

KNOW ALL MEN BY THESE PRESENTS TO WIT:
 THAT NORTH OAKS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 21, TO 1, AND IS A PORTION OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #040001529 AND PLAT BOOK 11, PAGES 16-18.

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 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:
 NORTH OAKS, L.L.C.

BY: [Signature] ITS: MEMBER
 REPRESENTATIVE: [Signature] LENDER: FIRST NATIONAL BANK

STATE OF VIRGINIA
 COMMONWEALTH AT LARGE
 I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mark K. Henrickson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 10th DAY OF January, 2008.
[Signature] REG. # 353945
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8-31-08

LINE	BEARING	LENGTH
L1	S88°05'24"W	117.42'
L2	N46°42'27"W	32.52'
L3	N13°13'44"W	50.00'
L4	S76°46'16"W	65.42'

STATE OF VIRGINIA
 COMMONWEALTH AT LARGE
 I, DoAis S. Custer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. CHRIS CUNNER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 14th DAY OF JANUARY, 2008.
[Signature] REG. # 226299
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-31-09

APPROVED:
[Signature] 1/15/08
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 CITY ENGINEER, CITY OF SALEM
[Signature] 1/16/08
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

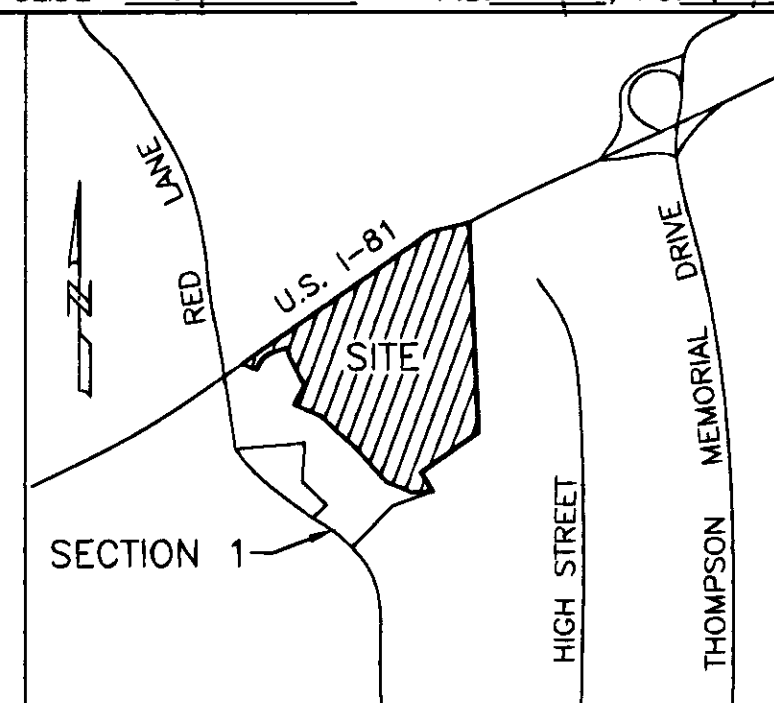
THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON NOVEMBER 14, 2007.

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 2:44 O'CLOCK P.M. ON THIS 16th DAY OF January, 2008, IN INSTRUMENT No. 08-224

TESTE: GARY CHANCE CRAWFORD
 CLERK
[Signature]
 DEPUTY CLERK

ACREAGE TABLE	
8.708 ACRES	- LOTS 1 - 8, 33 - 54, 67 - 75
4.234 ACRES	FOR STORMWATER MANGEMENT AREAS DESIGNATED AS LOT A & LOT B
2.080 ACRES	IN RIGHT-OF-WAY DEDICATION
+ 8.890 ACRES	REMAINING FOR FUTURE DEVELOPMENT
23.912 ACRES	TOTAL SHOWN ON PLAT

