

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 11 TO 1 INCLUSIVE, 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 AND PLAT BOOK 12, PAGES 42-45, PLAT BOOK 13, PAGE 97 AND PLAT BOOK 13, PAGES 71-72.

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 0.963 ACRE SET APART FOR PUBLIC STREETS.

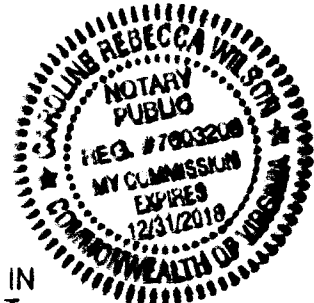
THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT IT 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 ITS 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: Mark W. Henrickson ITS: PARTNER



STATE OF VIRGINIA
COMMONWEALTH AT LARGE

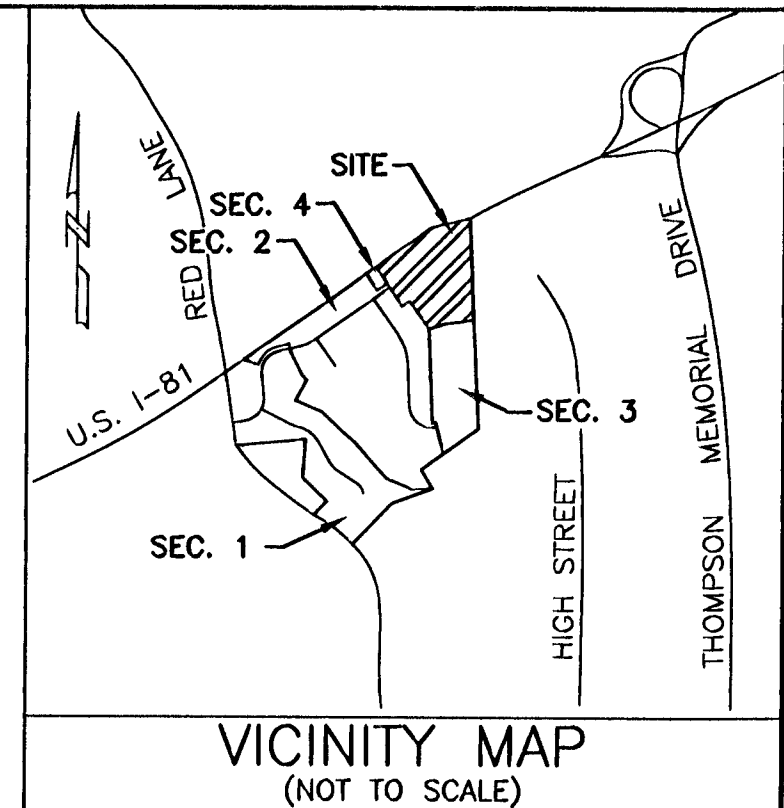
I, Caroline Rebecca Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mark Henrickson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22 DAY OF July, 2014.

Caroline R. Wilson REG. # 1603208
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/31/18

NOTES:

- OWNER OF RECORD: NORTH OAKS, L.L.C.
- LEGAL REFERENCE: INSTRUMENT #040001529 & PLAT BOOK 11, PAGES 16-18 & PLAT BOOK 12, PAGES 42-45, PLAT BOOK 13, PAGE 97 AND PLAT BOOK 13, PAGES 71-72.
- PROPERTY IS CURRENTLY ZONED RSF. THIS DEVELOPMENT FALLS UNDER PREVIOUS R2 ZONING WITH PROFFERED CONDITIONS AS APPROVED IN CITY OF SALEM ORDINANCE #253 UNDER THE PREVIOUS ZONING ORDINANCE DATED 1993.
- THE CURRENT TAX MAP NUMBER: 24-4-5
- 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)
- UNLESS NOTED, ALL EXISTING EASEMENTS ARE AS SHOWN IN PLAT BOOK 11, PAGES 16-18 PLAT BOOK 11, PAGE 89, PLAT BOOK 12, PAGES 42-45, PLAT BOOK 13, PAGE 97 AND PLAT BOOK 13, PAGES 71-72.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.



