

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MICHAEL O. GARST, INC. AND ELIZABETH ANN BOWLES, TRUSTEE OF THE ELIZABETH ANN BOWLES TRUST ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS THROUGH 1 THROUGH 18 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER(S) BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT NO. 150002108.

THE ABOVE DESCRIBED OWNER(S) HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA 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 THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS 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:

MICHAEL O. GARST, INC.
Michael O. Garst 10-19-15
 BY: MICHAEL O. GARST DATE:

ELIZABETH ANN BOWLES TRUST
Elizabeth Ann Bowles 10-19-15
 BY: ELIZABETH ANN BOWLES DATE:

STATE OF VIRGINIA
 City of Roanoke
 I, Caroline Rebecca Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Michael O. Garst, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19 DAY OF October, 2015.
Caroline R. Wilson REG. # 7603208
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/31/18



STATE OF VIRGINIA
 City of Roanoke
 I, Caroline Rebecca Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Elizabeth Ann Bowles, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 19 DAY OF October, 2015.
Caroline R. Wilson REG. # 7603208
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/31/18



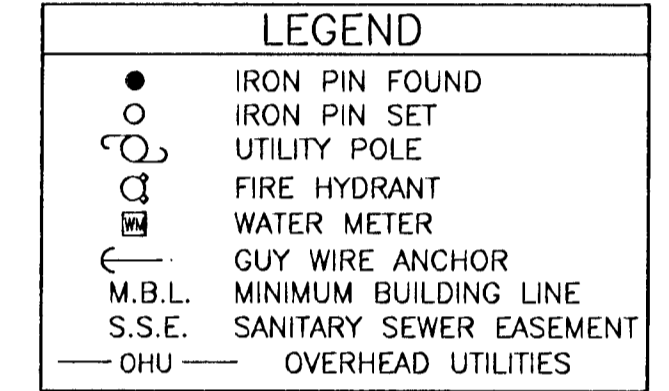
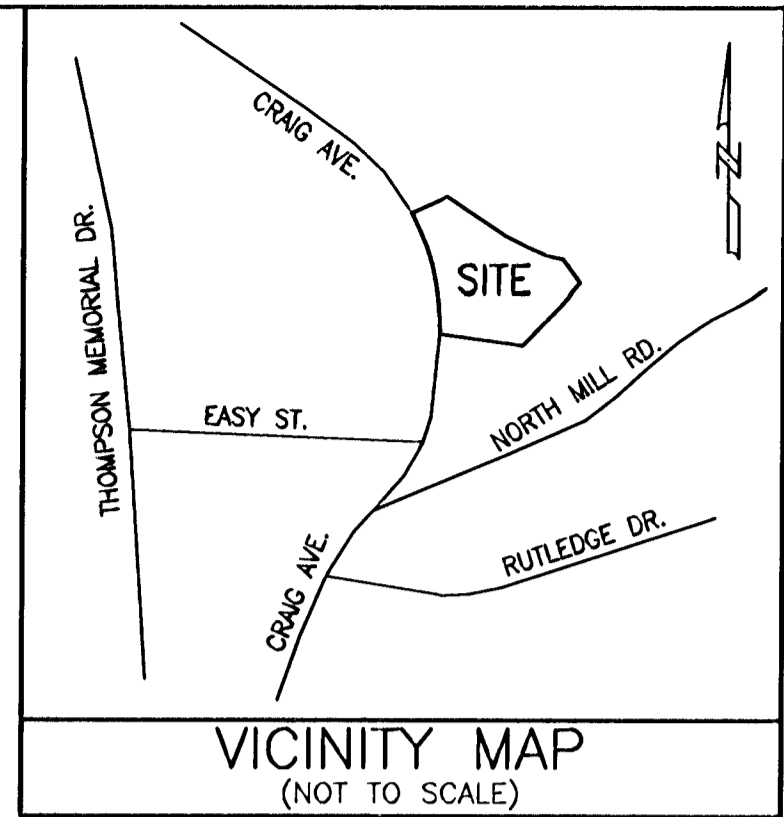
APPROVED:
Charles E. Van Allen Jr. 3/16/2016
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 CITY ENGINEER, CITY OF SALEM

James E. Taliaferro II 3/16/16
 JAMES E. TALIAFERRO, II, P.E. L.S. DATE
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

NOTES:

- OWNERS OF RECORD: MICHAEL O. GARST, INC. & ELIZABETH ANN BOWLES, TRUSTEE OF THE ELIZABETH ANN BOWLES TRUST
 INSTRUMENT NO. 150002108
 TAX MAP# 48-1-2
- 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. SEE FEMA MAP #51161C0141G (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- TAX MAP NUMBER 48-1-2 WAS ZONED RSF (RESIDENTIAL SINGLE FAMILY DISTRICT) AS OF THE DATE OF THIS PLAT.

COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	5268.881	4586.419
2	5312.246	4592.848
3	5343.189	4596.604
4	5418.103	4598.922
5	5508.869	4588.905
6	5549.860	4579.616
7	5610.726	4563.525
8	5637.767	4671.006
9	5551.870	4759.817
10	5497.681	4815.844
11	5478.896	4840.553
12	5455.134	4871.807
13	5421.516	4922.707
14	5403.196	4967.722
15	5334.123	5005.061
16	5248.847	4888.286
17	5194.990	4814.534
18	5204.782	4784.595
1	5268.881	4586.419



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



SUBDIVISION PLAT FOR
 MICHAEL O. GARST, INC.
 & ELIZABETH ANN BOWLES,
 TRUSTEE OF THE ELIZABETH ANN BOWLES TRUST

SHOWING THE SUBDIVISION
 OF TAX PARCEL 48-1-2
 (2.577 ACRES)

CREATING HEREON
 LOT 1 (0.345 AC.)
 LOT 2 (0.436 AC.)
 LOT 3 (1.333 AC.)
 LOT 4 (0.463 AC.)

SITUATED ALONG CRAIG AVENUE
 CITY OF SALEM, VIRGINIA
 SURVEYED JULY 1, 2015
 JOB #05150185 HS
 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 9:01 O'CLOCK A.M. ON THIS 23 DAY OF March, 2016, IN PLAT BOOK 14, PAGE 60.