- NOTES:
- OWNERS OF RECORD: NORTH OAKS, L.L.C.
 - LEGAL REFERENCE: INSTRUMENT #040001529 & PLAT BOOK 11, PAGES 16-18
 - PROPERTY IS CURRENTLY ZONED: R2 WITH PROFFERED CONDITIONS AS APPROVED IN CITY OF SALEM ORDINANCE #253 UNDER THE PREVIOUS ZONING ORDINANCE DATED 1993.
 - LOTS 1-8, 36-48, 54, 67-75 ARE TO BE USED AS TWO FAMILY TOWNHOUSE UNIT LOTS. LOTS 33-35 & LOTS 49-53 ARE TO BE USED AS SINGLE FAMILY DWELLING LOTS.
 - THE CURRENT TAX MAP NUMBER: 40-1-3
 - 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). THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF FEMA MAP PANEL #'S 51161C0137G & 51161C0141G. (REVISED DATE: SEPTEMBER 28, 2007)
 - THE ACCESS EASEMENT SHOWN CROSSING LOT 33 AND THE 8.890 ACRES REMAINING FOR FUTURE DEVELOPMENT IS FOR THE BENEFIT OF LOT B.
 - UNLESS NOTED, ALL EXISTING EASEMENTS ARE AS SHOWN IN PLAT BOOK 11, PAGES 16-18 OR PLAT BOOK 11, PAGES 89.
 - PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	152.24'	145.00'	83.98'	S46°41'36"W	145.34'	60°09'20"
C2	55.63'	225.00'	27.96'	N69°41'15"E	55.49'	14°10'02"
C3	35.98'	25.00'	21.90'	S76°10'17"E	32.95'	82°26'58"
C4	22.39'	25.00'	12.01'	S09°17'15"E	21.65'	51°19'04"
C5	271.33'	55.00'	44.03'	N55°03'13"E	68.75'	282°38'29"
C6	72.56'	55.00'	42.65'	S21°25'21"E	67.41'	75°35'15"
C7	60.96'	55.00'	34.04'	N89°01'53"E	57.89'	63°30'18"
C8	52.96'	55.00'	28.73'	N29°41'44"E	50.93'	55°09'59"
C9	84.84'	55.00'	53.46'	N42°04'33"W	76.67'	88°22'36"
C10	22.39'	25.00'	12.01'	N60°36'19"W	21.65'	51°19'04"
C11	9.36'	25.00'	4.74'	N75°32'21"W	9.30'	21°27'00"
C12	13.03'	25.00'	6.67'	N49°52'49"W	12.89'	29°52'04"
C13	39.27'	25.00'	25.00'	N10°03'13"E	35.36'	90°00'00"
C14	39.27'	25.00'	25.00'	S79°56'47"E	35.36'	90°00'00"
C15	165.02'	290.00'	84.81'	S18°38'41"E	162.80'	32°36'13"
C16	15.86'	290.00'	7.93'	S33°22'47"E	15.86'	3°08'01"
C17	81.18'	290.00'	40.86'	S23°47'36"E	80.92'	16°02'22"
C18	67.98'	290.00'	34.15'	S09°03'29"E	67.82'	13°25'51"
C19	265.56'	150.00'	183.38'	S53°03'37"E	232.21'	101°26'05"
C20	24.25'	150.00'	12.15'	S06°58'29"E	24.23'	9°15'50"
C21	60.41'	150.00'	30.62'	S23°08'37"E	60.00'	23°04'26"
C22	60.41'	150.00'	30.62'	S46°13'03"E	60.00'	23°04'26"
C23	60.41'	150.00'	30.62'	S69°17'29"E	60.00'	23°04'26"
C24	60.08'	150.00'	30.45'	N87°41'49"E	59.68'	22°56'57"
C25	177.04'	100.00'	122.25'	N53°03'37"W	154.81'	101°26'05"
C26	19.96'	100.00'	10.01'	S81°56'23"W	19.92'	11°26'05"
C27	157.08'	100.00'	100.00'	N47°20'34"W	141.42'	90°00'00"
C28	193.47'	340.00'	99.43'	N18°38'41"W	190.87'	32°36'13"
C29	67.62'	340.00'	33.92'	N08°02'26"W	67.51'	11°23'44"
C30	60.00'	340.00'	30.08'	N18°47'37"W	59.92'	10°06'40"
C31	60.00'	340.00'	30.08'	N28°54'17"W	59.92'	10°06'40"
C32	5.85'	340.00'	2.93'	N34°27'12"W	5.85'	0°59'10"
C33	39.27'	25.00'	25.00'	N10°03'13"E	35.36'	90°00'00"
C34	66.33'	175.00'	33.57'	S65°54'44"W	65.94'	21°43'03"
C35	31.48'	175.00'	15.78'	S60°12'27"W	31.44'	10°18'29"
C36	34.85'	175.00'	17.48'	S71°03'59"W	34.79'	11°24'35"
N-0	45.73'	100.00'	23.27'	S15°26'35"E	45.33'	26°12'03"
S-T	3.02'	100.00'	1.51'	N88°31'24"E	3.02'	1°43'56"
CC-DD	20.03'	175.00'	10.03'	S68°38'24"W	20.02'	6°33'26"
21-HH	56.97'	145.00'	28.86'	S65°30'54"W	56.61'	22°30'44"
JJ-HH	13.87'	145.00'	6.94'	N51°31'06"E	13.87'	5°28'52"

COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	-4345.1280	-2907.5424
2	-4319.4662	-2993.5384
3	-3583.9751	-1941.0577
4	-3535.1325	-1731.7817
5	-3607.9056	-1727.8358
6	-4140.7554	-1704.0485
7	-4698.6176	-1676.9660
8	-4923.9068	-1996.0478
9	-5028.7148	-1932.5133
10	-5032.6283	-2049.8662
11	-4976.4638	-2187.3624
12	-4848.4781	-2303.9462
13	-4776.7290	-2366.3966
14	-4714.4232	-2438.6514
15	-4608.2104	-2551.4635
16	-4544.4201	-2702.7049
17	-4429.4076	-2637.8215
18	-4407.1083	-2661.4911
19	-4279.1403	-2726.6514
20	-4230.4671	-2738.0935
21	-4245.4382	-2801.7788
1	-4345.1280	-2907.4524

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 BRIAN J. CASELLA 002806



PLAT OF SURVEY
 SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
 NORTH OAKS, L.L.C.
 RECORDED IN INSTRUMENT # 040001529
 TO BE KNOWN AS
 NORTH OAKS
 SECTION 2
 CREATING HEREON LOTS 1 THRU 8,
 33 THRU 54, AND 67 THRU 75
 SITUATED ON NORTH OAKS DRIVE
 CITY OF SALEM, VIRGINIA
 DATED SEPTEMBER 21, 2007
 JOB #R0200171.02
 SCALE: 1" = 50'
 SHEET 1 OF 4