ACREAGE TABLE

3.991 ACRES - LOTS 10-22 & LOTS 55-59 + 0.963 ACRE IN RIGHT-OF-WAY DEDICATION
4.954 ACRES TOTAL SHOWN ON PLAT

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	5000.0000	5000.0000
2	5090.1656	4936.9908
3	5313.2291	5256.1925
4	5362.0717	5465.4685
5	5289.2986	5469.4144
6	4803.6957	5491.0925
7	4784.8972	5337.9581
8	4755.3414	5240.1569
9	4909.5313	5132.4065
10	4880.7475	5091.2172
11	5003.7006	5005.2955

PROFFERED CONDITIONS:

- THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL COMPLIANCE WITH THE PLAN ENTITLED "NORTH OAKS SUBDIVISION" DATED SEPTEMBER 29, 2003, PREPARED BY BALZER AND ASSOCIATES, INC.
- NO MORE THAN 100 DWELLING UNITS WILL BE CONSTRUCTED.
- NO PUBLIC ACCESS WILL BE ALLOWED FROM THIS PROPERTY TO CITY OF SALEM TAX MAP NUMBERS 45-2-5 OR 40-4-2.
- THE MINIMUM SQUARE FOOTAGE OF ANY HOME CONSTRUCTION SHALL BE 1,400 SQUARE FEET.

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

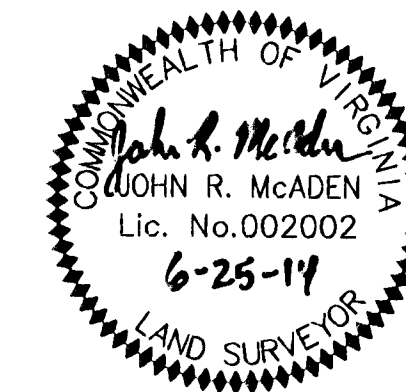
John R. McAden
JOHN R. MCADEN 002002

APPROVED: Charles E. VanAllman Jr 7/28/2014
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER - CITY OF SALEM

James E. Taliaferro, Jr 7/28/14
JAMES E. TALIAFERRO, JR., P.E., L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON JULY 16, 2014

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 5
CREATING HEREON LOTS 10 THROUGH 22
AND 55 THROUGH 59
SITUATED ON DEER RUN CIRCLE
AND NORTH OAKS DRIVE
CITY OF SALEM, VIRGINIA
DATED JUNE 25, 2014
JOB #R0200171.04
SCALE: 1" = 40'
SHEET 1 OF 2

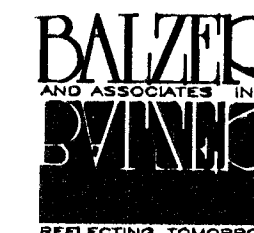


IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:19 O'CLOCK A.M. ON THIS 12 DAY OF Nov, 2015, IN INSTRUMENT No. 15-2714.

