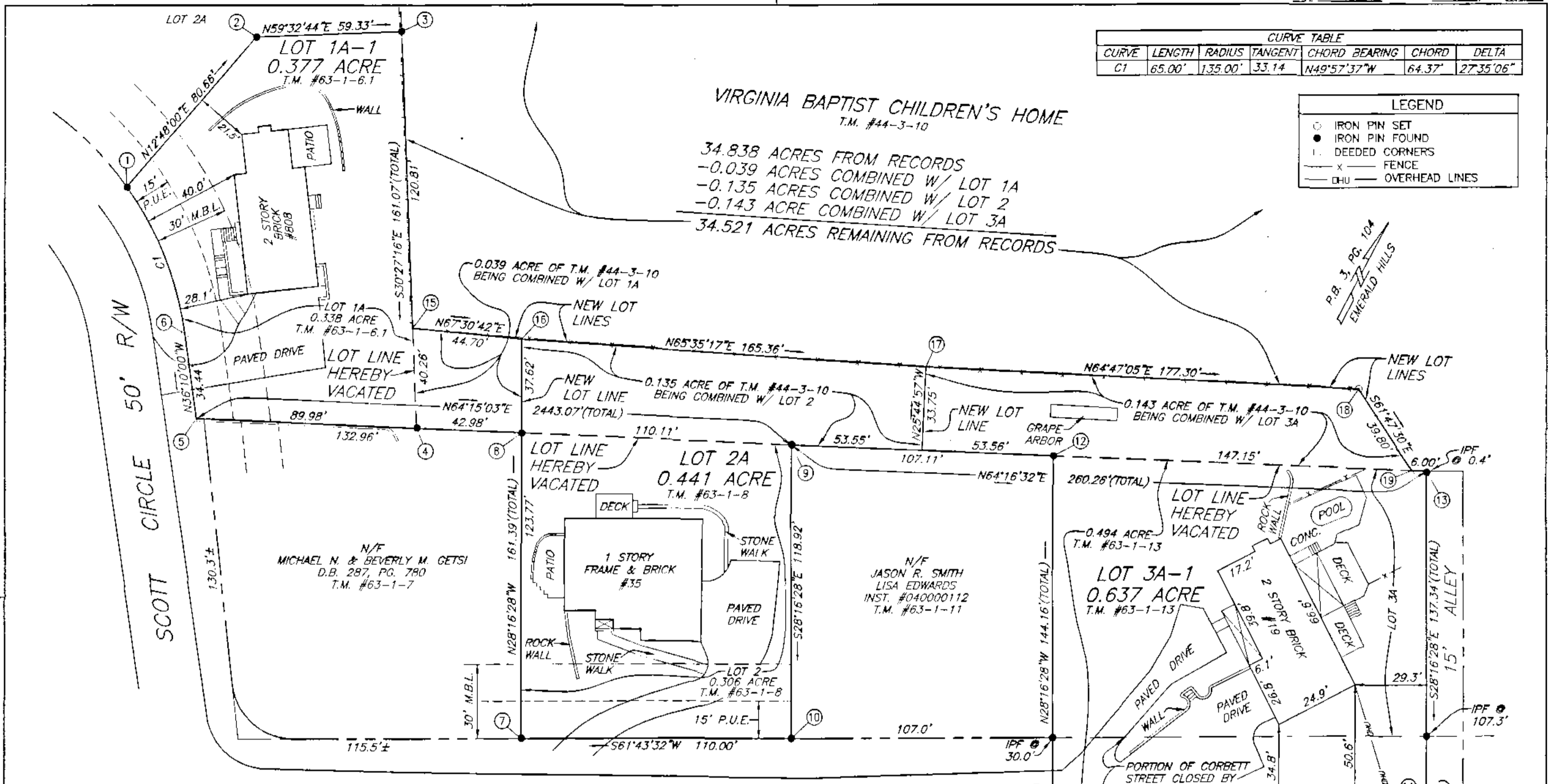
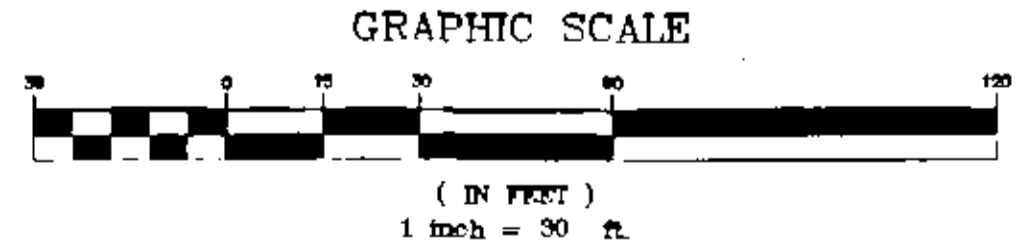


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	65.00'	135.00'	33.14	N49°57'37"W	64.37'	27°35'06"

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
┆	DEEDED CORNERS
x	FENCE
—	OVERHEAD LINES



