

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT POFF BROTHERS CONSTRUCTION COMPANY, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 2 TO 5 THRU 8 TO 3 TO 2, INCLUSIVE AND IS PART OF THE LAND CONVEYED TO SAID OWNER BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF SALEM, VIRGINIA IN DEED BOOK 264, PAGE 553.

THAT MICHAEL O. & ELIZABETH GARST ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE AND IS PART OF THE LAND CONVEYED TO SAID OWNERS BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF SALEM, VIRGINIA IN DEED BOOK 329, PAGE 482.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.1-465 THROUGH 15.1-485 OF THE 1950 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 OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES AN 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 SEAL:

BY: [Signature] ITS: MANAGER
POFF BROTHERS CONSTRUCTION CO., L.L.C.

Michael O. Garst Elizabeth K. Garst
MICHAEL O. GARST, OWNER ELIZABETH GARST, OWNER

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I B.J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT M. Kevin Poff, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF Sept., 2000.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2001.

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I B.J. Vaughn, 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 6th DAY OF Sept., 2000.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2001.

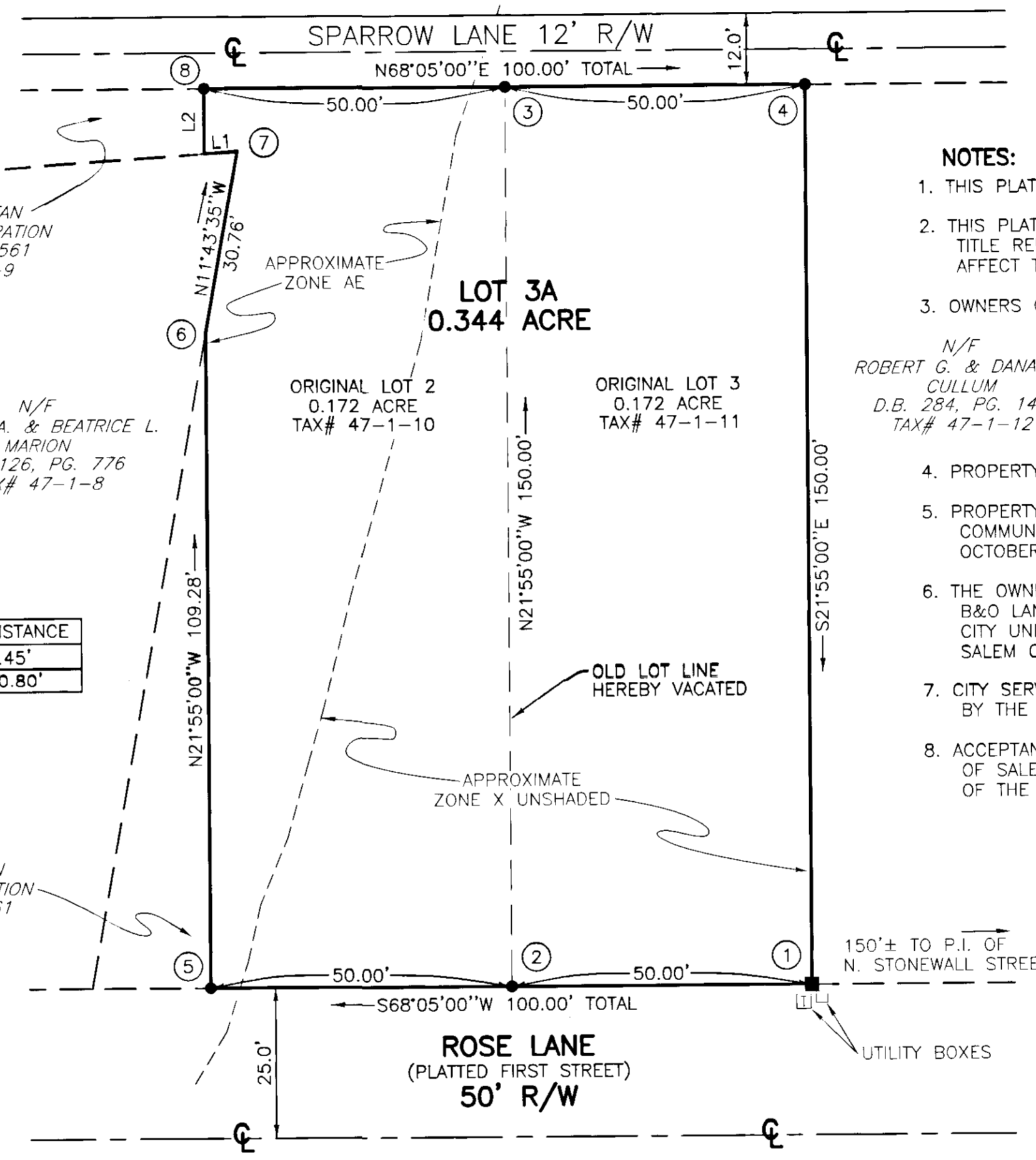
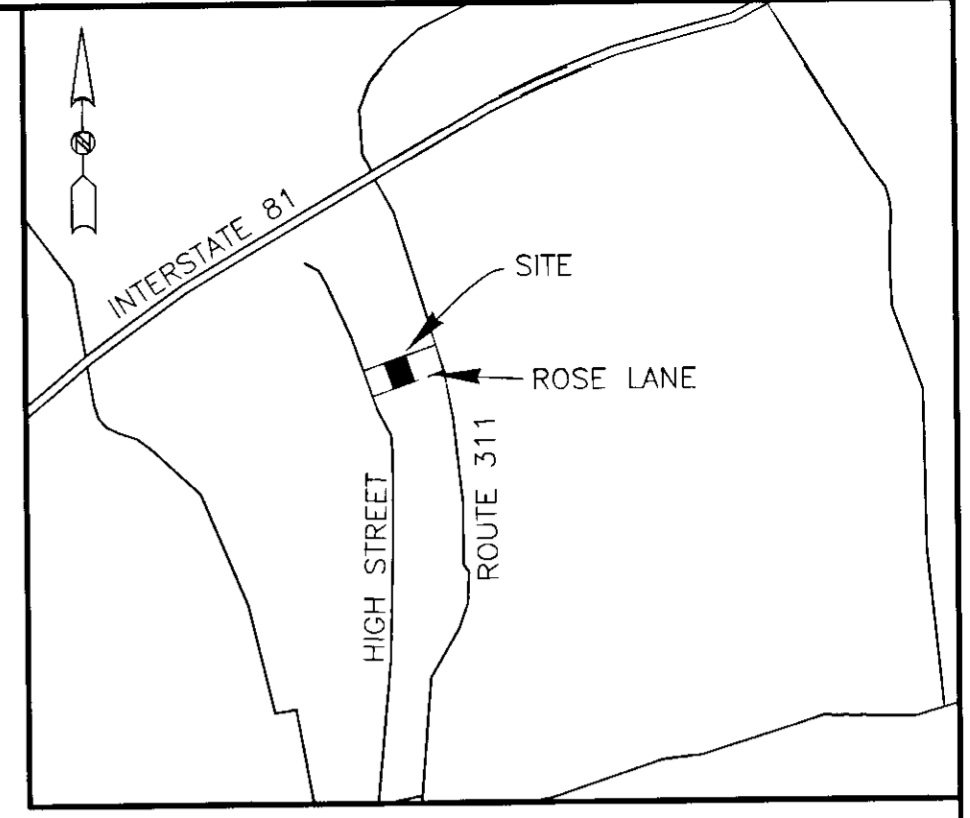
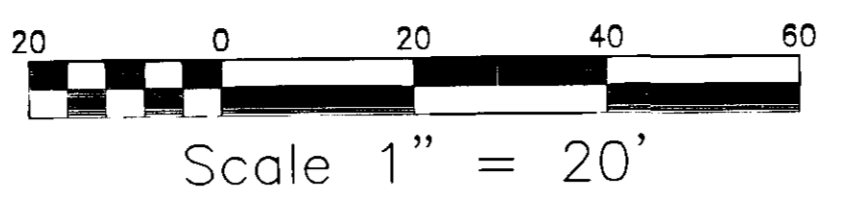
STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I B.J. Vaughn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Elizabeth Garst, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF Sept., 2000.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31 2001

