

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BROWN AND DENT CONSTRUCTION, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 4 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #080002755 AND AS SHOWN AS LOT 33, SECTION 2, NORTH OAKS PLAT BOOK 12, PAGES 42-45.

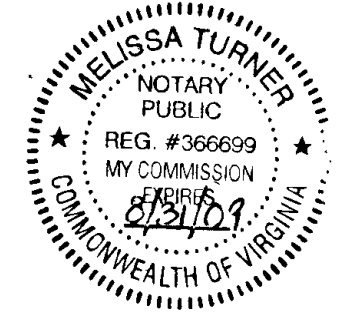
THE SAID OWNER HEREBY CERTIFIES THAT HE HAS PLATTED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE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

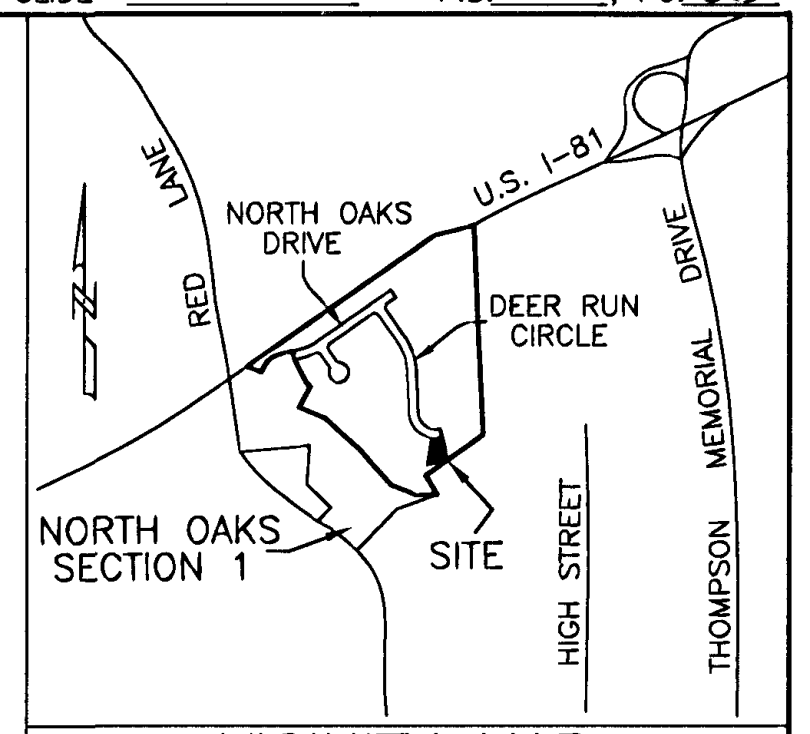
BROWN AND DENT CONSTRUCTION, INC.

BY: Robert K. Dent, Jr. ITS: President

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Melissa Brynles, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robin Dent WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 9th DAY OF September, 2008.
Melissa Brynles commissioned as Melissa Turner
NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/2009
REG. # 306699



- NOTES:
- OWNERS OF RECORD: BROWN AND DENT CONSTRUCTION, INC.
 - LEGAL REFERENCES: INSTRUMENT #080002755
INSTRUMENT #040001529
PLAT BOOK 12, PAGES 42-45
 - THIS PROPERTY IS ZONED: R2 WITH PROFFERED CONDITIONS AS APPROVED IN CITY OF SALEM ORDINANCE #253 UNDER THE PREVIOUS ZONING ORDINANCE DATED 1993.
 - THE CURRENT TAX MAP NUMBER: 40-3-18
 - 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. THIS OPINION IS BASED UPON AN EXAMINATION OF FEMA MAP #51161C0141G (REVISED DATE: SEPTEMBER 28, 2007) AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 - PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



