

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MICHAEL O. GARST, INC. IS THE OWNER OF TRACT "C", SUBDIVISION FOR LENA INGRAM DIXON CONTAINING 5.389 ACRES RECORDED IN THE AFORESAID CLERK'S OFFICE IN PLAT BOOK 9, PAGE 39, SLIDE 172 BEING A PORTION OF THE PROPERTY CONVEYED TO SAID OWNER BY LENA V. DIXON BY DEED DATED APRIL 22, 2003 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 030002002.

THAT MICHAEL O. GARST, INC. IS THE OWNER OF THE PARCEL OF PROPERTY BOUNDED BY OUTSIDE CORNERS 3, 4, 5, 30 THRU 41 TO 3, INCLUSIVE, BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DANIEL P. BRUGH AND BONNIE H. BRUGH BY DEED DATED JUNE 28, 2004 AND RECORDED IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 040002802, BOTH OF THESE PARCELS WERE COMBINED TO CREATE TRACT "C-1" AS SHOWN ON THE RESUBDIVISION AND PLAT FROM RECORDS FOR MICHAEL O. & ELIZABETH K. GARST, MICHAEL O. GARST, INC. AND DANIEL P. & BONNIE H. BRUGH MAP RECORDED IN THE AFORESAID CLERK'S OFFICE IN PLAT BOOK 10, PAGE 35, SLIDE 181.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTY AS SHOWN HEREON OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VA. SUBDIVISION ORDINANCE AS AMENDED TO DATE AND DEDICATE THE NEW 15' PUBLIC UTILITY EASEMENT TO THE CITY OF SALEM, VIRGINIA. MAINTENANCE OF THE PRIVATE STORMWATER MANAGEMENT AREA SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS OF LOT C-1D AND LOT C-1E.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Michael O. Garst - 11-23-04
 MICHAEL O. GARST, PRESIDENT DATE
 MICHAEL O. GARST, INC.
 INST. NO. 030002002 & 040002802

STATE OF VIRGINIA
County OF Roanoke
 TO WIT:

I, Forrest R. Otter, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MICHAEL O. GARST, PRESIDENT OF MICHAEL O. GARST, INC., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 23RD DAY OF November, 2004.

MY COMMISSION EXPIRES:

11/30/05

Forrest R. Otter
 NOTARY PUBLIC

APPROVED:

James E. Taliaferro 12/2/04
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE
 EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

Melvin B. Doughty 12-1-04
 MELVIN B. DOUGHTY, P.E. CITY ENGINEER DATE
 CITY OF SALEM, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:10 O'CLOCK A.M. ON THIS 14th DAY OF June, 2004 - 2005

TESTE: CHANCE CRAWFORD
 CLERK

BY: Stacy A. ...
 DEPUTY CLERK

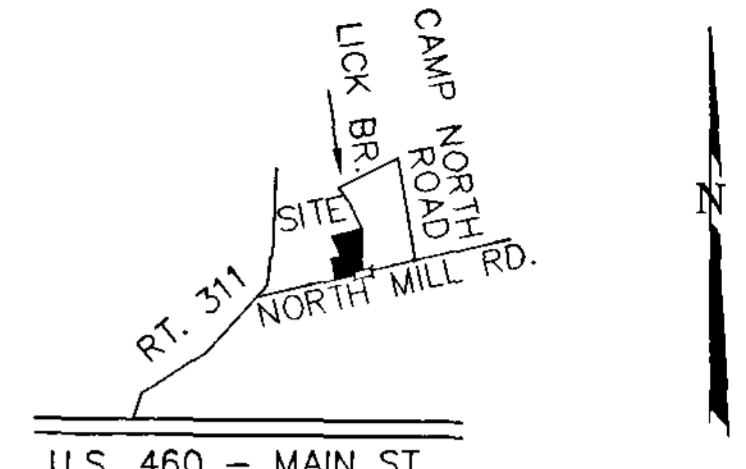
GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONES "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO 51161C0041 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.
4. INTERIOR CORNERS ARE NOT SET AT THIS TIME. INTERIOR CORNERS WILL BE SET WITH EACH BUILDING PERMIT PLOT PLAN.
5. PROPERTY IS ZONED R-2 AS OF NOVEMBER 16, 2004.

COORDINATES

CORNER	NORTHING	EASTING
3	2958.01	2903.09
4	2930.50	2846.18
5	2945.33	2855.68
6	2727.80	2553.69
7	2910.82	2423.12
8	2956.86	2486.16
9	3025.93	2448.82
10	3044.25	2403.81
11	3077.87	2352.91
12	3120.42	2296.94
13	3260.50	2152.11
14	3374.27	2604.32
34	3378.70	2621.92
35	3814.39	2627.30
36	3336.87	2650.13
37	3243.17	2708.61
38	3182.08	2788.69
39	3169.76	2831.44
40	3080.10	2881.90
41	2986.16	2907.83
3	2958.01	2903.09

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.