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

LEGEND

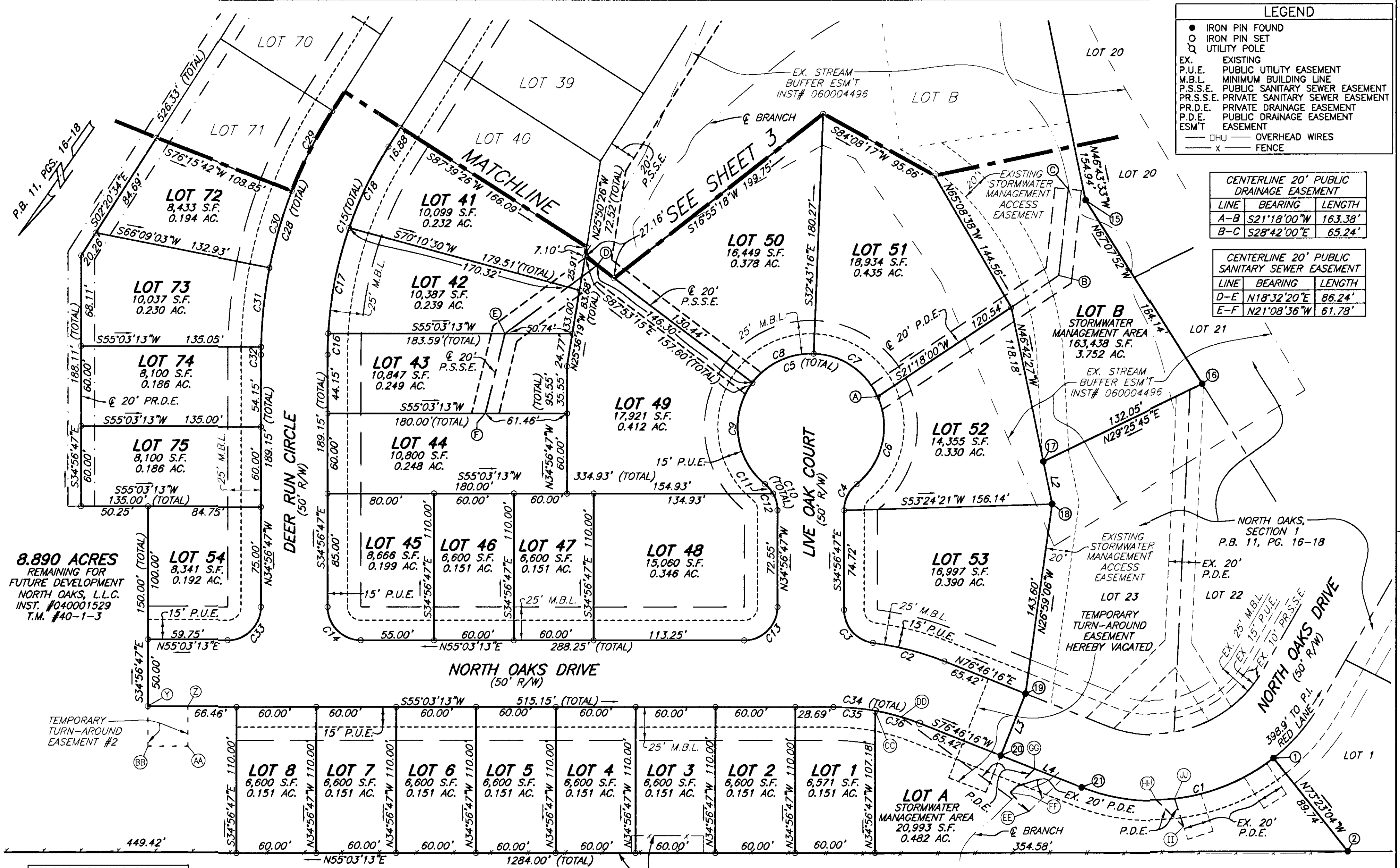
- IRON PIN FOUND
- IRON PIN SET
- ⊕ UTILITY POLE
- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MINIMUM BUILDING LINE
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- PR.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- ESM'T EASEMENT
- OHU OVERHEAD WIRES
- X FENCE

CENTERLINE 20' PUBLIC DRAINAGE EASEMENT

LINE	BEARING	LENGTH
A-B	S21°18'00"W	163.38'
B-C	S28°42'00"E	65.24'

CENTERLINE 20' PUBLIC SANITARY SEWER EASEMENT

LINE	BEARING	LENGTH
D-E	N18°32'20"E	86.24'
E-F	N21°08'36"W	61.78'