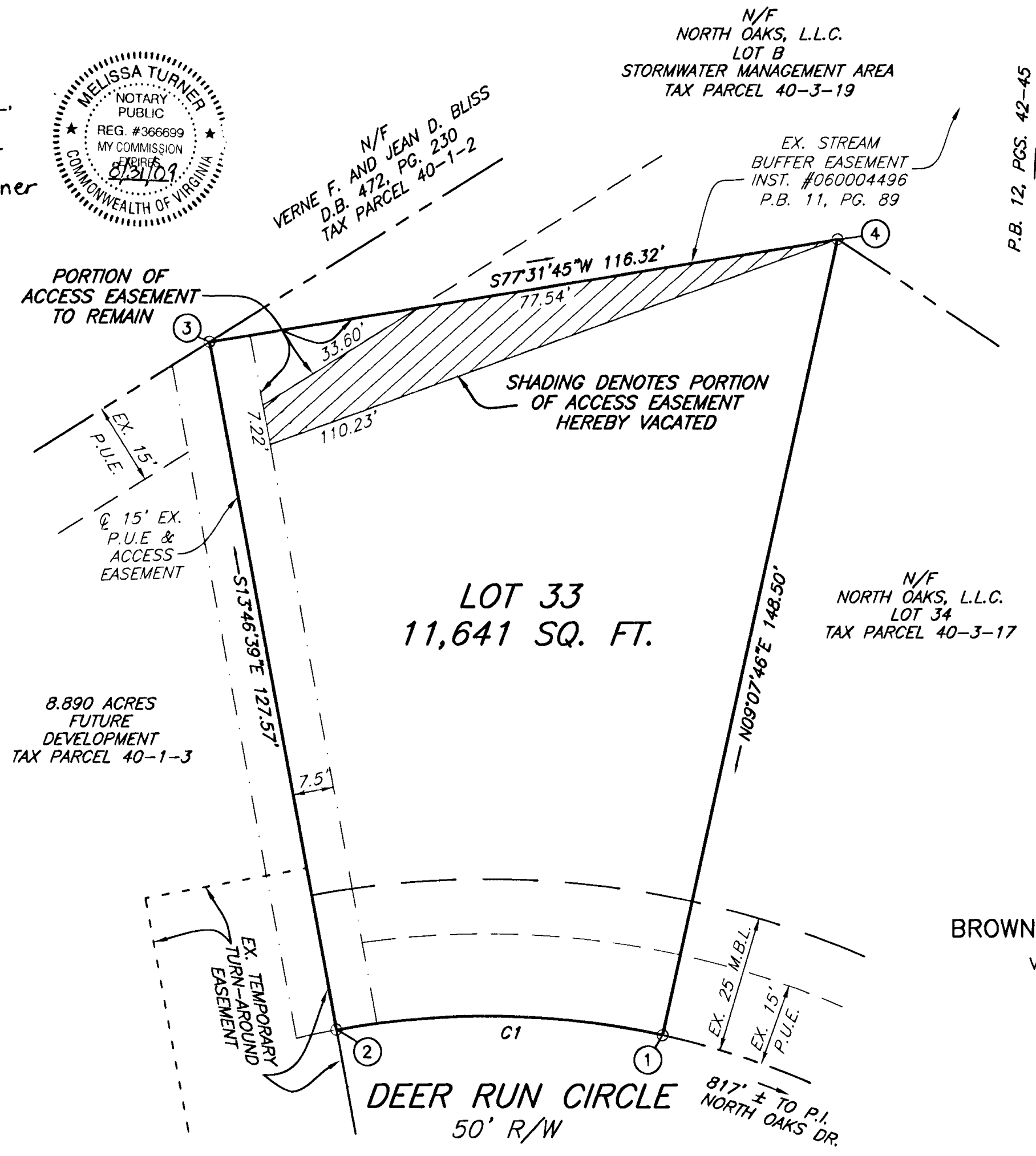
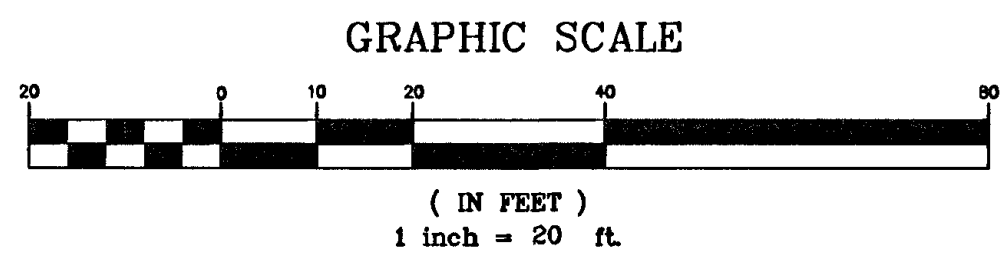
VICINITY MAP (NOT TO SCALE)

LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.L.	MINIMUM BUILDING LINE
⊥	CENTERLINE

COORDINATE LIST (ASSUMED)

CORNER	NORTHING	EASTING
1	-4715.9223	-1963.5746
2	-4713.5242	-1903.9428
3	-4837.4247	-1873.5615
4	-4862.5430	-1987.1368
1	-4715.9223	-1963.5746



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.

Brian Casella
BRIAN J. CASELLA 002806



APPROVED:

Charles E. Van Allman, Jr. 9/11/08
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II 9/11/08
JAMES E. TALIAFERRO, II, P.E., L.S. 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 1:01 O'CLOCK P.M. ON THIS 12 DAY OF Sept, 2008, IN PLAT BOOK 12, PAGE 86.

TESTE: GARY CHANCE CRAWFORD
CLERK
Gary C. Crawford
DEPUTY CLERK

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	60.08'	150.00'	30.45'	N87°41'49"E	59.68'	22°56'57"

EASEMENT PLAT FOR
BROWN AND DENT CONSTRUCTION, INC.
VACATING AN ACCESS EASEMENT ACROSS
TAX MAP # 40-3-18
444 DEER RUN CIRCLE
ALSO BEING LOT 33
NORTH OAKS
SECTION 2
PLAT BOOK 12, PAGES 42-45
CITY OF SALEM, VIRGINIA
DATED AUGUST 21, 2008
JOB #R0810374.00
SCALE: 1" = 20'
SHEET 1 OF 1

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

