

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT NORTH OAKS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON AS CITY OF SALEM TAX PARCEL #24-4-5, 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, PLAT BOOK 12, PAGES 42-45 AND PLAT BOOK 13, PAGES 71-72.

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 THROUGH 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*

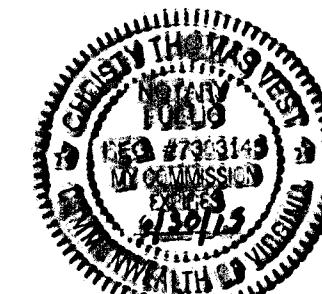
ITS: *Member*

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, *Christy Thomas Vest*, a notary public in and for the aforesaid state do hereby certify that *Mark W. Henrickson*, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 15th day of April, 2014.

*Christy Thomas Vest*

NOTARY PUBLIC  
REG. # 1383145  
MY COMMISSION EXPIRES 6/30/15



#### 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 40-4-2.
4. THE MINIMUM SQUARE FOOTAGE OF ANY HOME CONSTRUCTION SHALL BE 1,400 SQUARE FEET.

APPROVED: *Charles E. Van Allen, Jr.* 4-17-2014  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE

CITY ENGINEER, CITY OF SALEM

*James E. Taliroff* 4/17/14  
JAMES E. TALIAFERRO, II, P.E., L.S. 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 9:16 O'CLOCK A.M. ON THIS 22 DAY OF April, 2014, IN PLAT BOOK 13, PAGE 97.