RESUBDIVISION AND PLAT FROM RECORDS FOR MICHAEL O. GARST, INC.

OF TRACT "C-1" (5.573 ACRES) MICHAEL O. & ELIZABETH K. GARST, MICHAEL O. GARST, INC. AND DANIEL P. & BONNIE H. BRUGH MAP P.B. 10, PG. 35, SLIDE 181

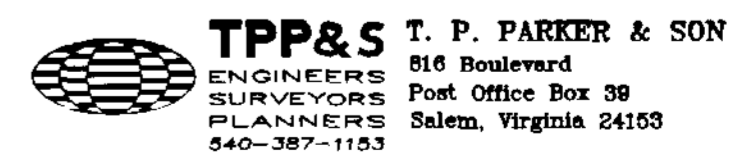
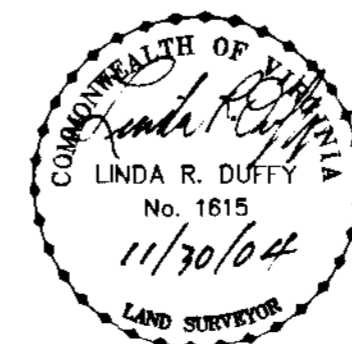
CREATING HEREON TRACT "C-1A" (0.413 ACRE), TRACT "C-1B" (0.414 ACRE), TRACT "C-1C" (0.415 ACRE), TRACT "C-1D" (0.559 ACRE) AND TRACT "C-1E" (3.772 ACRE)

SITUATE ON NORTH MILL ROAD SALEM, VIRGINIA

TAX # 048-001-009.2
 DRAWN: Z/LRD/20
 CALC: LRD

SCALE: 1" = 50'
 DATE: OCT. 7, 2004
 W.O. 04-0684
 REV: NOV. 12, 2004

THIS RE-SUBDIVISION IS A PLAT FROM RECORDS. MICHAEL O. GARST, INC. IS AN OWNER OF RECORD, SEE INST. NOS. 030002002 & 040002802.



PROPERTY OF
FULVIO &
CONNIE H. BABICH
TAX # 048-001-001
D.B. 154, PG. 1

ORIGINAL
5.573 AC. TRACT "C-1"
TAX # 048-001-009.2

TRACT "C-1E"
3.772 AC.

TRACT "D-1"
PROPERTY OF
DANIEL P. & BONNIE H.
BRUGH
TAX # 037-001-007
D.B. 59, PG. 174

PROPERTY OF
DAWSON E. &
KATHERN M. SURFACE
TAX # 048-001-002
D.B. 578, PG. 160
(RK. CO.)

TRACT "B"
PROPERTY OF
MICHAEL O. GARST, INC.
TAX # 048-001-009.1
INST NO 030002002
DIXON SUBDIVISION
P.B. 9, PG. 39, SLIDE 182

LEGEND

- PROPERTY CORNER
- ⊙ SANI SEWER MANHOLE
- ⊕ POWER POLE
- U.G. UNDERGROUND TELE.
- S.S.E. SANITARY SEWER EASEMENT
- CL CENTERLINE
- ESMT EASEMENT
- SANI SANITARY
- FR FRAME
- ESMT EASEMENT
- APPROX APPROXIMATE

NOTE: EXISTING 20' SANITARY SEWER EASEMENT SHOWN IN P.B. 4, PGS. 25 & 26; D.B. 166, PG. 659 SALEM, VIRGINIA.

RESUBDIVISION AND
PLAT FROM RECORDS FOR
MICHAEL O. GARST, INC.

OF TRACT "C-1" (5.573 ACRES)
MICHAEL O. & ELIZABETH K. GARST, MICHAEL O. GARST, INC.
AND DANIEL P. & BONNIE H. BRUGH MAP
P.B. 10, PG. 35, SLIDE 181

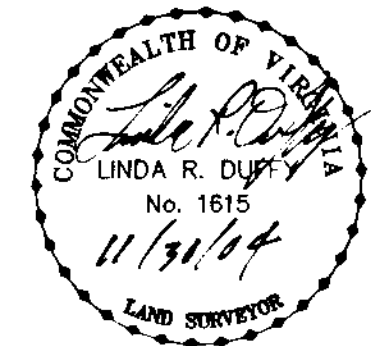
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SALEM, VIRGINIA

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DRAWN: Z/LRD/20
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TPP&S T. P. PARKER & SON
ENGINEERS SURVEYORS PLANNERS
816 Boulevard Post Office Box 39
Salem, Virginia 24153
540-387-1153



PRIVATE 10,114 SQ. FT. AREA
RESERVED FOR STORMWATER
MANAGEMENT WITHIN LIMITS OF
TRACTS "C-1D" & "C-1E"
BOUNDED BY CORNERS
D-E-F-G-H-5-D.