8.890 ACRES
REMAINING FOR
FUTURE DEVELOPMENT
NORTH OAKS, L.L.C.
INST. #040001529
T.M. #40-1-3

PUBLIC DRAINAGE EASEMENT

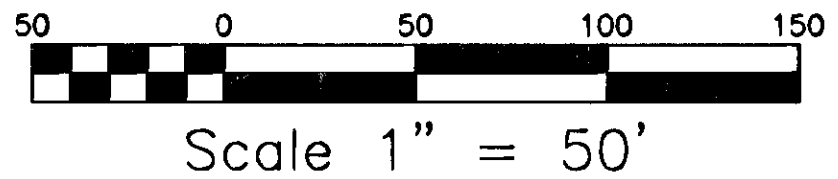
LINE	BEARING	LENGTH	TIE LINE
CC-DD	SEE CURVE TABLE		TIE LINE
DD-EE	N88°15'53"W	119.64'	
EE-FF	S79°14'11"E	20.00'	
FF-GG	S10°45'49"W	25.60'	
GG-20	N76°46'16"E	27.49'	

PUBLIC DRAINAGE EASEMENT

LINE	BEARING	LENGTH	TIE LINE
21-HH	SEE CURVE TABLE		TIE LINE
HH-11	N80°34'39"W	28.87'	
11-JJ	S52°51'19"E	22.12'	
JJ-HH	SEE CURVE TABLE		

TEMPORARY TURN-AROUND EASEMENT #2

LINE	BEARING	LENGTH
Y-Z	S55°03'13"W	30.00'
Z-AA	N34°56'47"W	30.00'
AA-BB	N55°03'13"E	30.00'
BB-Y	S34°56'47"E	30.00'



INTERSTATE 81
HIGHWAY PLAN #0081-080-001, R/W-201



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
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PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
NORTH OAKS, L.L.C.
RECORDED IN INSTRUMENT # 040001529
TO BE KNOWN AS
NORTH OAKS
SECTION 2
CREATING HEREON LOTS 1 THRU 8,
33 THRU 54, AND 67 THRU 75
SITUATED ON NORTH OAKS DRIVE
CITY OF SALEM, VIRGINIA
DATED SEPTEMBER 21, 2007
JOB #R0200171.02
SHEET 2 OF 4 SCALE: 1" = 50'



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MINIMUM BUILDING LINE
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- ESM'T EASEMENT
- DHU — OVERHEAD WIRES
- X — FENCE

CENTERLINE 20' PUBLIC DRAINAGE EASEMENT

LINE	BEARING	LENGTH
G-H	S55°19'10"W	216.85'
H-I	S05°21'36"W	40.50'

CENTERLINE 20' PUBLIC SANITARY SEWER EASEMENT

LINE	BEARING	LENGTH
J-K	S32°02'58"W	83.65'
K-L	S16°37'21"W	82.97'
L-M	S19°04'33"E	197.48'
M-10	S88°05'24"W	26.60'

PUBLIC DRAINAGE EASEMENT

LINE	BEARING	LENGTH	TIE LINE
N-O	SEE CURVE TABLE		
O-P	S55°10'29"E	76.85'	
P-Q	N60°23'15"E	43.30'	
Q-R	S02°20'34"E	22.50'	
R-S	S60°23'15"W	14.65'	
S-T	SEE CURVE TABLE		

TEMPORARY TURN-AROUND EASEMENT #1

LINE	BEARING	LENGTH
U-V	N76°13'21"E	30.00'
V-W	S13°46'39"E	80.00'
W-X	S76°13'21"W	30.00'
X-U	N13°46'39"W	80.00'