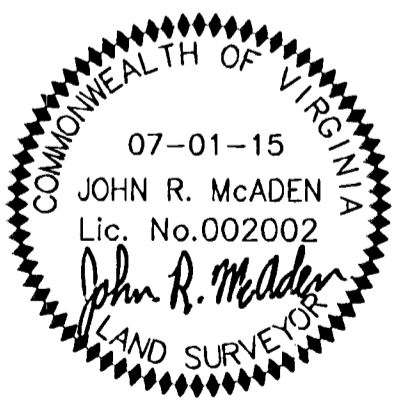
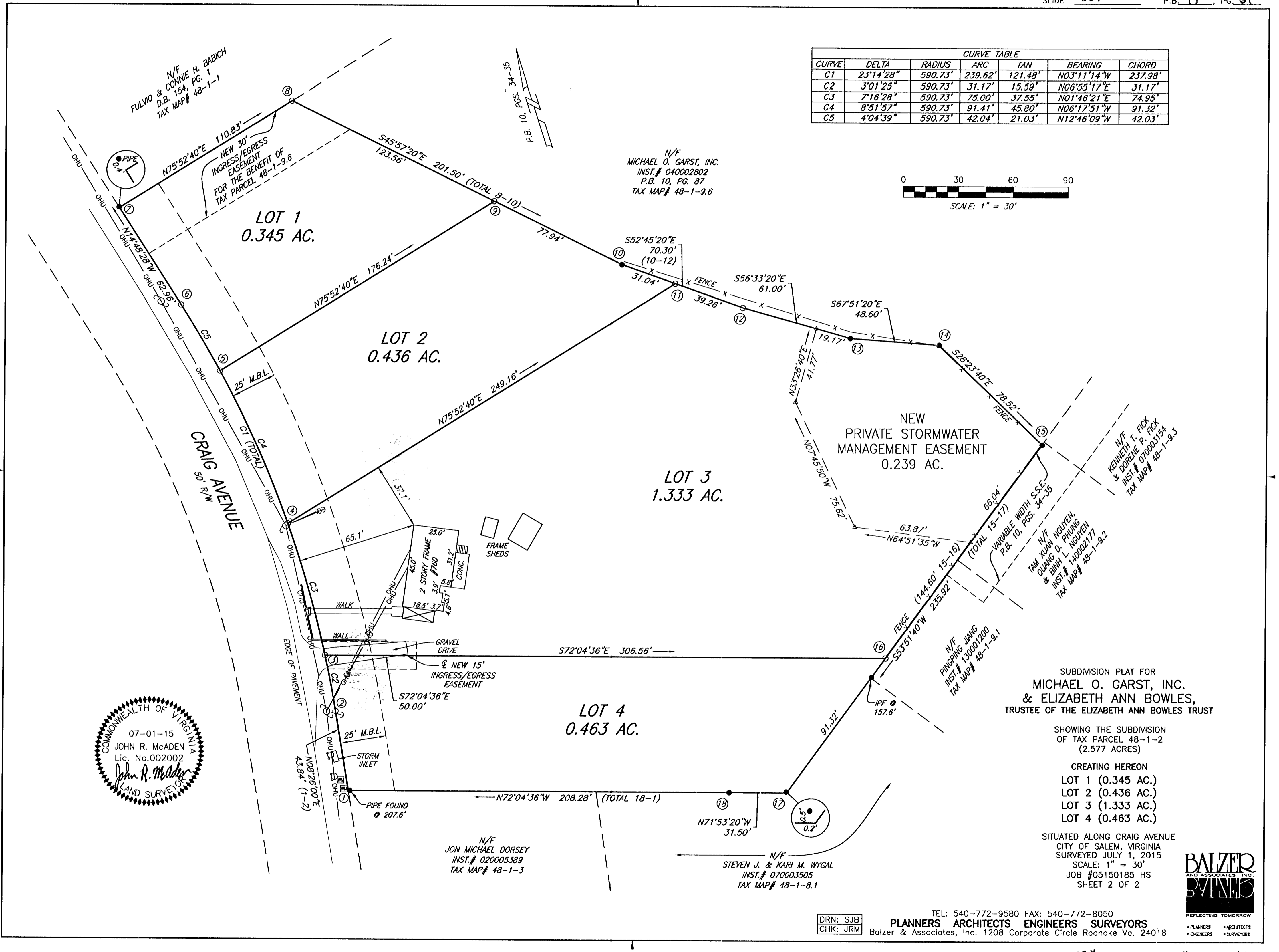
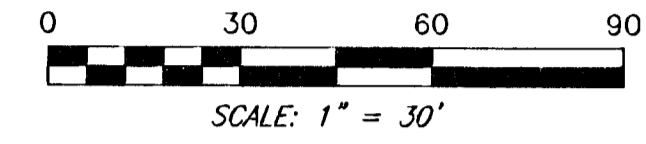
TESTE: GARY CHANCE CRAWFORD
 CLERK
Gary Chance Crawford
 DEPUTY CLERK

DRN: SJB
 CHK: JRM

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



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TAN	BEARING	CHORD
C1	23°14'28"	590.73'	239.62'	121.48'	N03°11'14"W	237.98'
C2	3°01'25"	590.73'	31.17'	15.59'	N06°55'17"E	31.17'
C3	7°16'28"	590.73'	75.00'	37.55'	N01°46'21"E	74.95'
C4	8°51'57"	590.73'	91.41'	45.80'	N06°17'51"W	91.32'
C5	4°04'39"	590.73'	42.04'	21.03'	N12°46'09"W	42.03'

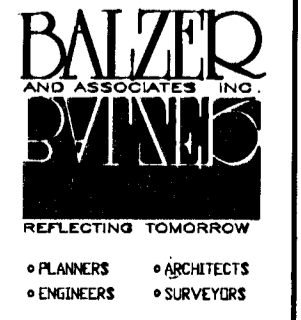


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SHOWING THE SUBDIVISION
 OF TAX PARCEL 48-1-2
 (2.577 ACRES)

CREATING HEREOF
 LOT 1 (0.345 AC.)
 LOT 2 (0.436 AC.)
 LOT 3 (1.333 AC.)
 LOT 4 (0.463 AC.)

SITUATED ALONG CRAIG AVENUE
 CITY OF SALEM, VIRGINIA
 SURVEYED JULY 1, 2015
 SCALE: 1" = 30'
 JOB #05150185 HS
 SHEET 2 OF 2



DRN: SJB
 CHK: JRM

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