

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT STEVE HUFFMAN IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 4 TO 1, AND IS ALL 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 #060001176.

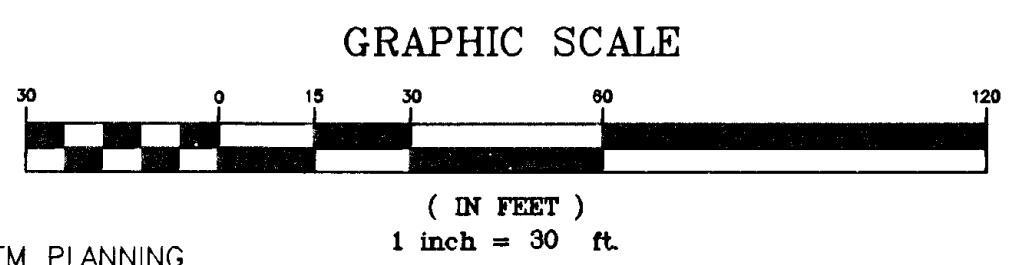
THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE 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:

Steven M. Huffman
STEVEN M. HUFFMAN (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT STEVE M. HUFFMAN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 2nd DAY OF June, 2006.
Jessica L. Nash
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	4681.6163	5669.3320
2	4729.9345	6048.2638
3	4616.1918	6055.9183
4	4567.8735	5676.9865
5	4706.5343	5864.7497
6	4592.7916	5872.4042
1	4681.6163	5669.3320

