HANDICAP SPACES = 176 TOTAL
3. EXISTING PARKING AREA HAS 19 TREES AND 10 ISLANDS.

## OBSERVATION NOTE:

NO EVIDENCE OF THE FOLLOWING ON SITE AT THE TIME OF SURVEY:

1. USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
2. DELINEATED WETLANDS BY APPROPRIATE AUTHORITIES

## CITY OF SALEM NOTE (FOR POTENTIAL RECORDATION PURPOSES):

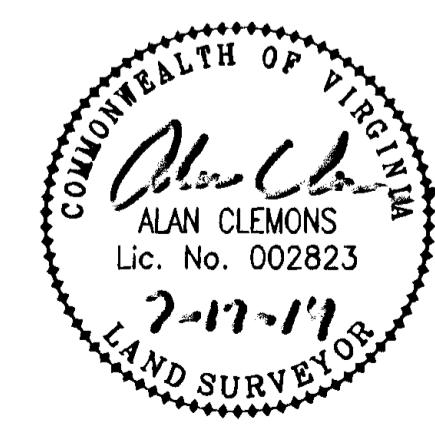
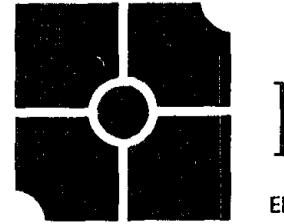
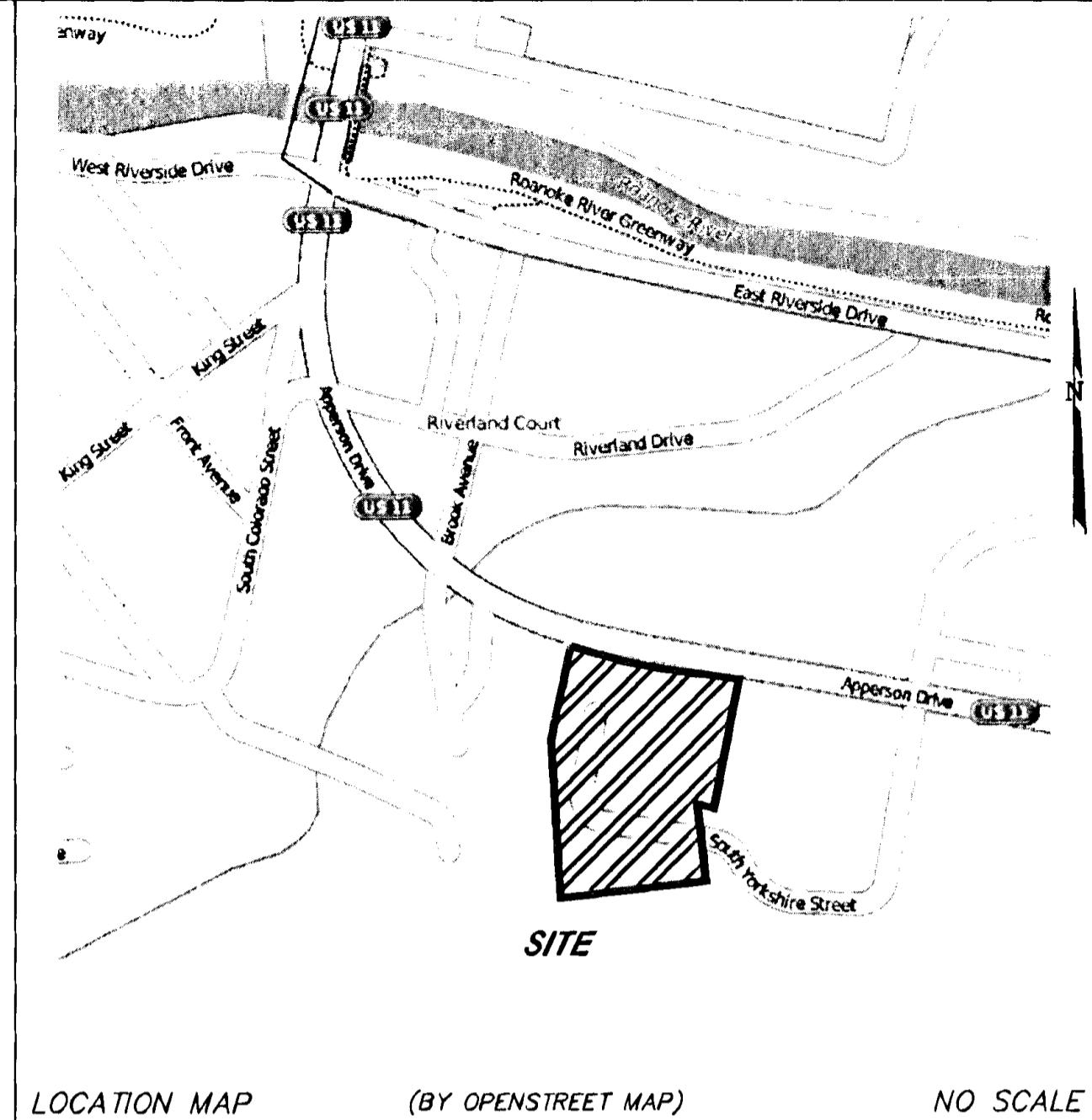
THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CURRENT CITY OF SALEM SUBDIVISION ORDINANCE.

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 10:20 O'CLOCK 5/14/2014 DAY OF 2014.

TESTE:

CHANCE CRAWFORD  
CLERK  
BRIAR OAK INVESTMENTS IV, L.P.  
TESTE: DEPUTY CLERK

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

TAX # 246-1-1-1  
DRAWN: PUB/RECDATE: 27 JUNE, 2014  
REVISED 17 JULY, 2014  
W.O.: 14-0031:04816 Boulevard  
Salem, Virginia  
Phone: 540-387-1153  
Fax: 540-389-5767  
www.parkerdg.com

LOCATION MAP

(BY OPENSTREET MAP)

NO SCALE

## SURVEY CERTIFICATION:

TO: BRIAR OAK INVESTMENTS IV, L.P., JKL, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a & b), 7(a, b(1) & c) 8, 9, 10(a), 11(A), 13, 14, 15, 16, 17, 18, 19 & 20(a) OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON APRIL 3, 2014 AND JUNE 25, 2014.

THE PROPERTY IN THE TITLE COMMITMENT PROVIDED, AS WELL AS SHOWN ON THE PLAT RECORDED IN THE CITY OF SALEM CIRCUIT COURT CLERK'S OFFICE IN P.B. 11, PGS. 43 & 44 IS THE SAME PROPERTY SHOWN HEREON.

ALAN CLEMONS, L.S. VA.

REGISTRATION NO. 002823

7-17-14

DATE

ALTA / ACSM LAND TITLE SURVEY FOR  
**BRIAR OAK INVESTMENTS IV, L.P.,**  
**JKL, L.L.C. AND FIDELITY**  
**NATIONAL TITLE GROUP, INC.**

OF NEW LOT 1A - 5.161 ACRES  
APPERSON DRIVE INDUSTRIAL PARK  
P.B. 11, PGS. 43 & 44, SLIDE 193  
SITUATE ON S. YORKSHIRE STREET AND APPERSON DRIVE  
CITY OF SALEM, VIRGINIA  
SCALE: 1"=40'

PAGE 1 OF 2

P.B. 14, PG. 9, SLIDE 219