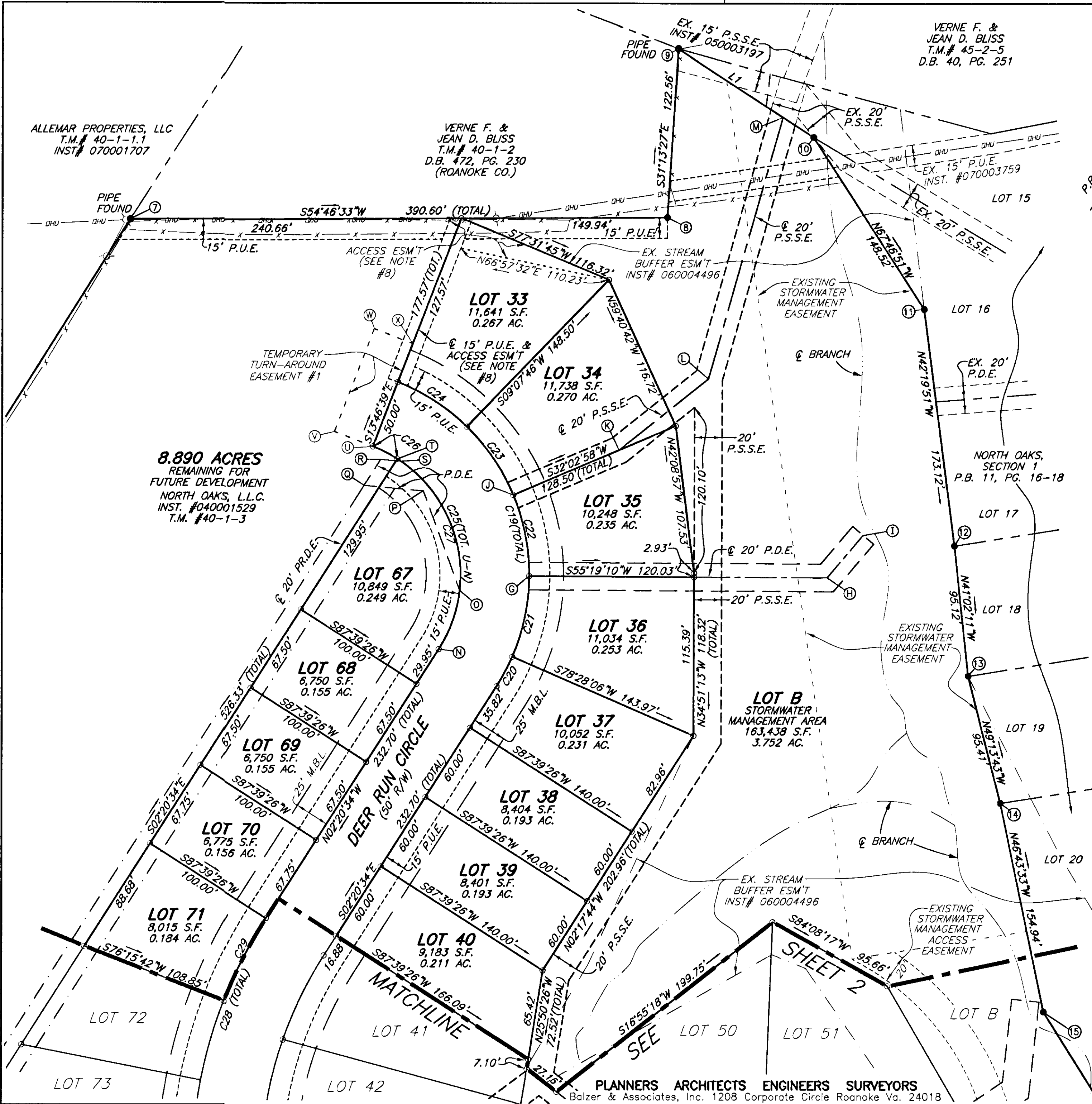


Scale 1" = 50'

PLAT OF SURVEY
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 CITY OF SALEM, VIRGINIA
 DATED SEPTEMBER 21, 2007
 JOB #R0200171.02
 SHEET 3 OF 4 SCALE: 1" = 50'



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



ALLEMAR PROPERTIES, LLC
 T.M. # 40-1-1.1
 INST. # 070001707

VERNE F. &
 JEAN D. BLISS
 T.M. # 40-1-2
 D.B. 472, PG. 230
 (ROANOKE CO.)