APPROVED: James E. Taliaferro, II, P.E. 9/8/2000
CITY ENGINEER, CITY OF SALEM
Forest G. Jones 9/8/00
FOREST G. JONES
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S64°20'25"W	5.45'
L2	N21°55'00"W	10.80'

NOTES:

1. THIS PLAT IS BASED FROM RECORDS.
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.
3. OWNERS OF RECORD: POFF BROTHERS CONSTRUCTION COMPANY, L.L.C. D.B. 264, PG. 553 TAX# 47-1-10
N/F ROBERT G. & DANA W. CULLUM D.B. 284, PG. 146 TAX# 47-1-12
MICHAEL O. & ELIZABETH GARST D.B. 329, PG. 482 TAX# 47-1-11
4. PROPERTY IS CURRENTLY ZONED: R-1
5. PROPERTY IS IN FEMA DEFINED ZONES AE AND X UNSHADED. SEE COMMUNITY PANEL 51161C0041D WITH AN EFFECTIVE DATE OCTOBER 15, 1993.
6. THE OWNERS OF THIS PROPERTY ARE AWARE THAT THE STREETS IN B&O LAND COMPANY FIRST DIVISION ARE NOT ACCEPTABLE TO THE CITY UNDER CURRENT STANDARDS AND NOT PART OF THE CURRENT SALEM CITY STREET SYSTEM.
7. CITY SERVICES TO THIS PROPERTY MAY OR MAY NOT BE AVAILABLE BY THE CITY OF SALEM.
8. ACCEPTANCE OF THIS COMBINATION PLAT DOES NOT BIND THE CITY OF SALEM TO APPROVE OR ACCEPT ANY FUTURE LOTS OR SUBDIVISIONS OF THE B&O LAND COMPANY PROPERTIES.

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, ADMITTED TO RECORD AT 2:35 O'CLOCK P.M. ON THIS 11 DAY OF Sept., 2000. IN PLAT BOOK 8, PAGE 33.

TESTE: Chance Crawford
CLERK
[Signature]
DEPUTY CLERK

I HEREBY CERTIFY THAT THIS PLAT IS FROM RECORDS AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John R. McAden
JOHN R. McADEN VA. LICENSE #002002



COMBINATION PLAT FROM RECORDS FOR
MICHAEL O. GARST
ELIZABETH GARST
COMBINING
TAX# 47-1-10 (0.172 ACRE) LOT 2
WITH
TAX# 47-1-11 (0.172 ACRE) LOT 3
SECTION 5 OF
B&O LAND COMPANY 1ST DIV.
P.B. 1, PG. 37
CREATING HEREON
LOT 3A (0.344 ACRE)
CITY OF SALEM, VIRGINIA
JULY 11, 2000
JOB #R0010177.00
SCALE: 1" = 20'

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