- NOTES:**
- OWNERS OF RECORD: CHRISTOPHER F. & JACQUELYN C. O'NEILL  
DEED BOOK 338, PAGE 530  
PLAT BOOK 8, PAGE 38 (LOT 1A)  
T.M. #63-1-6.1
  - OWNER OF RECORD: KATIE S. HILL  
DFED BOOK 236, PAGE 524  
PLAT BOOK 3, PAGE 104 (LOT 2)  
T.M. #63-1-8
  - OWNERS OF RECORD: RICHARD D. & LINDA C. STEEN  
DEED BOOK 247, PAGE 125-128 (LOT 3A)  
DEED BOOK 249, PAGE 413 (PORTION OF CORBETT ST. CLOSED)  
T.M. #63-1-13
  - OWNER OF RECORD: VIRGINIA BAPTIST CHILDREN'S HOME  
DEED BOOK 46, PAGE 319 (RKF. CO.)  
T.M. #44-3-10  
ZONED: R2/R1 COMBINATION ZONING
  - SOUTHERN PROPERTY LINE FOR LOT 3A-1 BASED UPON RIGHT-OF-WAY CLOSING AS SPECIFIED IN DEED BOOK 249, PAGE 413. PROPERTY LINE ESTABLISHED BASED UPON LOT 3A RECEIVING HALF OF THE CLOSED STREET. CITY OF SALEM RETAINS A 20' PUBLIC UTILITY EASEMENT (LOCATION NOT SPECIFIED) WITHIN THE CLOSED RIGHT-OF-WAY AND ALSO A 15' EASEMENT FROM CARROLLTON AVENUE NORTH TO THE VIRGINIA BAPTIST CHILDREN'S HOME.
  - TAX MAP #'S 63-1-6.1, 63-1-8 & 63-1-13 ARE CURRENTLY ZONED R1.
  - 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 #51161C0037 D (EFFECTIVE DATE: OCT. 15, 1993)
  - UNDERGROUND UTILITY SERVICE LINES.



**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 1008 Corporate Circle Roanoke Va. 24018

RESUBDMISION PLAT AND PARTIAL SURVEY FROM RECORDS FOR CHRISTOPHER F. & JACQUELYN C. O'NEILL, KATIE S. HILL, RICHARD D. & LINDA C. STEEN AND VIRGINIA BAPTIST CHILDREN'S HOME BEING THE RESUBDMISION OF TAX MAP #'S 63-1-6.1, 63-1-8, 63-1-13 AND 44-3-10 CREATING HEREOF LOT 1A-1 (0.377 ACRE), LOT 2A (0.441 ACRE), LOT 3A-1 (0.637 ACRE) & 34.521 ACRES REMAINING FROM RECORDS SITUATED AT THE INTERSECTION OF SCOTT CIRCLE & CORBETT STREET CITY OF SALEM, VIRGINIA SURVEYED JANUARY 14, 2005 JOB #R0410582.00



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CHRISTOPHER F. O'NEILL AND JACQUELYN C. O'NEILL ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUND BY OUTSIDE CORNERS 1 THRU 6 TO 1, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED IN DEED BOOK 338, PAGE 530, AND BEING LOT 1A AS SHOWN ON "RESUBDIVISION PLAT FOR CHRISTOPHER F. & JACQUELYN C. O'NEILL, EDWIN K. & BERNICE J. HARLESS, AND VIRGINIA BAPTIST CHILDRENS HOME", PLAT BOOK 8, PAGE 38, BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THAT KATIE S. HILL IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUND BY OUTSIDE CORNERS 7 THRU 10 TO 7, INCLUSIVE AND IS ALL OF THE LAND CONVEYED IN DEED BOOK 236, PAGE 524, AND BEING LOT 2, SECTION 2 EMERALD HILLS, PLAT BOOK 3, PAGE 104, BOTH OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THAT RICHARD D. STEEN & LINDA C. STEEN ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUND BY OUTSIDE CORNERS 11 THRU 14 TO 11, INCLUSIVE AND IS ALL OF THE LAND CONVEYED IN DEED BOOK 247, PAGE 125, SHOWN AS LOT 3A ON "RESUBDIVISION AND VACATION PLAT FOR RICHARD D. & LINDA C. STEEN AND FRANCES FLINCHUM", DEED BOOK 247, PAGE 128, AND INCLUDING A PORTION OF CORBETT STREET CLOSED BY AN ORDINANCE ENACTED IN DEED BOOK 249, PAGE 413, ALL OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THAT VIRGINIA BAPTIST CHILDREN'S HOME IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE CONVEYED, BOUND BY OUTSIDE CORNERS 15 THRU 19 TO 9 TO 4 TO 15, INCLUSIVE AND IS A PORTION OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 46, PAGE 319.