VERNE F. &
 JEAN D. BLISS
 T.M. # 45-2-5
 D.B. 40, PG. 251

8.890 ACRES
 REMAINING FOR
 FUTURE DEVELOPMENT
 NORTH OAKS, L.L.C.
 INST. #040001529
 T.M. #40-1-3

LOT 73

LOT 42

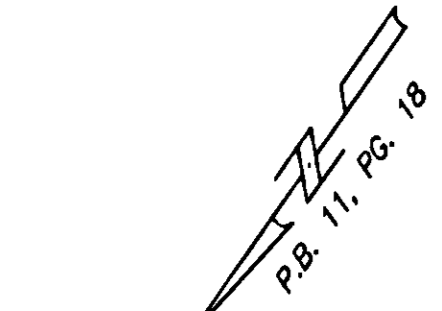
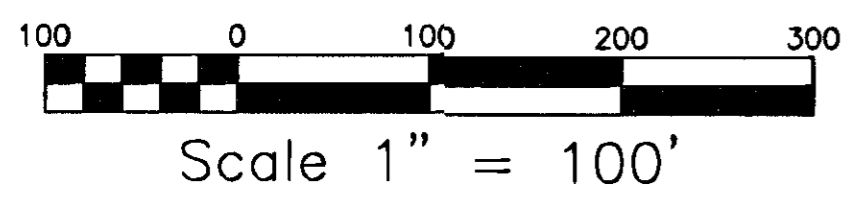
SEE LOT 50

LOT 51

LOT B

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MINIMUM BUILDING LINE
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- ESM/T EASEMENT
- OVERHEAD WIRES
- FENCE



ELIZABETH LEIGH WILEY WALKER
T.M.# 24-1-1
D.B. 160, PG. 17
(ROANOKE CO.)

L.C. WILEY
T.M.# 40-1-1
INST.# 070001476

8.890 ACRES
REMAINING FOR
FUTURE DEVELOPMENT
NORTH OAKS, L.L.C.
INST. #040001529
T.M. #40-1-3

ALLEMAR PROPERTIES, LLC
T.M.# 40-1-1.1
INST.# 070001707

VERNE F. & JEAN D. BLISS
T.M.# 40-1-2
D.B. 472, PG. 230
(ROANOKE CO.)

VERNE F. & JEAN D. BLISS
T.M.# 45-2-5
D.B. 40, PG. 251

REVISED MAP OF SECTION NO. 1
COLLEGE VIEW DEVELOPMENT
D.B. 539, PG. 349
(ROANOKE CO.)

