

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT NORTH OAKS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, 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.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

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 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 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, LLC

BY: Mark Henrickson

ITS: Partner

TRUSTEE: Gregory W. Feldmann LENDER: FNB Salem Bank & Trust, NA

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mark Henrickson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 3rd DAY OF November, 2004.

Jessica L. Nash
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Kathryn A. Edwards, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Gregory W. Feldmann, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF October, 2004.

Kathryn A. Edwards
NOTARY PUBLIC

MY COMMISSION EXPIRES Dec 31, 2007

THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON MARCH 10, 2004.

THIS PLAT WAS APPROVED FOR REZONING BY THE COUNCIL OF THE CITY OF SALEM ON NOVEMBER 10, 2003.

APPROVED:

Charles E. Van Allman, Jr., P.E. 11/4/2005

CHARLES E. VAN ALLMAN, JR., P.E.
CITY ENGINEER, CITY OF SALEM

James E. Taliarferro, II, P.E. 11/1/05
JAMES E. TALIARFERRO, II, P.E. IS DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

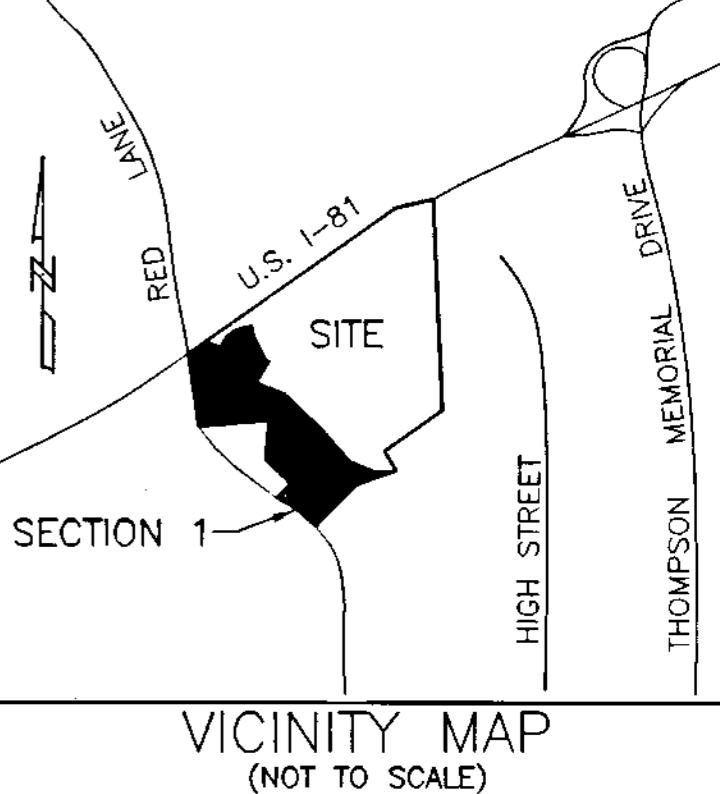
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:30 O'CLOCK A.M. ON THIS 9 DAY OF November, 2005, IN PLAT BOOK 71, PAGE 16.

TESTE: GARY CHANCE CRAWFORD
CLERK

Deputy Clerk
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: NORTH OAKS, LLC
2. LEGAL REFERENCE: INSTRUMENT #040001529
3. PROPERTY IS CURRENTLY ZONED RESIDENTIAL SINGLE FAMILY CONDITIONAL.
4. THE CURRENT TAX MAP NUMBER: PORTION OF 40-1-3
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). SEE FEMA MAP #51161C0037 D (EFFECTIVE DATE: OCT. 15, 1993)
7. UNDERGROUND UTILITY SERVICE LINES.
8. THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREA AS SHOWN ON THIS PLAT AND IN AN EASEMENT PROPERLY DEDICATED.
9. THERE IS TO BE NO ACCESS TO LOTS 1, 2, 3, & 4 THROUGH RED LANE. ALL HOUSES CONSTRUCTED ON SAID LOTS SHALL FACE NORTH OAKS DRIVE.
10. EXISTING STRUCTURES & ROADS ON PROPERTY SHOWN HEREON TO BE REMOVED. EXISTING FENCES TO BE REMOVED OR RELOCATED.
11. TEMPORARY TURN-AROUND EASEMENT TO BE USED UNTIL SUCH TIME AS NORTH OAKS DRIVE IS EXTENDED, AT SUCH TIME ALL IMPROVEMENTS ARE TO BE REMOVED & THE EASEMENT TO BE VACATED.



