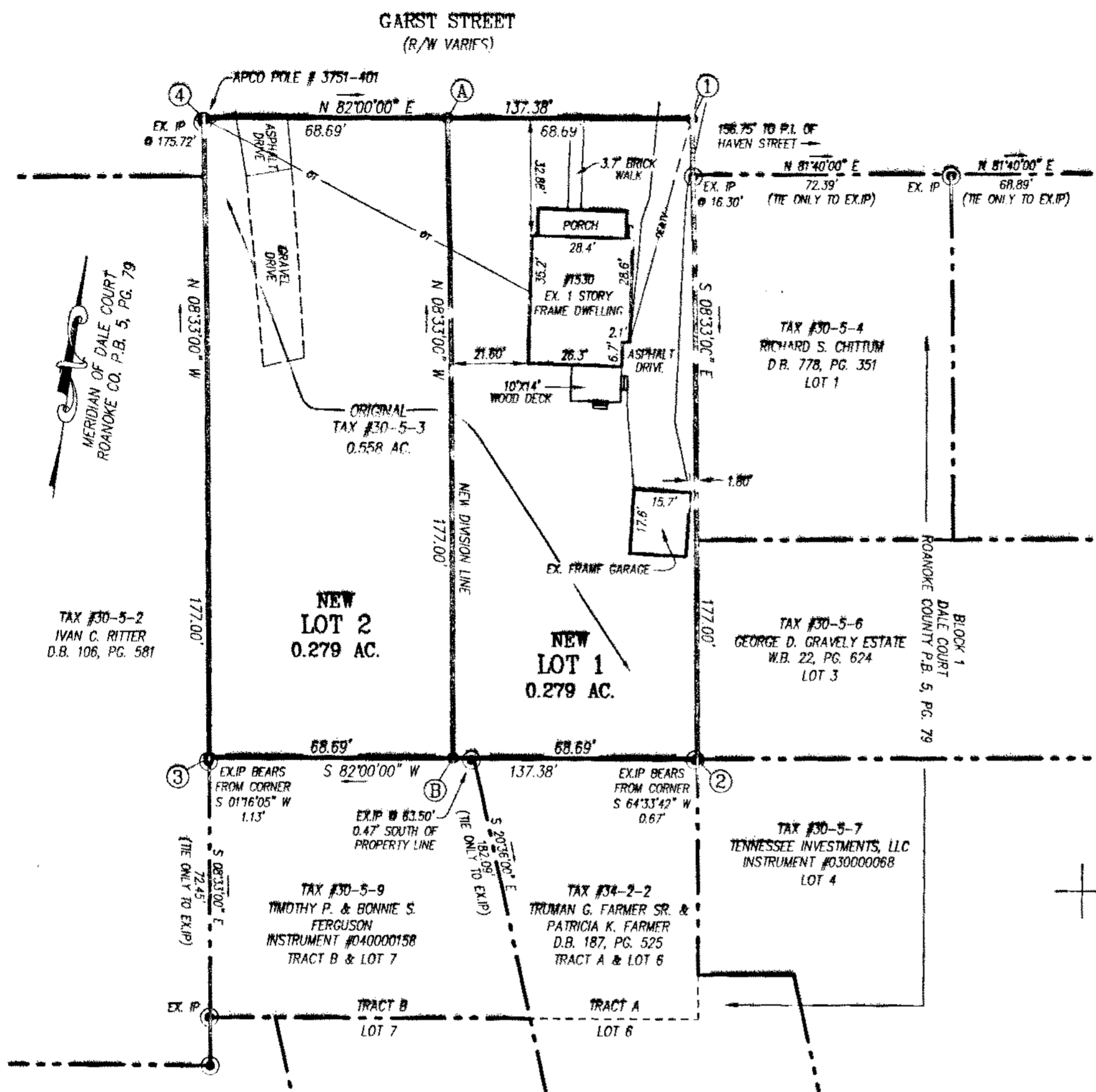


05133bas-rp01.plt



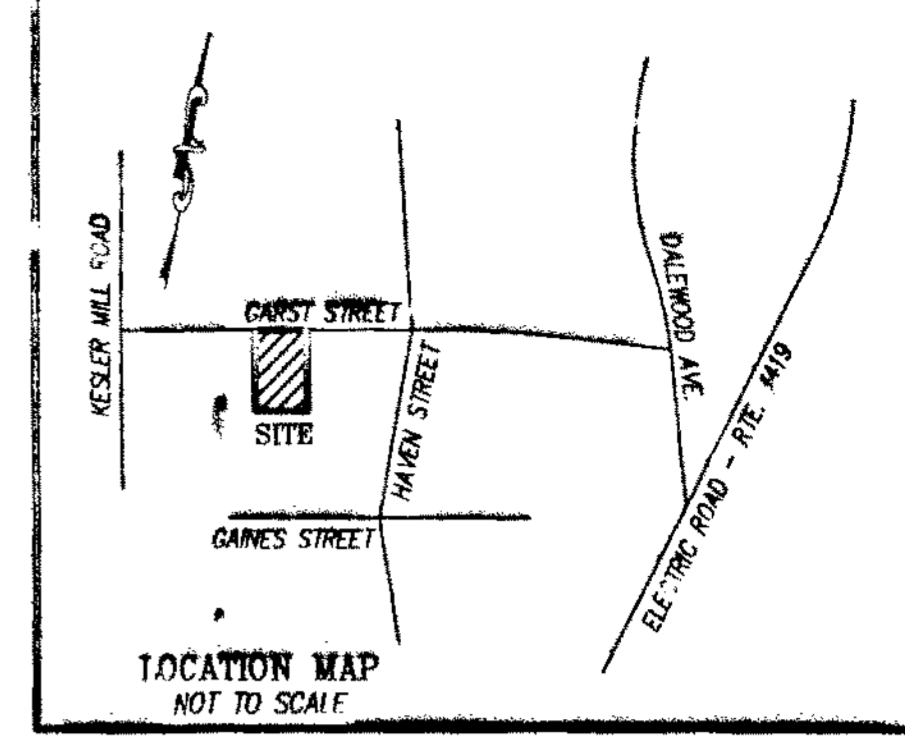
**BOUNDARY COORDINATES**  
ORIGIN OF COORDINATES ASSUMED DATUM

CORNER	NORTHING	EASTING
1	5210.58893	5108.56263
2	5035.55602	5134.87765
3	5016.43641	4998.83463
4	5191.46933	4972.51960
1	5210.58893	5108.56263

TOTAL AREA = 0.558 AC. (24,315 S.F.)

**LEGEND**

D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
APCO	APPALACHIAN POWER COMPANY



**APPROVED**

*James E. Taliaferro, II* 10/12/05  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION, DATE  
JAMES E. TALIAFERRO, II, P.E., L.S.

*Charles E. Van Allman, Jr.* 10-7-05  
CITY ENGINEER, CITY OF SALEM DATE  
CHARLES E. VAN ALLMAN, JR., P.E.

**CLERK'S CERTIFICATE**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERE TO ANNEXED IS ADMITTED TO RECORD ON October 13, 2005, AT 2:00 O'CLOCK P.M.

TESTEE: GARY CHANCE CRAWFORD *Gary Crawford*  
DEPUTY CLERK

**KNOW ALL MEN BY THESE PRESENTS, TO WIT:**

THAT FRANK SIZEMORE, JR. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4, TO 1 INCLUSIVE, WHICH COMPRISES ALL THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 19, 2004, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM IN INSTRUMENT # 040003564.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 15.2-2276 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 6<sup>th</sup> DAY OF OCTOBER, 2005.  
BY: *Frank Sizemore, Jr.*  
FRANK SIZEMORE, JR., OWNER

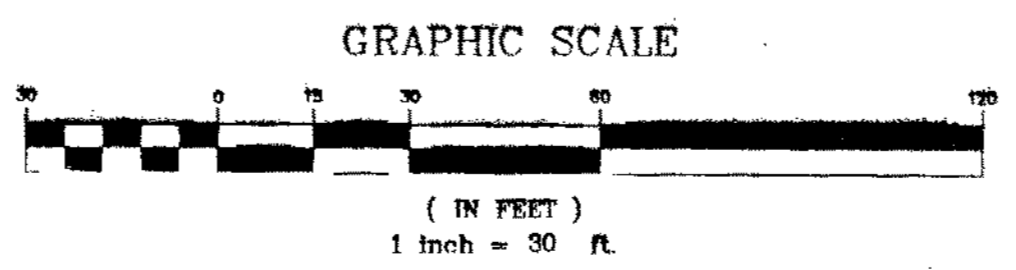
**STATE OF VIRGINIA**

I, VETTA W. BAYSE, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT FRANK SIZEMORE, JR., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 28, 2005, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON OCTOBER 6, 2005.

