

**SURVEYOR'S CERTIFICATION:**

TO ROCHESTER ROANOKE ASSOCIATES, LLC 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 11A, 13, 14, & 16 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

*Frank B. Caldwell III*  
FRANK B. CALDWELL III (SURVEYOR)

DATE: JULY 11, 2013  
REGISTRATION NO. 1335

**NOTES:**

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON AVAILABLE RECORDS, FIELD SURVEYS, AND AS LOCATED BY THE UNDERGROUND LOCATOR SERVICE TICKET No. A318202165 AND TICKET No. A318202198. ALL LINES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION.

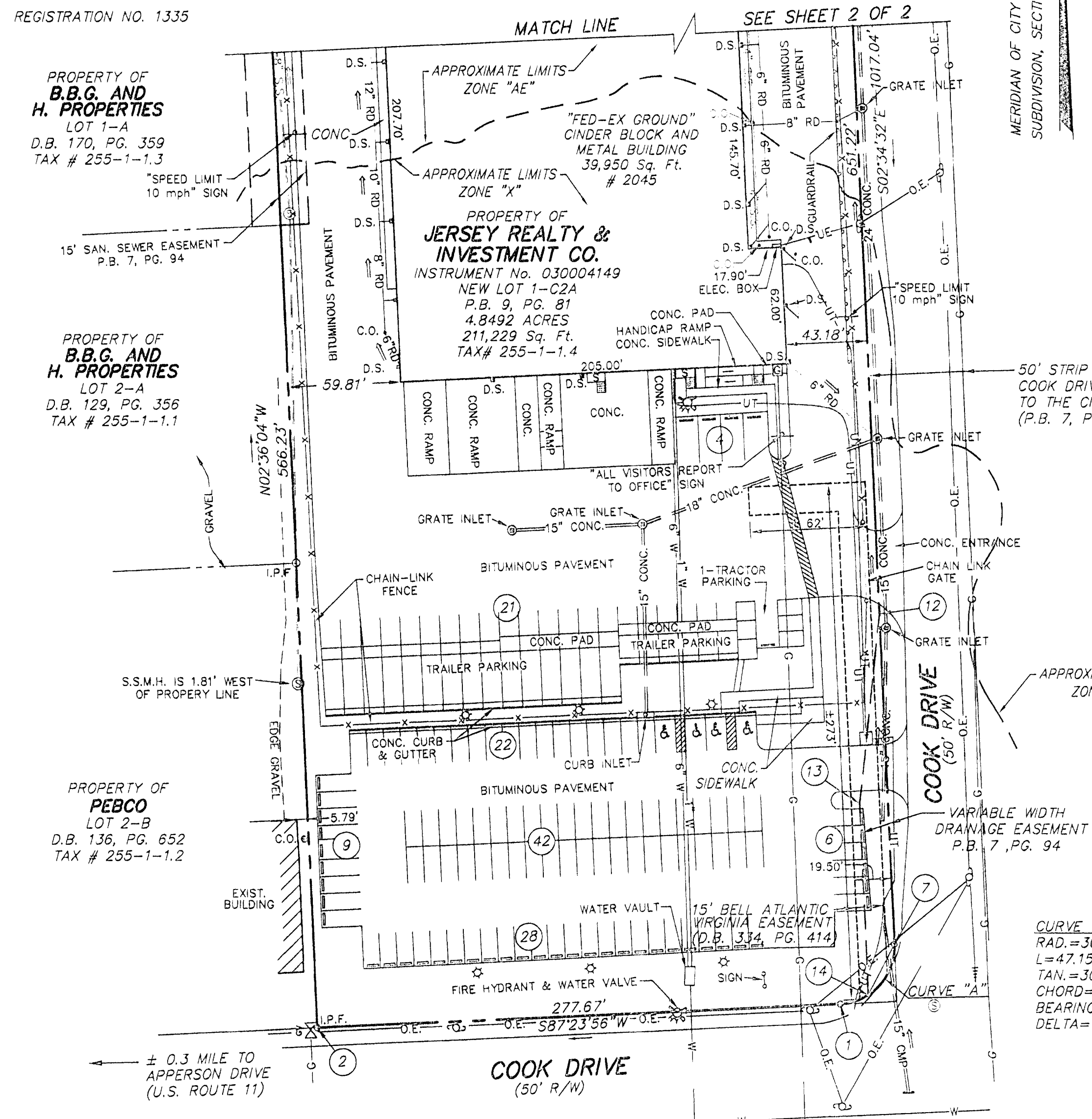
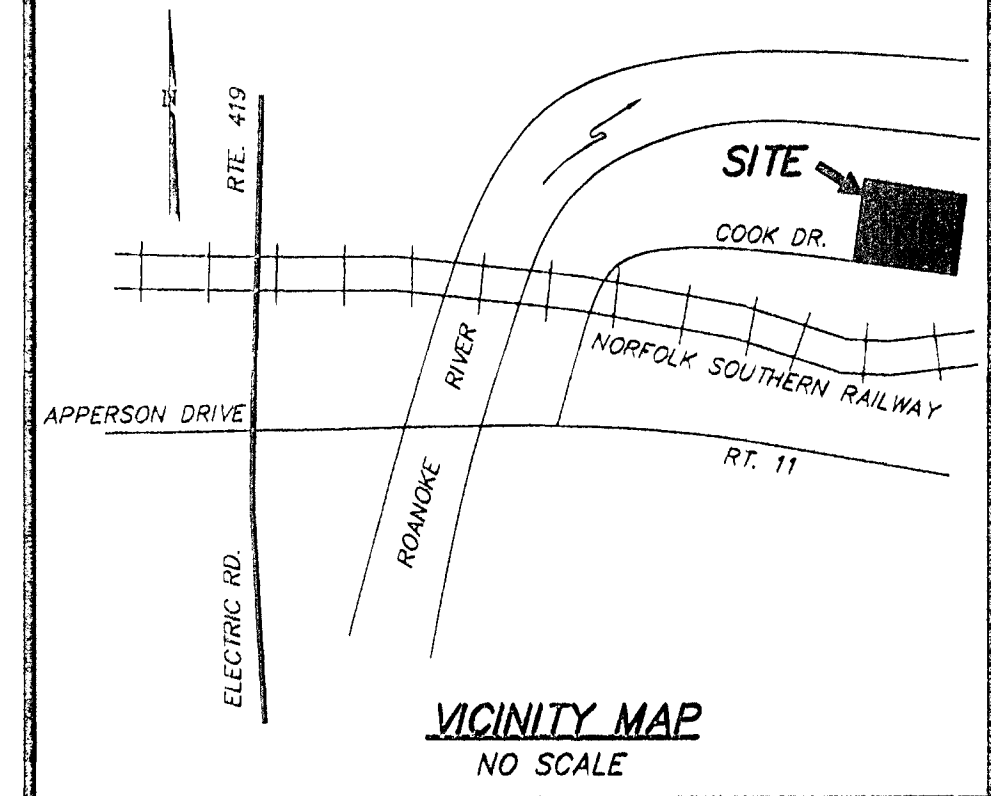
A PORTION OF THE SUBJECT SITE LIES WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51161C0144G REV. SEPT. 28, 2007.