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	233.38'	750.00'	117.64	N54°45'27"W	232.44'	1749'43"
C2	50.27'	750.00'	25.14	N47°45'48"W	50.26'	3'50'25"
C3	90.10'	750.00'	45.10	N53°07'30"W	90.04'	6'52'58"
C4	93.01'	750.00'	46.56	N60°07'09"W	92.95'	7'06'19"
C5	40.60'	25.00'	26.36	N38°06'11"E	36.28'	93'02'22"
C6	101.27'	145.00'	52.80	N64°36'49"E	99.23'	40'01'05"
C7	31.67'	145.00'	15.90	N78°21'54"E	31.61'	12'30'55"
C8	69.60'	145.00'	35.48	N58°21'22"E	68.94'	27'30'09"
C9	31.81'	25.00'	18.46	N81°03'09"E	29.70'	72'53'43"
C10	41.65'	225.00'	20.88	S67°48'09"E	41.59'	10'36'19"
C11	96.50'	125.00'	50.80	S50°59'18"E	94.12'	44'14'00"
C12	42.04'	125.00'	21.22	S63°28'13"E	41.84'	19'16'11"
C13	54.46'	125.00'	27.67	S41°21'13"E	54.03'	24'57'49"
C14	115.32'	225.00'	58.96	S43°33'17"E	114.06'	29'21'57"
C15	3.32'	225.00'	1.66	S29°17'41"E	3.32'	0'50'44"
C16	90.64'	225.00'	45.94	S41°15'28"E	90.03'	23'04'51"
C17	21.36'	225.00'	10.69	S55°31'05"E	21.35'	5'26'22"
C18	32.95'	25.00'	19.36	S20°28'35"E	30.62'	75'31'21"
C19	245.28'	55.00'	71.00	N69°31'25"E	86.96'	255'31'21"
C20	59.65'	55.00'	33.14	S13°47'01"E	56.77'	62'08'13"
C21	81.54'	55.00'	50.35	S87°19'26"E	74.27'	84'56'36"
C22	57.19'	55.00'	31.49	N20°24'51"E	54.65'	59'34'49"
C23	46.90'	55.00'	24.98	N33°48'24"W	45.50'	48'51'42"
C24	89.69'	175.00'	45.85	N43°33'17"W	88.71'	29'21'57"
C25	56.65'	175.00'	28.58	N48°57'48"W	56.41'	18'32'55"
C26	33.04'	175.00'	16.57	N34°16'50"W	32.99'	10'49'02"
C27	135.10'	175.00'	71.12	N50°59'18"W	131.77'	44'14'00"
C28	32.39'	175.00'	16.24	N67°48'09"W	32.35'	10'36'19"
C29	31.81'	25.00'	18.46	N26°03'08"W	29.70'	72'53'43"
C30	38.81'	145.00'	19.52	N02°43'42"E	38.69'	15'20'04"
C31	135.48'	95.00'	82.16	N35°54'58"E	124.29'	81'42'36"
C32	84.01'	95.00'	44.98	N20°23'44"E	81.30'	50'40'07"
C33	51.47'	95.00'	26.38	N61°15'02"E	50.84'	31'02'29"
C34	206.79'	145.00'	125.40	S35°54'58"W	189.70'	81'42'36"
C35	80.99'	145.00'	41.58	S60°46'13"W	79.94'	32'00'06"
C36	54.89'	145.00'	27.78	S33°55'27"W	54.57'	21'41'25"
C37	16.36'	145.00'	8.19	S19°50'50"W	16.35'	6'27'49"
C38	54.55'	145.00'	27.60	S05°50'18"W	54.23'	21'33'16"
C39	148.50'	95.00'	94.28	S39°50'31"W	133.84'	89'33'42"
C40	37.94'	25.00'	23.71	N51°53'49"W	34.41'	86'57'38"
C41	193.01'	196.00'	105.14	S66°22'10"E	185.31'	56'25'22"

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	
7.893 ACRES - LOTS 1 THRU 23 1.729 ACRES - IN R/W DEDICATION + 23.912 ACRES - REMAINING FOR FUTURE DEVELOPMENT 33.534 ACRES - TOTAL T.M. #40-1-3	