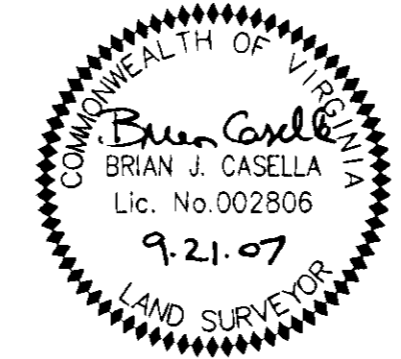
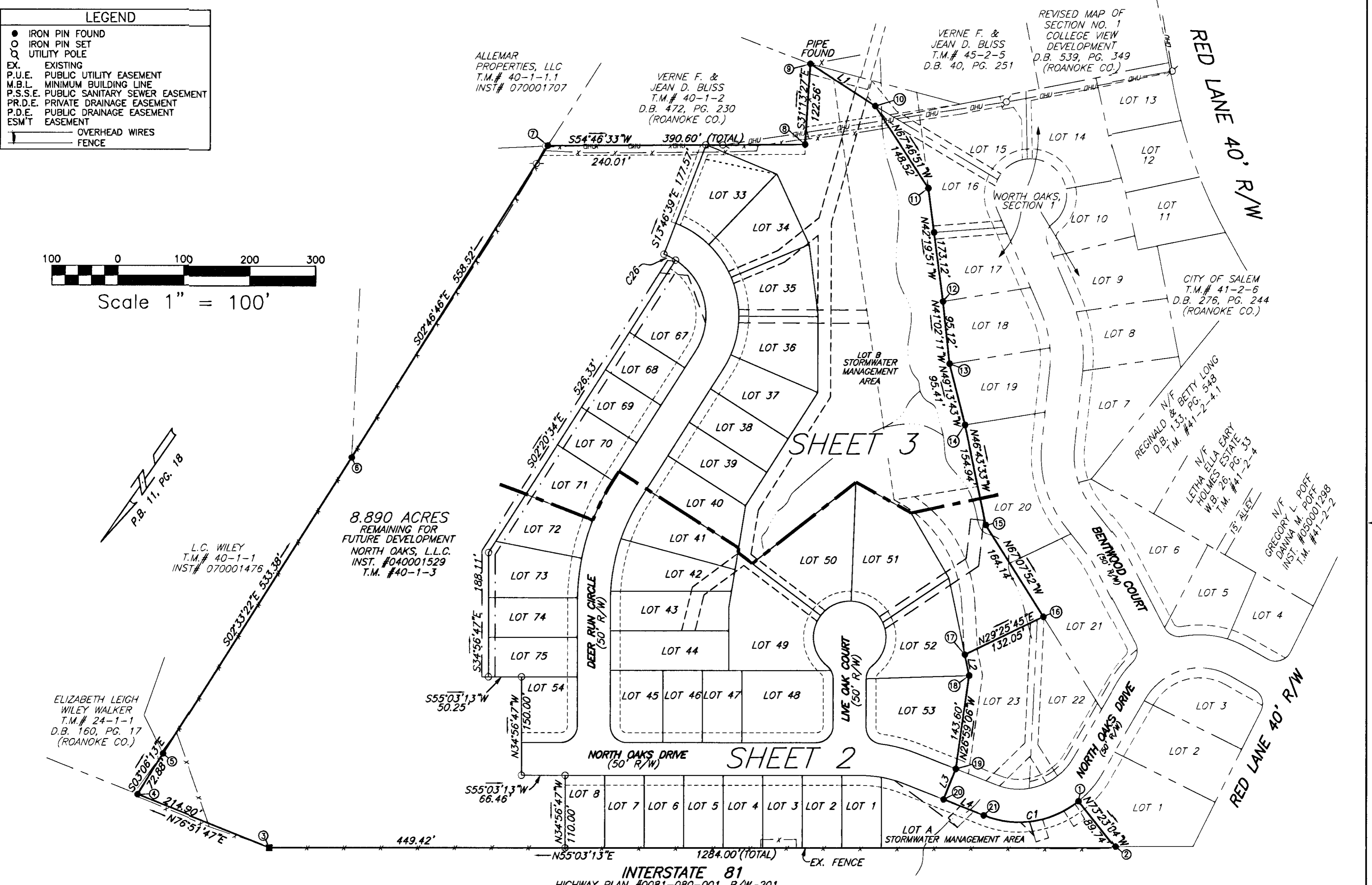
RED LANE 40' R/W

CITY OF SALEM
T.M.# 41-2-6
D.B. 276, PG. 244
(ROANOKE CO.)

REGINALD & BETTY LONG
D.B. 133, PG. 548
T.M. #41-2-4.1

LETHA ELLA EARY
HOMES ESTATE
W.B. 26, PG. 33
T.M. #41-2-4

GREGORY L. POFF
DANNA M. POFF
INST. #050001298
T.M. #41-2-2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS
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DATED SEPTEMBER 21, 2007
JOB #R0200171.02
SHEET 4 OF 4 SCALE: 1" = 100'

