

## KNOW ALL MEN BY THESE PRESENT TO WT:

THAT THE CITY OF SALEM IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, INCLUSIVE AND BEING PORTION OF THE LAND CONVEYED TO SAID OWNER IN DEED BOOK 501, PAGE 26 (BEING PARCEL A OF COOK DRIVE SUBDIVISION, PLAT BOOK 2, PAGE 70) RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THAT PHILLIPS INVESTMENT LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 4 THROUGH 6 TO 1, INCLUSIVE AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER IN INSTRUMENT 060002888, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA 1950 (AS AMENDED) TO DATE, AND WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SALEM, VIRGINIA.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS

*Byron R. Foley*  
BYRON R. FOLEY, MAYOR  
AGENT FOR CITY OF SALEM

10/3/16  
DATE

*Jeffrey T. Phillips*  
JEFFREY T. PHILLIPS  
AGENT FOR PHILLIPS INVESTMENT, LLC

8/21/2016  
DATE

## STATE OF VIRGINIA

*City of Salem*

*Christopher L. Bier*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT BYRON R. FOLEY, MAYOR, AGENT FOR CITY OF SALEM, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21 DAY OF October, 2016.

*Christopher L. Bier*  
NOTARY PUBLIC  
REGISTRATION NO. 1671036

MY COMMISSION EXPIRES: 5/31/2020

## STATE OF VIRGINIA

*City of Salem*

*Christopher Phillips*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT Christopher Phillips, AGENT FOR PHILLIPS INVESTMENT LLC, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21 DAY OF October, 2016.

*Christopher Phillips*  
NOTARY PUBLIC  
REGISTRATION NO. 3031177

MY COMMISSION EXPIRES: 11/11/2018

## CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:11 O'CLOCK A.M. ON THIS 4 DAY OF Oct, 2016.

TESTEE: GARY CHANCE CRAWFORD  
CLERK

*Deputy Clerk*  
DEPUTY CLERK

## APPROVED:

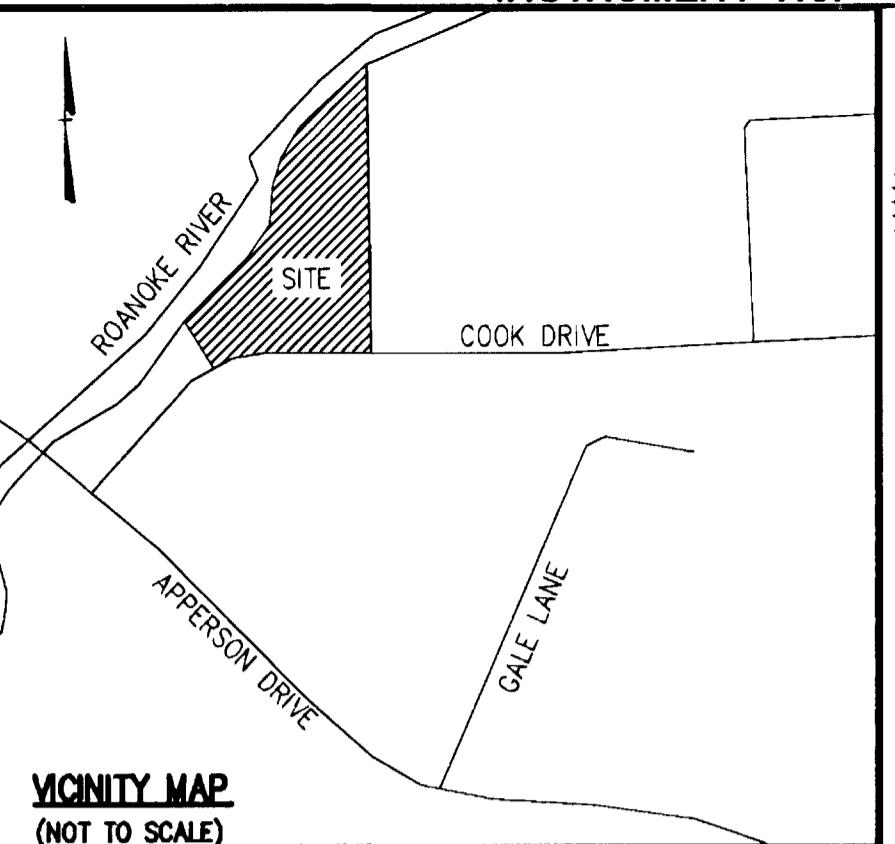
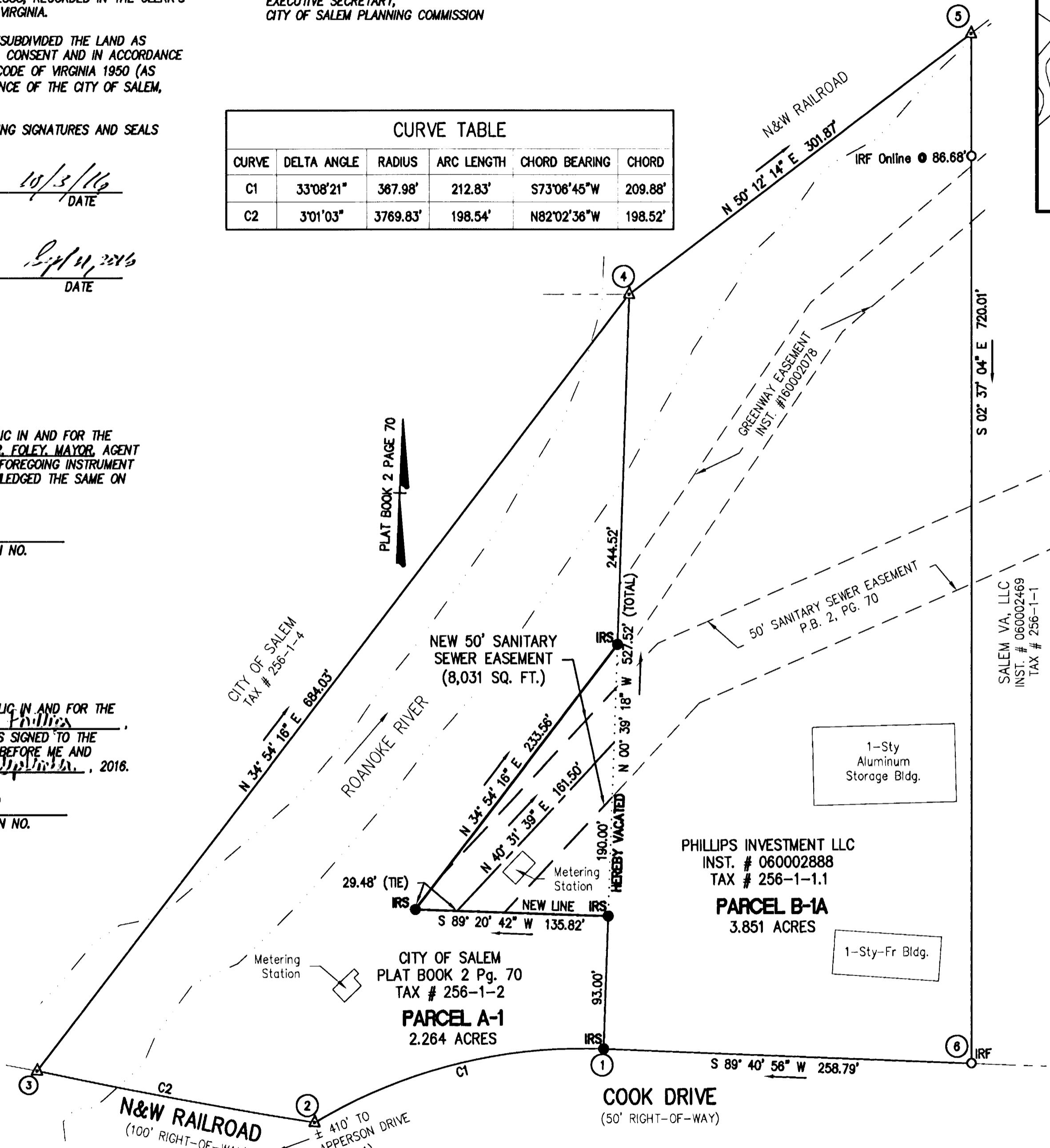
*Charles E. Van Allman*  
CHARLES E. VAN ALLMAN, JR. P.E., L.S.  
DIRECTOR OF COMMUNITY DEVELOPMENT,  
CITY OF SALEM, VIRGINIA