TESTE: GARY CHANCE CRAWFORD

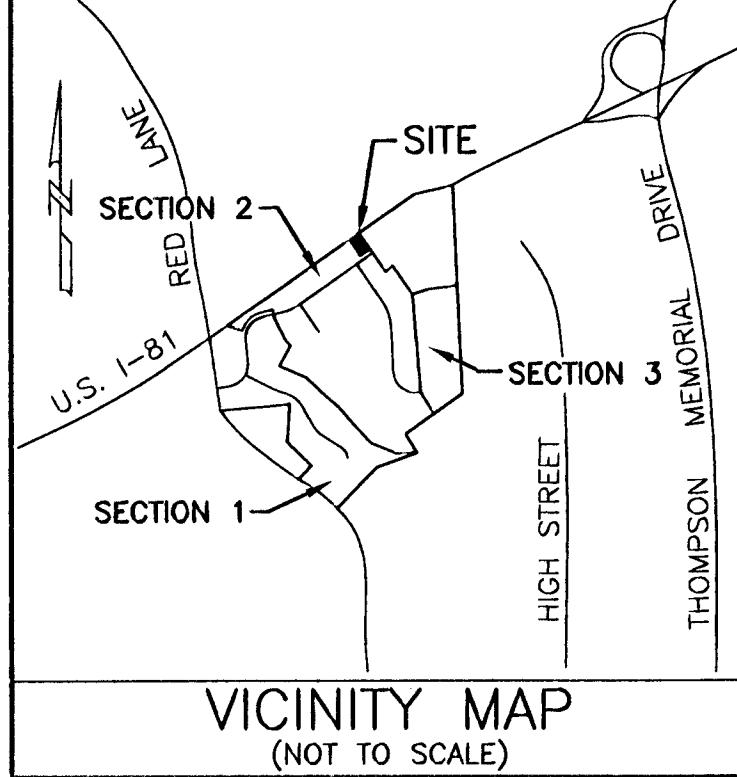
CLERK

*Gary Chance Crawford, Jr.*

DEPUTY CLERK

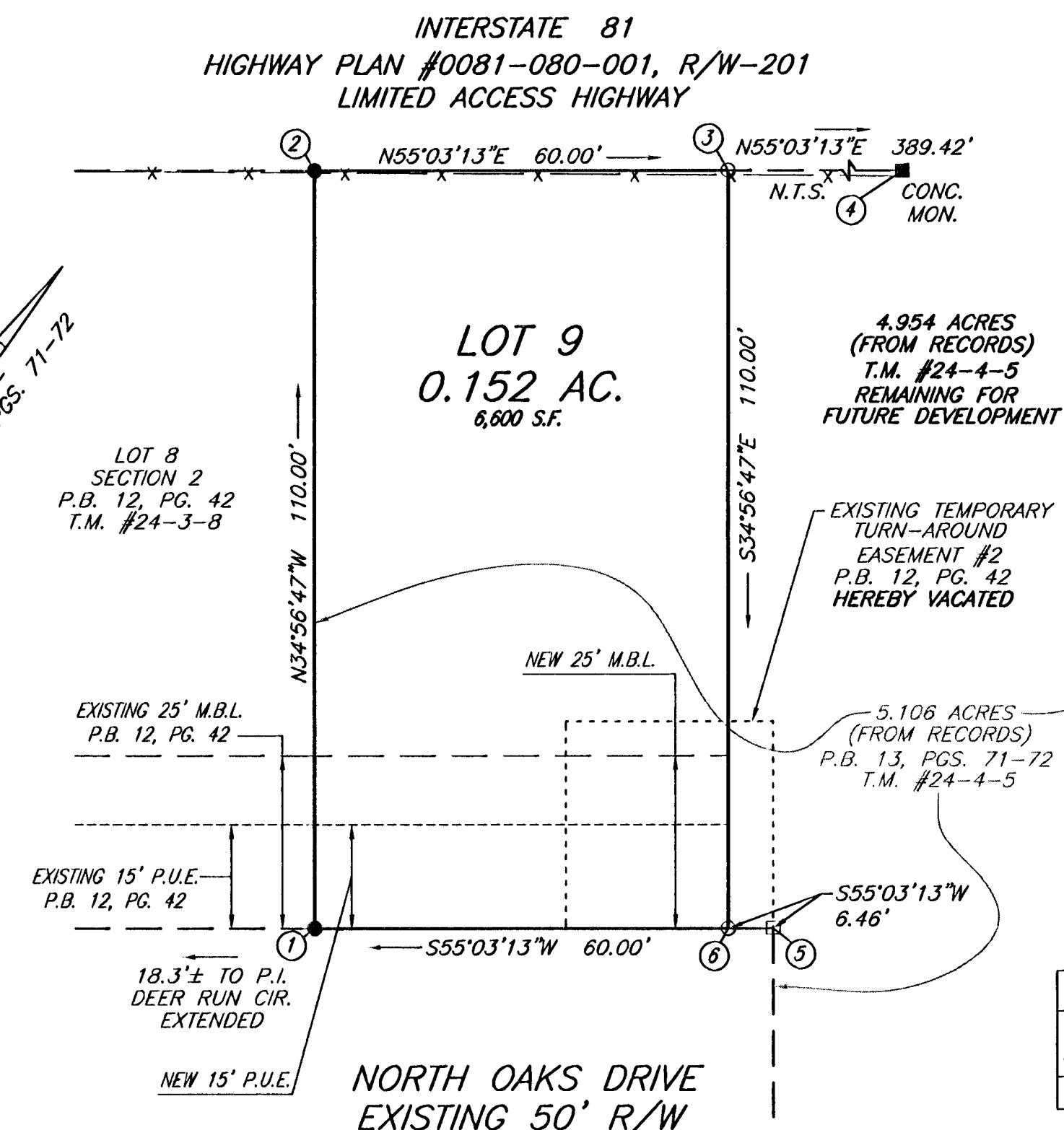
#### NOTES:

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, PLAT BOOK 13, PAGES 71-72
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: 24-4-5
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, PLAT BOOK 12, PAGES 42-45, OR PLAT BOOK 13, PAGES 71-72.
8. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



VICINITY MAP  
(NOT TO SCALE)