MY COMMISSION EXPIRES JANUARY 31, 2009  
*Vetta W. Bayse*  
NOTARY PUBLIC

**NOTES:**

1. THE INTENT OF THIS PLAT IS TO SUBDIVIDE EXISTING CITY OF SALEM TAX PARCEL # 30-5-3 ((24,315 S.F., 0.558 AC.) BY CREATING NEW LOT "1" (12,158 S.F., 0.279 AC.) AND NEW LOT "2" (12,158 S.F., 0.279 AC.).
2. THIS PLAT WAS BASED ON A CURRENT FIELD SURVEY AND IRON PINS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
3. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL # 5101410023F, MAP # 51161C0023F, DATED FEBRUARY 4, 2005. ZONE "X"
4. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES.
5. THE PROPERTY DESIGNATED AS TAX PARCEL 30-5-3 IS ZONED RSP PER CITY OF SALEM ZONING ORDINANCE.
6. LINE FROM CORNERS A TO B, INCLUSIVE, IS NEW DIVISION LINE
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
8. SEE CITY OF SALEM ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER ZONING RELATED REGULATIONS.



THIS PLAT WAS PREPARED PURSUANT TO A VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS, DATED AUGUST 18, 2005, ALLOWING A 6.31' VARIANCE OF FRONTAGE FOR EACH PROPOSED LOT AND A 3.2' VARIANCE FOR THE SIDE BUILDING SETBACK FOR THE EXISTING GARAGE.

SUBDIVISION OF  
0.558 ACRES  
PROPERTY OF  
FRANK SIZEMORE Jr.  
INSTRUMENT #040003564  
CREATING HEREON NEW  
LOT "1" (0.279 AC.)  
AND NEW  
LOT "2" (0.279 AC.)  
SITUATED ALONG GARST STREET  
CITY OF SALEM, VIRGINIA



LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE, SW  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018  
PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

DATE: September 28, 2005  
COMM. NO.: 05-133  
SCALE: 1" = 30'  
SHEET 1 OF 1