SURVEY BASED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 4423131, EFFECTIVE DATE JUNE 18, 2013

SUBJECT PROPERTY IS ZONED HM AND THERE ARE NO SETBACK REGULATIONS FOR THIS ZONING.

REFERENCE: RESUBDIVISION PLAT FOR JERSEY REALTY & INVESTMENT CO. BY CALDWELL WHITE ASSOCIATES DATED MAY 8, 2003 AND REVISED JUNE 30, 2003 AND RECORDED IN P.B. 9, PG. 81.

THIS SURVEY IS AN UPDATE OF THE ALTA/ACSM LAND TITLE SURVEY FOR JERSEY REALTY & INVESTMENT CO. BY CALDWELL WHITE ASSOCIATED DATED OCTOBER 25, 2004.



MERIDIAN OF CITY OF SALEM COOK DRIVE  
SUBDIVISION, SECTION 2 (P.B. 3, PG. 100)

Station	Bearing	Distance
12-7	S2°34'32"E	174.98'
7-14 (CURVE)	L=31.44' BEARING=N27°23'59"E CHORD=30.02	R=30.00 DELTA=60°02'59" TAN=17.34
14-13	N2°34'32"W	100.99'
13-12	N05°57'19"E	101.12'

CONC.	CONCRETE
D.B.	DEED BOOK
D.S.	DOWNSPOUT
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
PG.	PAGE
O.E.	OVER HEAD ELECTRIC
O.T.	OVER HEAD TELEPHONE
RD	ROOF DRAIN
R/W	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
S	STOOP
TOT.	TOTAL
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
OC.O.	CLEANOUT
GV	GAS VALVE
G	GAS LINE
SS	SANITARY SEWER LINE
SM	SANITARY SEWER MANHOLE
PE	TELEPHONE PEDESTAL
W	WATERLINE

ALTA/ACSM LAND TITLE SURVEY  
FOR  
**ROCHESTER ROANOKE ASSOCIATES, LLC**

SHOWING NEW LOT 1-C1A 4.5423 ACRES (INSTRUMENT No. 040002095)  
AND NEW LOT 1-C2A 4.8492 ACRES (INSTRUMENT No. 030004149) RESUBDIVISION  
PLAT FOR JERSEY REALTY & INVESTMENT CO. P.B. 9, PG. 81, SLIDE 176.

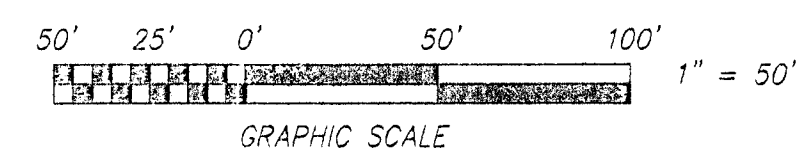
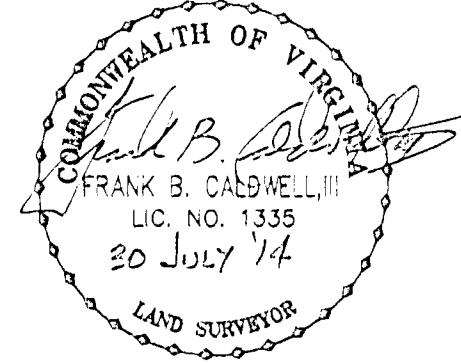
SITUATE 2045 COOK DRIVE  
CITY OF SALEM, VIRGINIA

**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, NW  
P.O. BOX 0280  
ROANOKE, VIRGINIA 24017  
(540) 308-3400  
FAX: (540) 308-0702