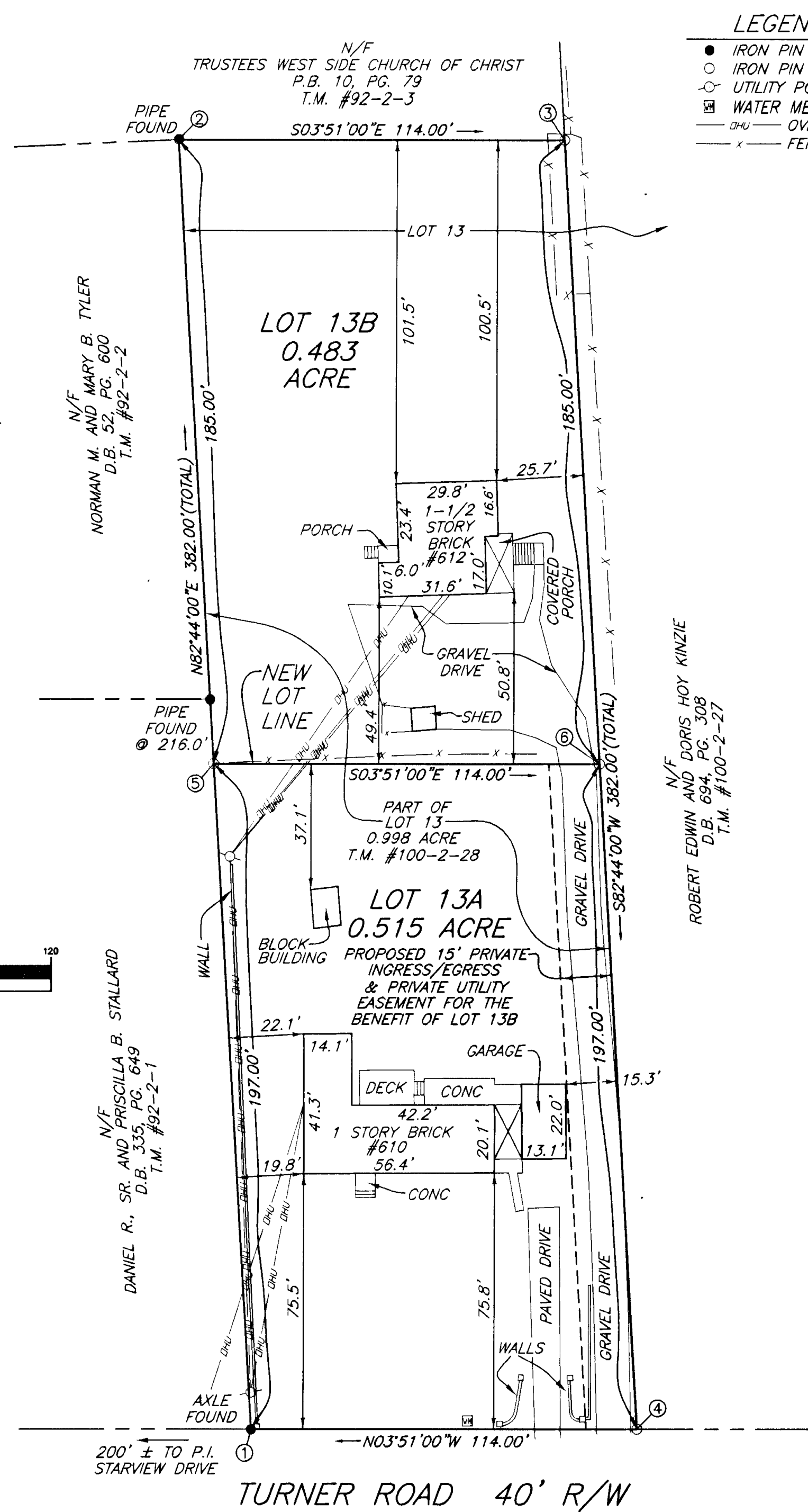


THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON MAY 10th, 2006 WITH A WAIVER TO SECTION 78-610.(b) OF THE CITY OF SALEM SUB-DIVISION ORDINANCE DUE TO THE EXISTING SITUATION, WHICH IS NOT A VACANT PROPERTY FOR DEVELOPMENT BUT A PARCEL CONTAINING TWO EXISTING STRUCTURES, AND BECAUSE THE PROPOSED NEW LOTS MEET LOT AREA AND SETBACK REQUIREMENTS.

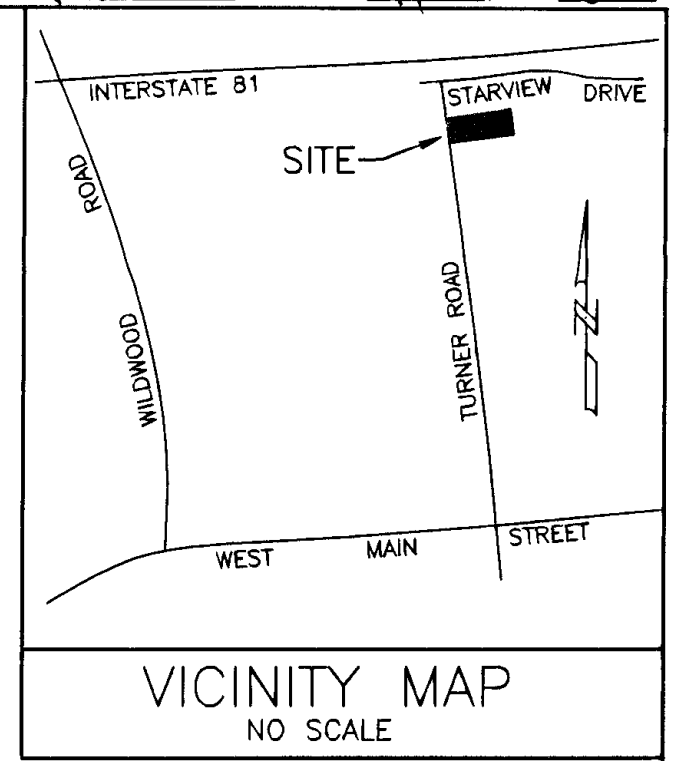
APPROVED: Charles E. Van Allman Jr. 6-5-06
CHARLES E. VAN ALLMAN, JR., P.E. DATE
CITY ENGINEER, CITY OF SALEM
James E. Taliaferro II 6/6/06
JAMES E. TALIAFERRO, II, P.E. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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 10:19 O'CLOCK A.M. ON THIS 13th DAY OF June, 2006, IN PLAT BOOK 11, PAGE 55.

TESTE: GARY CHANCE CRAWFORD
CLERK
Archibald
DEPUTY CLERK



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - UTILITY POLE
 - WATER METER
 - DHW OVERHEAD WIRES
 - x FENCE LINE



- NOTES:**
1. OWNER OF RECORD: STEVEN M. HUFFMAN
 2. LEGAL REFERENCE: INSTRUMENT #060001176
 3. PROPERTY IS CURRENTLY ZONED RSF.
 4. THE CURRENT TAX MAP NUMBER: 100-2-28
 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.

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



RESUBDIVISION PLAT FOR
STEVEN M. HUFFMAN
BEING THE RESUBDIVISION OF
TAX MAP #100-2-28
AND BEING PART OF LOT 13, SECTION 3
MAP OF DIXIE HEIGHTS
PLAT BOOK 2, PAGE 48 (ROA. CO.)
CREATING HEREON
LOT 13A (0.515 ACRE),
LOT 13B (0.483 ACRE) & A 15'
PRIVATE INGRESS/EGRESS EASEMENT
FOR THE BENEFIT OF LOT 13B
SITUATED ON TURNER ROAD
CITY OF SALEM, VIRGINIA
SURVEYED MARCH 27, 2006
JOB #R0610244.00



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

SHEET 1 OF 1 SCALE: 1" = 30'