THE SAID OWNERS HEREBY CERTIFIES THAT HE 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 HIS 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 WHEREOF AND HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Christopher F. O'Neill  
CHRISTOPHER F. O'NEILL (OWNER)

Jacquelyn C. O'Neill  
JACQUELYN C. O'NEILL (OWNER)

Katie S. Hill  
KATIE S. HILL (OWNER)

Richard D. Steen  
RICHARD D. STEEN (OWNER)

Linda C. Steen  
LINDA C. STEEN (OWNER)

VIRGINIA BAPTIST CHILDREN'S HOME  
BY: Stephen W. Robinson ITS: Executive Director  
BY: Patrick N. Shaffner ITS: Treasurer

APPROVED: Melvin B. Troughty 2/28/05  
MELVIN B. TROUGHTY, P.E. DATE  
CITY ENGINEER, CITY OF SALEM

James L. Taliaferro 3/1/05  
JAMES L. TALIAFERRO, II, P.E. 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 1:58 O'CLOCK P.M. ON THIS 4 DAY OF April, 2005, IN PLAT BOOK 10, PAGE 73979

TESTE: Gary Chance Crawford  
CLERK  
Sharon A. [Signature]  
DEPUTY CLERK

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
I, Karen G. Jones, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHRISTOPHER F. O'NEILL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22nd DAY OF February, 2005.  
Karen G. Jones  
NOTARY PUBLIC MY COMMISSION EXPIRES April 30, 2006

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
I, Karen G. Jones, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JACQUELYN C. O'NEILL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22nd DAY OF February, 2005.  
Karen G. Jones  
NOTARY PUBLIC MY COMMISSION EXPIRES April 30, 2006

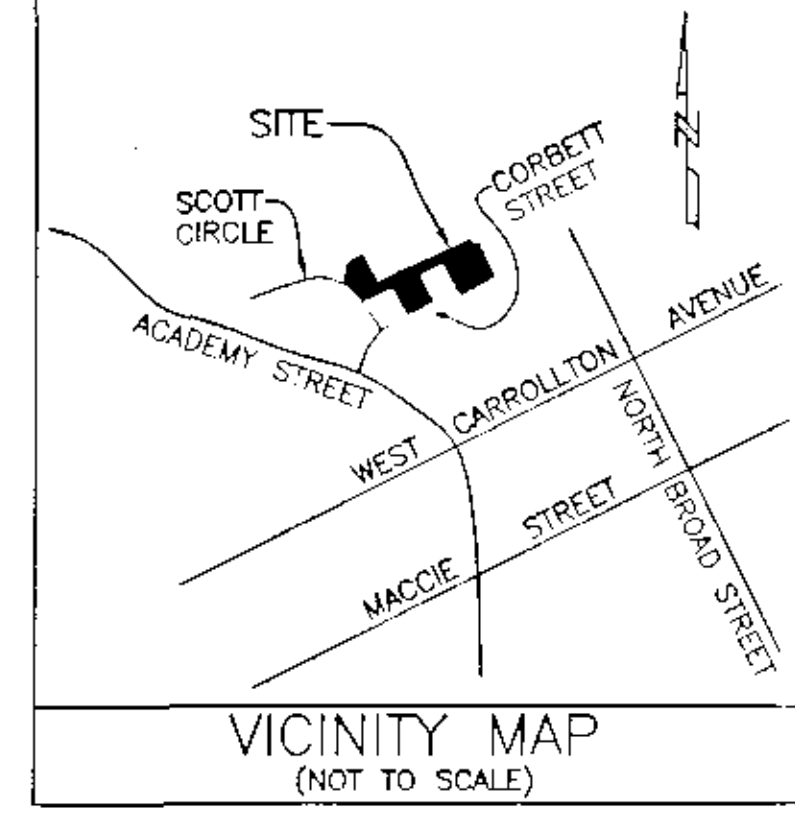
STATE OF VIRGINIA COMMONWEALTH AT LARGE  
I, C. DONALD BEDWELL, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KATIE S. HILL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF FEB, 2005.  
C. Donald Bedwell  
NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/07

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
I, C. DONALD BEDWELL, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RICHARD D. STEEN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF FEB, 2005.  
C. Donald Bedwell  
NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/07

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
I, C. DONALD BEDWELL, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LINDA C. STEEN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23 DAY OF FEB, 2005.  
C. Donald Bedwell  
NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/07

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
I, Edna D. Conner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Stephen W. Robinson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF February, 2005.  
Edna D. Conner  
NOTARY PUBLIC MY COMMISSION EXPIRES 10-31-06

STATE OF VIRGINIA COMMONWEALTH AT LARGE  
I, Edna D. Conner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Patrick N. Shaffner, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 24th DAY OF February, 2005.  
Edna D. Conner  
NOTARY PUBLIC MY COMMISSION EXPIRES 10-31-06



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. Meaden  
JOHN R. MEADEN 002002



RESUBDIVISION PLAT AND PARTIAL SURVEY FROM RECORDS FOR CHRISTOPHER F. & JACQUELYN C. O'NEILL, KATIE S. HILL, RICHARD D. & LINDA C. STEEN AND VIRGINIA BAPTIST CHILDREN'S HOME

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SHEET 1 OF 2 SCALE: 1"=30'  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018