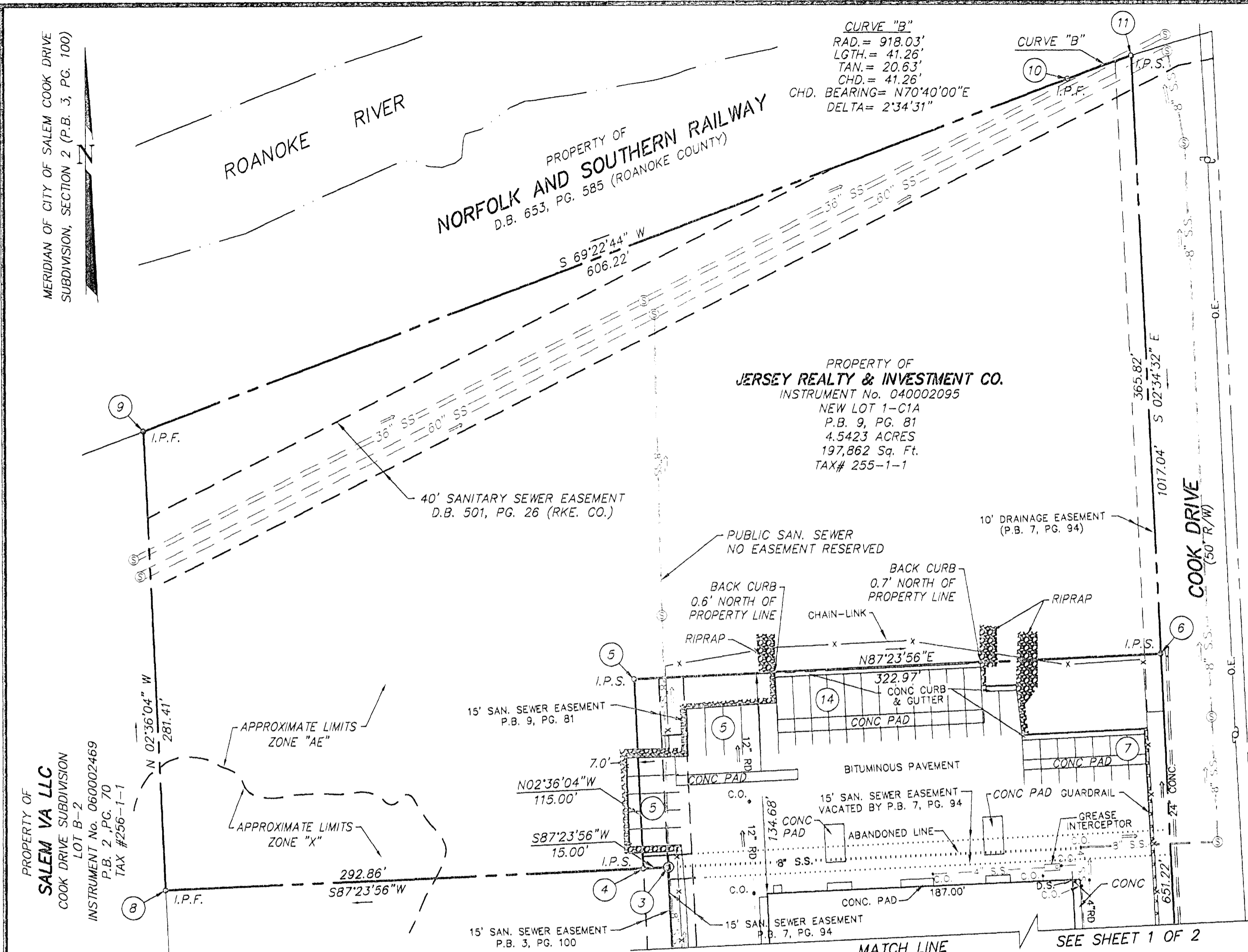
Rev: JULY 30, 2013  
Calc: JW  
Drawn: JW  
Checked: F.B.C.  
Date: JULY 11, 2013

Scale: 1" = 50'  
Tax Parcel: 255-1-1, 255-1-1.4  
W.O. No.: 13-0061  
Field Book: JW-26



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ATTACHED ADMITTED TO RECORD AT 11:07 O'CLOCK A.M. ON THIS 9 DAY OF JUNE, 2014.

TESTE: CHANCE CRAWFORD, CLERK  
BY: *Frank B. Caldwell III*, DEPUTY CLERK  
CLOSED: JW



CURVE "B"  
 RAD. = 918.03'  
 LGTH. = 41.26'  
 TAN. = 20.63'  
 CHD. = 41.26'  
 CHD. BEARING = N70°40'00"E  
 DELTA = 2°34'31"

PROPERTY OF  
**JERSEY REALTY & INVESTMENT CO.**  
 INSTRUMENT No. 040002095  
 NEW LOT 1-C1A  
 P.B. 9, PG. 81  
 4.5423 ACRES  
 197,862 Sq. Ft.  
 TAX# 255-1-1

PROPERTY OF  
**B.B.G. AND H. PROPERTIES**  
 LOT 1-A  
 D.B. 170, PG. 359  
 TAX #255-1-1.3

PROPERTY OF CITY OF SALEM COOK DRIVE  
 SUBDIVISION, SECTION 2 (P.B. 3, PG. 100)

PROPERTY OF  
**SALEM VA LLC**  
 COOK DRIVE SUBDIVISION  
 LOT B-2  
 INSTRUMENT No. 060002469  
 P.B. 2, PG. 70  
 TAX #256-1-1

**SCHEDULE B ITEMS**

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NO. 4423131, EFFECTIVE DATE JUNE 18, 2013