LEGEND	
<input type="checkbox"/>	PLATTED CORNER
<input type="checkbox"/>	IRON PIN SET
<input checked="" type="checkbox"/>	IRON PIN FOUND
<input type="checkbox"/>	X-X FENCE
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.L.	MINIMUM BUILDING LINE



COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	-3931.5729	-2246.4314
2	-3841.4073	-2309.4407
3	-3807.0386	-2260.2594
4	-3583.9751	-1941.0577
5	-3893.5036	-2191.9547
6	-3897.2042	-2197.2502

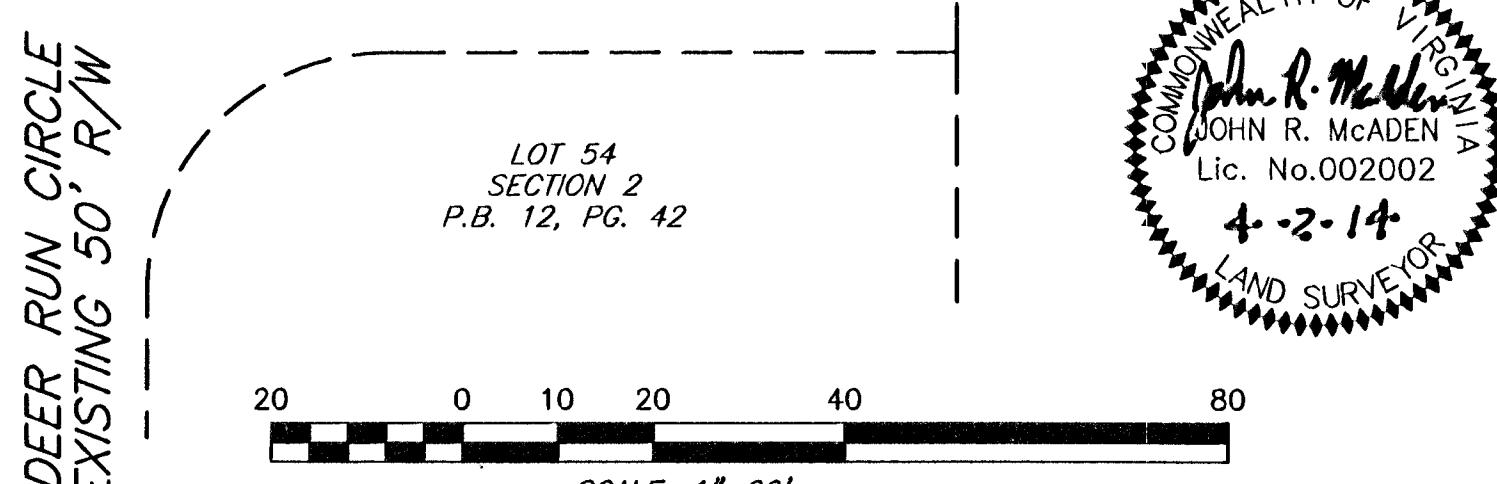
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*John R. McAden*  
JOHN R. MCADEN

002002

#### ACREAGE TABLE

0.152 ACRE - LOT 9
+ 4.954 ACRES REMAINING FOR FUTURE DEVELOPMENT
5.106 ACRES TOTAL SHOWN ON PLAT



LOT 54  
SECTION 2  
P.B. 12, PG. 42  
DEER RUN CIRCLE  
EXISTING 50' R/W  
20 0 10 20 40 80  
SCALE: 1"=20'

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 4  
CREATING HEREON LOT 9  
SITUATED ON NORTH OAKS DRIVE  
CITY OF SALEM, VIRGINIA  
DATED APRIL 2, 2014  
JOB #R1410087.00  
SCALE: 1" = 20'  
SHEET 1 OF 1

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

BALZER  
AND ASSOCIATES INC.  
BALZER  
AND ASSOCIATES INC.  
REFLECTING TOMORROW

PLANNERS  
ENGINEERS  
SURVEYORS  
• PLANNERS  
• ENGINEERS  
• SURVEYORS