

KNOW ALL MEN BY THESE PRESENTS TO WT:

THAT WILLIAM M. WOODING AND PETRA S. WOODING IS THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1, 2, 3, 4, TO 1 BEING LOTS 1, 2, 3, 4, 5 AND 6, SUBDIVISION OF ELM COURT (P.B. 5, PG. 109, SLIDE 133) AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED AUGUST 13, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 020003575.

THE SAID OWNER DOES HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATED , AND AS REQUIRED BY THE COUNTY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WTNESS THE SIGNATURES AND SEAL OF SAID OWNERS;

William M. Wooding

5-8-2012

WILLIAM M. WOODING - OWNER
(INSTRUMENT No. 020003575)

DATE

Petra S. Wooding

5-8-2012

PETRA S. WOODING - OWNER
(INSTRUMENT No. 020003575)

DATE

NOTES:

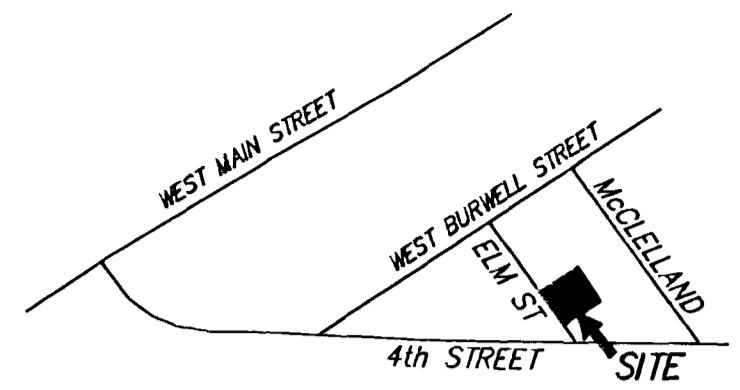
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE" AND ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0137G, REVISED SEPTEMBER 28, 2007.
3. REFERENCE: SUBDIVISION OF ELM COURT BY T. P. PARKER & SON DATED APRIL 26, 1995 RECORDED IN P.B. 5, PG. 109, SLIDE 133.
4. THIS PROPERTY WAS CONDITIONALLY ZONED BUSINESS DISTRICT B-3 BY AMENDMENT TO ZONING ORDINANCE NUMBER 259 BY THE CITY COUNCIL OF THE CITY OF SALEM, VA ON DECEMBER 13, 2004.

SECTION 2, ITEM 2 OF THE AMENDMENT REQUIRED THAT THE PETITIONER:

"BY VACATION AND COMBINATION PLAT,
LOTS 1 AND 6 WILL BE COMBINED,
LOTS 2 AND 5 WILL BE COMBINED, AND
LOTS 3 AND 4 WILL BE COMBINED."

THE ZONING ADMINISTRATOR OF THE CITY OF SALEM HAS DETERMINED THAT BY THE RECORDATION OF THIS PLAT, THE REQUIREMENTS OF THIS PROFFER HAVE BEEN MET OR EXCEEDED AND THAT THE CREATION OF ONE PARCEL IS ACCEPTABLE UNDER THE TERMS OF THE CONDITIONAL ZONING. THE ZONING ADMINISTRATOR HAS ALSO DETERMINED THAT THE CONDITIONS OF THE ZONING AMENDMENT ARE VALID AND THE PROPERTY MAY BE DEVELOPED IN ACCORDANCE WITH THE CONDITIONS OF THE AMENDMENT.

5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



VICINITY MAP
NO SCALE

STATE OF VIRGINIA

CITY OF ROANOKE

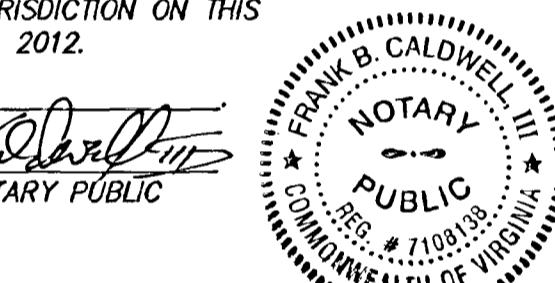
TO WT:

I, FRANK B. CALDWELL, III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WILLIAM M. WOODING, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8TH DAY OF MAY, 2012.

MY COMMISSION EXPIRES 31 JULY 2015

7108138

NOTARY REGISTRATION No.



STATE OF VIRGINIA

CITY OF ROANOKE

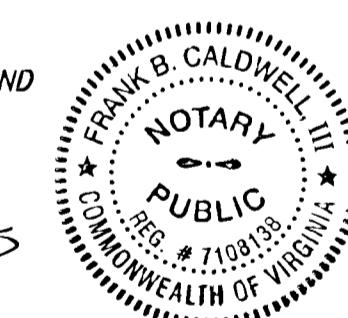
TO WT:

I, FRANK B. CALDWELL, III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PETRA S. WOODING, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8TH DAY OF MAY, 2012.

MY COMMISSION EXPIRES 31 JULY 2015

7108138

NOTARY REGISTRATION No.



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 1:30 O'CLOCK P.M. ON THIS 11TH DAY OF MAY, 2012.

TESTE:

CHANCE CRAWFORD

CLERK

BY: *SCJ*
DEPUTY CLERK

COORDINATE LIST (ASSUMED)		
Point #	Northing	Easting
1	5000.0000	5000.0000
2	5057.5811	5251.7488
3	4795.7992	5310.9840
4	4738.2181	5059.2352
5	4825.4820	5039.4894
6	4912.7459	5019.7436
7	5028.7894	5125.8695
8	4941.5353	5145.6131
9	4854.2714	5165.3589
10	4767.0076	5185.1047
11	4970.3270	5271.4924
12	4883.0631	5291.2382



APPROVED:

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

5/10/12
DATE

APPROVED:

Charles E. Van Allman
CHARLES E. VAN ALLMAN, JR., P.E., L.S.
CITY ENGINEER - CITY OF SALEM, VIRGINIA

5/9/12
DATE

VACATION & COMBINATION PLAT
FOR

WILLIAM M. WOODING
& PETRA S. WOODING

SHOWING LOTS 1 THROUGH 6 (INSTRUMENT No. 020003575),
SUBDIVISION OF ELM COURT (P.B. 5, PG. 109)
CREATING HEREON

LOT 1A 1.5912 ACRES

SITUATE ELM STREET
CITY OF SALEM, VIRGINIA

 CWA

CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 6260
ROANOKE, VIRGINIA 24017-0260
Telephone: (540) 366-3400 Fax: (540) 366-8702
E-Mail: cwaroanoke@aol.com

REV: MAY 8, 2012 (PER CITY OF SALEM COMMENTS)

TAX No. 143-5-11.1 THROUGH 143-5-11.6

DATE: MARCH 29, 2012

CALC: JW CHK'D FBC

CLOSED: JW

SHEET 1 OF 2

SCALE: 1" = 20'
N.B.: CH-3
DRAWN: JW
W.O.: 12-0036