4. EASEMENT GRANTED BY WILLIAM H. COOK TO VIRGINIA & TENNESSEE TELEPHONE COMPANY D.B. 53, PG. 329, IN ROANOKE COUNTY, DATED SEPT. 6, 1910 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
5. 40' SANITARY SEWER EASEMENT GRANTED BY BERNARD COOK, ET AL., TO THE TOWN OF SALEM IN D.B. 501, PG. 26, IN ROANOKE COUNTY, DATED JAN. 3, 1967 AND IS PLOTTED HEREON.
6. EASEMENT GRANTED BY THE ROANOKE COUNTY PUBLIC SERVICE AUTHORITY ET AL, TO THE CITY OF SALEM IN D.B. 9, PG. 220, IN THE CITY OF SALEM, DATED SEPT. 12, 1969 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. AREA AFFECTED BY D.B. 9, PG. 220 NOW CONTAINED IN RIGHT OF WAY OF COOK DRIVE.
7. TAX MAP 255-1-1.4
  - A. 15' SANITARY SEWER EASEMENT ON THE NORTHWESTERLY CORNER OF LOT TO CITY OF SALEM (P.B. 9, PG. 81) AND IS PLOTTED HEREON.
  - B. BUILDING PLACEMENT AS SHOWN ON PLAT IN CENTRAL PORTION OF LOT IS PLOTTED HEREON.
  - C. 15' SANITARY SEWER EASEMENT ALONG WESTERLY REAR LOT LINE WITH A SANITARY SEWER MANHOLE TO CITY OF SALEM (P.B. 7, PG. 94) AND IS PLOTTED HEREON.
  - D. PAVED PARKING LOT IS SHOWN ON THE SOUTHERLY SIDE OF PROPERTY WITH A DRIVEWAY SURROUNDING THE BUILDING IS PLOTTED HEREON
  - E. 10' DRAINAGE EASEMENT IS SHOWN ON THE NORTHEASTERLY CORNER OF LOT TO CITY OF SALEM (P.B. 7, PG. 94) IS PLOTTED HEREON.
  - F. FENCE SURROUNDING THE BUILDING ON THE OUTSIDE OF PAVED DRIVEWAY IS PLOTTED HEREON.
  - G. 100 YEAR FLOOD PLAIN LIMITS BISECT THE PROPERTY EAST TO WEST THROUGH BUILDING IS PLOTTED HEREON.

- TAX MAP 255-1-1
- A. SANITARY SEWER MANHOLES SHOWN ON THE CENTRAL NORTHERLY SIDE PORTION OF THE PROPERTY IS PLOTTED HEREON.
  - B. 40' SANITARY SEWER EASEMENT (D.B. 501, PG. 26 RKE. CO.) ALONG THE NORTHERLY SIDE OF PROPERTY IS PLOTTED HEREON.
  - C. 10' DRAINAGE EASEMENT ALONG EASTERLY LOT LINE TO CITY OF SALEM (P.B. 7, PG. 94) IS PLOTTED HEREON.
  - D. THIS PROPERTY LIES COMPLETELY WITHIN THE FEMA FLOOD PLAIN UNDER THE OLD FLOOD STUDY. THE REVISED FLOOD STUDY SHOWS A PORTION OF THE SUBJECT SITE WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51161C0144G REVISED SEPTEMBER 28, 2007.

RESERVATION OF EASEMENT FOR WATER, GAS AND UTILITIES GRANTED BY BERNARD COOK, ET UX, TO THE ROANOKE COUNTY PUBLIC SERVICE AUTHORITY IN D.B. 818, PG. 150, IN ROANOKE COUNTY, DATED JAN. 3, 1967 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

EASEMENT GRANTED BY BERNARD COOK, FRANKIE C. COOK, BETSEY M. COOK, ELLA B. COOK, FRANK E. COOK, ALPHA G. COOK, ROLAND EUGENE COOK, JR., AND MARTHA ANN COOK TO APPALACHIAN ELECTRIC POWER COMPANY D.B. 460, PG. 112, IN ROANOKE COUNTY, DATED JULY 5, 1951 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

ALTA/ACSM LAND TITLE SURVEY  
 FOR

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 CITY OF SALEM, VIRGINIA

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