10/3/2016  
DATE

*James E. Taliaferro*, II, P.E., L.S.  
EXECUTIVE SECRETARY,  
CITY OF SALEM PLANNING COMMISSION

9/21/16  
DATE

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	33°08'21"	367.98'	212.83'	S73°08'45"W	209.88'
C2	3°01'03"	3769.83'	198.54'	N82°02'36"W	198.52'



## NOTES:

- CORNERS 1, 4, 5, AND 6 ARE BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
- THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51161C0144G, EFFECTIVE DATE SEPTEMBER 28, 2007, ZONE "AE" AND ZONE "X" (SHADeD). THIS OPINION IS BASED ON AN INSPECTION OF THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL VISIBLE EASEMENTS ARE SHOWN.
- THIS PROPERTY IS ZONED "HM" AS PER THE DATE OF THIS PLAT.

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1	4832.83	9466.70
2	4771.88	9266.20
3	4799.33	9069.59
4	5360.31	9461.00
5	5553.53	9692.93
6	4834.27	9725.82

RESUBDIVISION PLAT OF THE COOK DRIVE SUBDIVISION FROM A PARTIAL FIELD SURVEY AND RECORDS

SHOWING

**PARCEL A (2.560)**  
(PLAT BOOK 2 PAGE 70)

AND

**PARCEL B-1 (3.555 ACRES)**  
(DEED BOOK 133 PAGE 732)

CREATING HEREON

**PARCEL A-1 (2.264 ACRES)**

**PARCEL B-1A (3.851 ACRES)**

SITUATED AT 2005 & 2011 COOK DRIVE  
CITY OF SALEM, VIRGINIA

**Mattern & Craig**  
ENGINEERS SURVEYORS

701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
(540) 345-7691  
FAX (540) 345-9342

Issue Date:  
8/29/2016

Drawn By: JAD  
Surveyed By: TWC

Checked By: TWC  
Date: 8/29/2016

Vertical Scale:  
N/A

Horizontal Scale:  
1"=50'

Commission Number:  
3409

Sheet No.:

1 OF 1

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SLIDE 2210 PLAT BOOK