

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 8 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.

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.

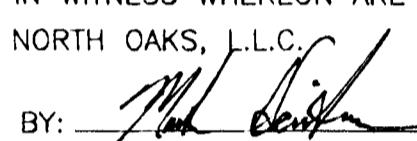
THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

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 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:

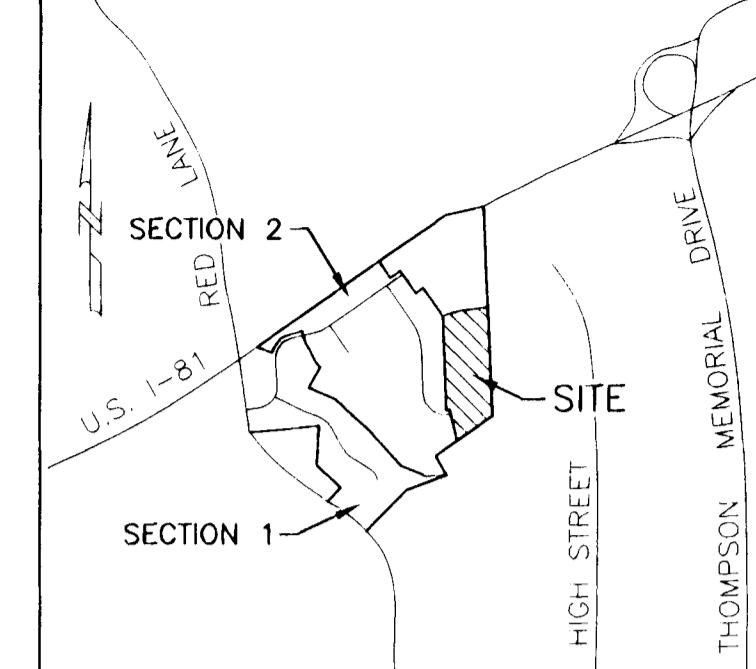
NORTH OAKS, L.L.C.

BY: 

ITS: PARTNER

NOTES:

1. OWNER OF RECORD: NORTH OAKS, L.L.C.
2. LEGAL REFERENCE: INSTRUMENT #040001529 & PLAT BOOK 11, PAGES 16-18 & PLAT BOOK 12, PAGES 42-45
3. 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.
4. THE CURRENT TAX MAP NUMBER: 40-1-3
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.
6. 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)
7. UNLESS NOTED, ALL EXISTING EASEMENTS ARE AS SHOWN IN PLAT BOOK 11, PAGES 16-18 OR PLAT BOOK 11, PAGE 89 OR PLAT BOOK 12, PAGES 42-45.
8. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



VICINITY MAP
(NOT TO SCALE)

COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	-4837.4246	-1873.5612
2	-4664.9628	-1915.8503
3	-4667.7565	-1935.5778
4	-4141.8629	-1957.0933
5	-4112.3070	-1859.2921
6	-4093.5085	-1706.1577
7	-4140.7554	-1704.0485
8	-4698.6176	-1676.9660
1	-4837.4246	-1873.5612

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Megan Hoke Rexrode Wright, a notary public in
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Mark Hennickson, whose
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 23rd DAY OF August, 2012.



MY COMMISSION EXPIRES 8/31/14

REG. #7348240

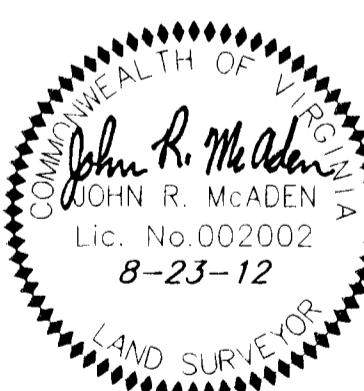
PROFFERED CONDITIONS:

1. 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.
2. NO MORE THAN 100 DWELLING UNITS WILL BE CONSTRUCTED.
3. NO PUBLIC ACCESS WILL BE ALLOWED FROM THIS PROPERTY TO CITY OF SALEM TAX MAP NUMBERS 45-2-5 OR 40-1-2.
4. 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 FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. McADEN

002002



APPROVED:

Charles E. Van Alman Jr.

8/24/12

CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE

CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II, P.E., L.S. 8/24/12
DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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 9:05 O'CLOCK A.M. ON THIS 28 DAY OF Aug, 2012, IN INSTRUMENT NO. 12-2147.

TESTE: GARY CHANCE CRAWFORD
CLERK

Gary Chance Crawford
DEPUTY CLERK

ACREAGE TABLE

3.066 ACRES - LOTS 23-32 & LOTS 60-66
0.718 ACRES IN RIGHT-OF-WAY DEDICATION
+ 5.106 ACRES REMAINING FOR FUTURE DEVELOPMENT
8.890 ACRES TOTAL SHOWN ON PLAT

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 3
CREATING HEREON LOTS 23 THRU 32
AND 60 THRU 66

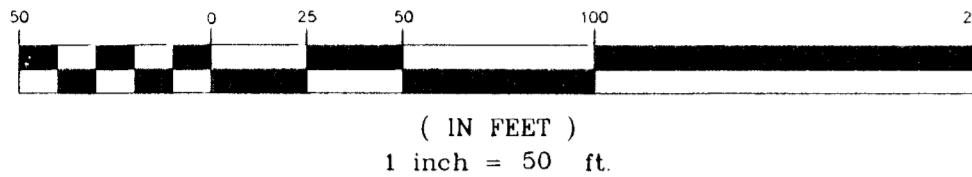
SITUATED ON DEER RUN CIRCLE
CITY OF SALEM, VIRGINIA
DATED JULY 23, 2012
REVISED AUGUST 23, 2012
JOB #R0200171.03
SCALE: 1" = 50'
SHEET 1 OF 2

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

BALZER
AND ASSOCIATES INC
BY NINE
REFLECTING TOMORROW

PLANNERS
ENGINEERS
SURVEYORS

GRAPHIC SCALE



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

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
Q	UTILITY POLE
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
— DHU	OVERHEAD WIRES
X	FENCE