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
NORTH OAKS, LLC

RECORDED IN INSTRUMENT #040001529

TO BE KNOWN AS

NORTH OAKS

SECTION 1
CREATING HEREON LOTS 1 THRU 23

SITUATED ON RED LANE

CITY OF SALEM, VIRGINIA

DATED OCTOBER 25, 2005

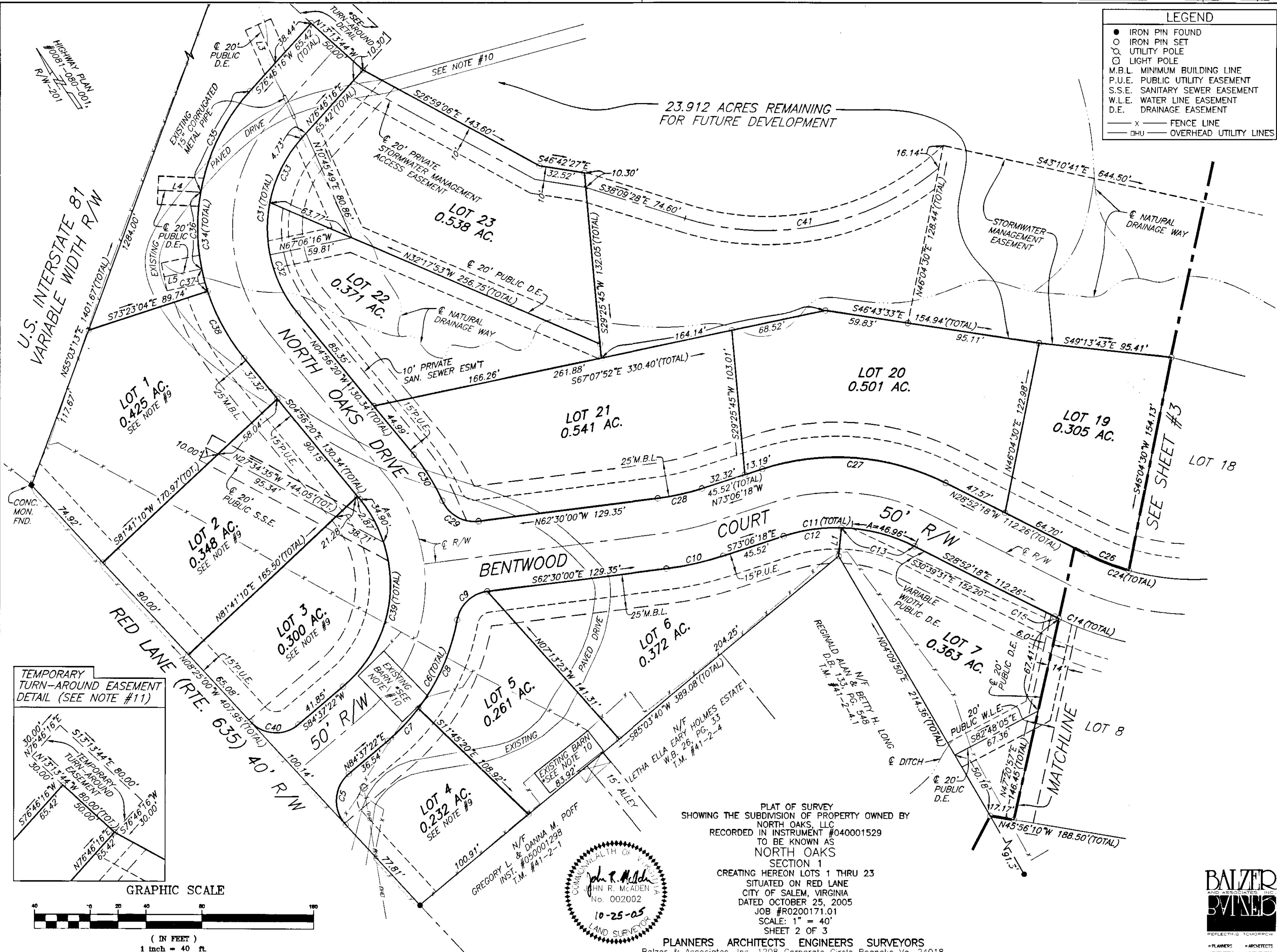
JOB #R0200171.01

SCALE: 1" = 40'

SHEET 1 OF 3

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

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
◊	UTILITY POLE
○	LIGHT POLE
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
— X —	FENCE LINE
— OHU —	OVERHEAD UTILITY LINES



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- Q UTILITY POLE
- LIGHT POLE

M.B.L. MINIMUM BUILDING LINE
 P.U.E. PUBLIC UTILITY EASEMENT
 S.S.E. SANITARY SEWER EASEMENT
 W.L.E. WATER LINE EASEMENT
 D.E. DRAINAGE EASEMENT

— X — FENCE LINE
 — OHU — OVERHEAD UTILITY LINES

23.912 ACRES REMAINING
FOR FUTURE DEVELOPMENT

HIGHWAY PLAN
#0081-080-001
7/21
R/M-201

LOT 15

LOT
0.321

LOT 1
0.279 A

2
LOT 1
0.324 A

OT 15
60 AC

BENTWOOD COURT 50' R/W

LOT 5
0.312 A

LOT
0.240

LOT
0.394

N/F
CITY OF SALEM
D.B. 276, PG. 244(RKE. C)
T.M. #41-2-6

N/F
CITY OF SALEM
276, PG. 244(RKE)
T.M. #41-2-6

LOT
0.233

LOT 1
0.230 A

—S44°09'24" W 32
TED M. & N/F
D.B. 10 PG. 391
T.M. #45-1-2
REVISED MAP OF SECTION NO. 1
COLLEGE VIEW DEVELOPMENT
D.B.

(IN FEET)

1 inch = 40 ft

**PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
NORTH OAKS, LLC
RECORDED IN INSTRUMENT #040001529**

NORTH GARD
SECTION 1
CREATING HERON LOTS 1 THRU 23
SITUATED ON RED LANE
CITY OF SALEM, VIRGINIA

STATE OF CALIFORNIA, VIRGINIA
DATED OCTOBER 25, 2005
JOB #R0200171.01
SCALE: 1" = 40'

**BALZER
AND ASSOCIATES INC.**
BVINET

SHEET 3 OF 3
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018