TESTE: GARY CHANCE CRAWFORD
CLERK
Carol M. King
DEPUTY CLERK

DRN: SCB
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLANNERS ARCHITECTS ENGINEERS SURVEYORS

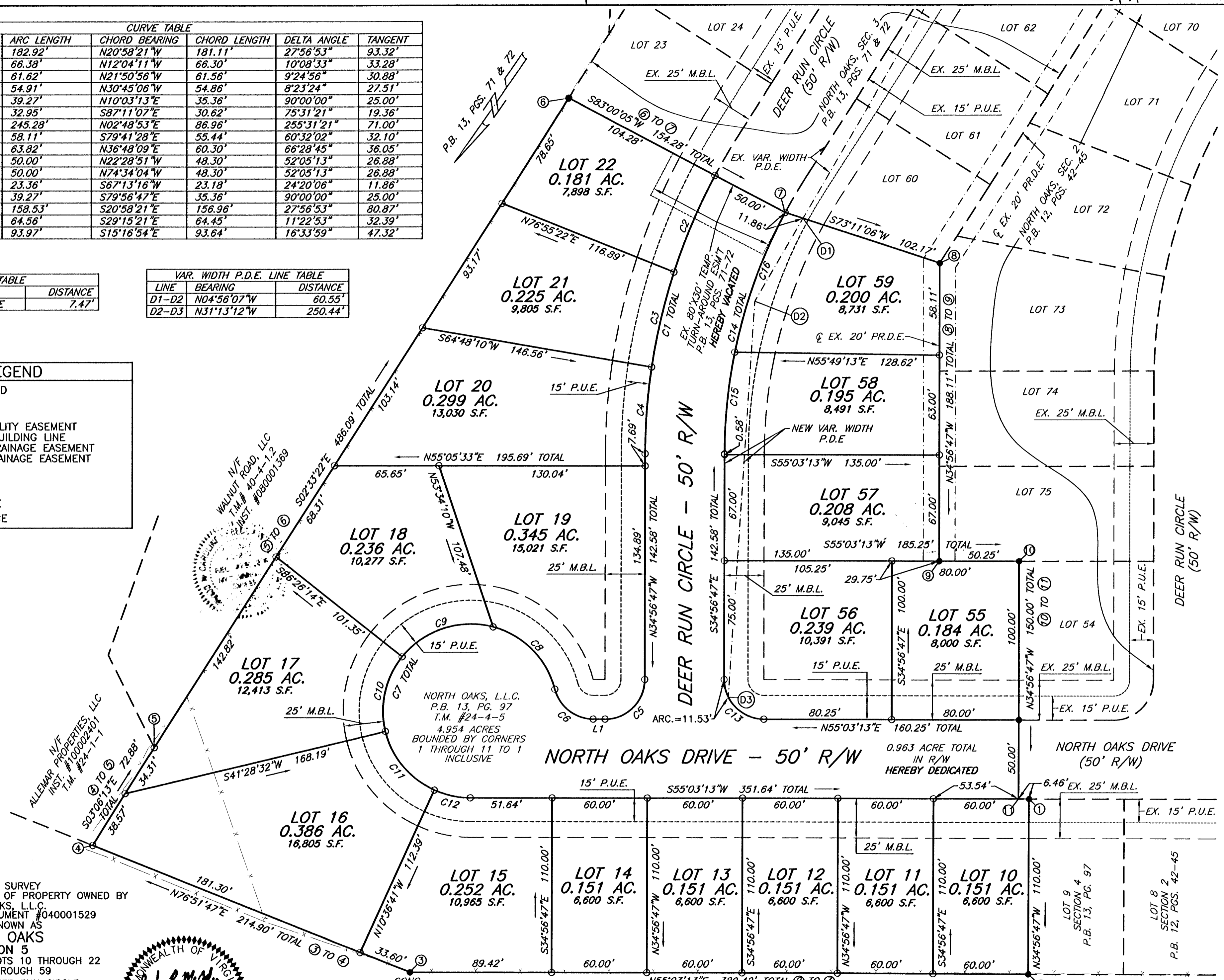
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	375.00'	182.92'	N20°58'21"W	181.11'	27°56'53"	93.32'
C2	375.00'	66.38'	N12°04'11"W	66.30'	10°08'33"	33.28'
C3	375.00'	61.62'	N21°50'56"W	61.56'	9°24'56"	30.88'
C4	375.00'	54.91'	N30°45'06"W	54.86'	8°23'24"	27.51'
C5	25.00'	39.27'	N10°03'13"E	35.36'	90°00'00"	25.00'
C6	25.00'	32.95'	S87°11'07"E	30.62'	75°31'21"	19.36'
C7	55.00'	245.28'	N02°48'53"E	86.96'	255°31'21"	71.00'
C8	55.00'	58.11'	S79°41'28"E	55.44'	60°32'02"	32.10'
C9	55.00'	63.82'	N36°48'09"E	60.30'	66°28'45"	36.05'
C10	55.00'	50.00'	N22°28'51"W	48.30'	52°05'13"	26.88'
C11	55.00'	50.00'	N74°34'04"W	48.30'	52°05'13"	26.88'
C12	55.00'	23.36'	S67°13'16"W	23.18'	24°20'06"	11.86'
C13	25.00'	39.27'	S79°56'47"E	35.36'	90°00'00"	25.00'
C14	325.00'	158.53'	S20°58'21"E	156.96'	27°56'53"	80.87'
C15	325.00'	64.56'	S29°15'21"E	64.45'	11°22'53"	32.39'
C16	325.00'	93.97'	S15°16'54"E	93.64'	16°33'59"	47.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°03'13"E	7.47'

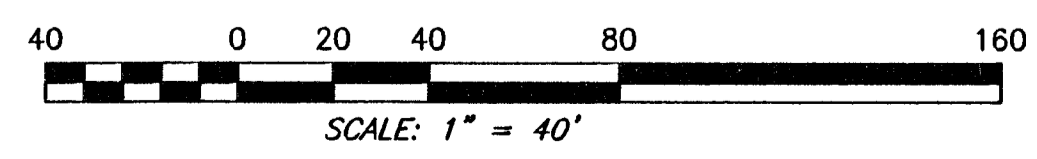
VAR. WIDTH P.D.E. LINE TABLE		
LINE	BEARING	DISTANCE
D1-D2	N04°56'07"W	60.55'
D2-D3	N31°13'12"W	250.44'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MINIMUM BUILDING LINE
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- ESM'T EASEMENT
- VAR. VARIABLE
- TEMP. TEMPORARY
- ☉ CENTERLINE
- FENCE



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SHEET 2 OF 2



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

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CHK: JRM
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