

Notes:

- This Plat Was Prepared Without The Benefit Of A Title Report.
- 1/2" Iron Rods Set At All Corners Unless Otherwise Noted.
- References: City Of Salem Tax Maps 31(2)1 & 31(2)2, Instrument # 070001649; Roanoke County Tax Map 46.07-01.00-02.00-0000, Instrument # 070001649, P.B. 5, Pg. 9.
- This Plat Is The Result Of An Actual Field Survey Performed March 2007, By Thompson & Litton.
- Subject Property Does Lies Within FEMA Defined Zone "Unshaded X" As Shown On Flood Insurance Rate Map Panel 51161C0023F, Effective Date 02/04/05.
- Property To Be Served By Public Water and Public Sewer.
- Existing Private Septic System On New Parcel 1 Will Be Removed Prior To Any New Construction On New Parcel 1. Existing Sheds On Tax Map 31(2)2 To Be Removed.
- Existing Roanoke County Tax Parcel 46.07-01.00-02.00-0000 Is Not Included In This Subdivision.
- This Property Is Zoned RSF (Residential Single Family) As Per The Date Of This Plat.

Known By All Men Presents To Wit:

That Jerry Barnes & Associates, Inc. Is The Fee Simple Owner Of The Parcels Of Land Bounded On The Outside Corners 1 Through 11 Inclusive To 1, Containing 1.499 Acres And Being A Portion Of The Land Conveyed To Said Owner By Cecil Spradling By Deed Dated May 1, 2007 And Recorded In The Clerk's Office Of The Circuit Court Of The City Of Salem, Virginia In Instrument No. 070001649.

The Said Owners Certify That They Have Subdivided And Combined This Land, As Shown Hereon, Entirely With Their Own Free Will And Consent And Pursuant To And In Compliance With Section 15.2-2240-2276 Of The Code Of Virginia, 1950 (As Amended) And Further Pursuant To And In Compliance With The City Of Salem Land Subdivision Ordinances As Amended To Date.

Witness The Signatures And Seals Of Said Owner:

Jerry Barnes & Associates

Gerald W. Barnes 6/19/07
 Gerald W. Barnes, President
 (Instrument No. 070001649) Date

Susan K. Still 6/19/07
 Susan K. Still, Executive Vice President
 Date

Notary Statement

I, *Seaside Pruitt*, A Notary Public In And For The Commonwealth Of Virginia, City Of *Roanoke*, Do Hereby Certify That Gerald W. Barnes Has Appeared Before Me And Acknowledged The Same, In My City And State Aforesaid. Given Under My Hand On This *18th* Day Of *June*, 2007.

September 30, 2007
 My Commission Expires

Seaside Pruitt
 Notary Public

Notary Statement

I, *Seaside Pruitt*, A Notary Public In And For The Commonwealth Of Virginia, City Of *Roanoke*, Do Hereby Certify That Susan K. Still Has Appeared Before Me And Acknowledged The Same, In My City And State Aforesaid. Given Under My Hand On This *18th* Day Of *June*, 2007.

September 30, 2007
 My Commission Expires

Seaside Pruitt
 Notary Public

Approved:

Charles E. Van Allman, Jr. 6-20-07
 Charles E. Van Allman, Jr., P.E., L.S.,
 City Engineer, City Of Salem Date

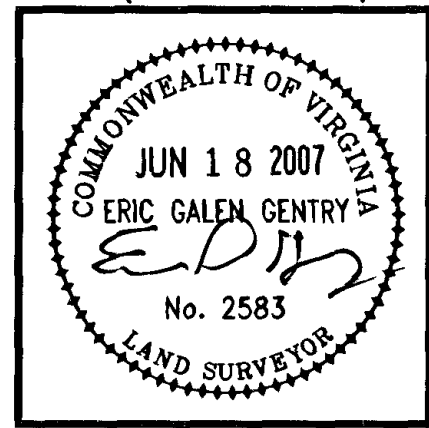
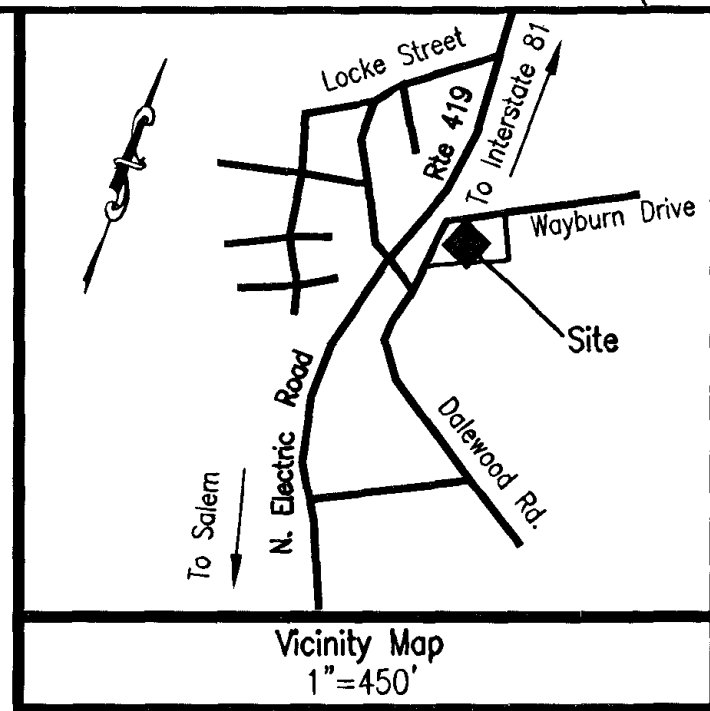
James E. Talianferro 6/20/07
 James E. Talianferro, P.E., L.S.,
 Executive Secretary, City Of Salem Planning Commission Date

In The Clerks Office Of The Circuit Court Of The City Of Salem, Virginia, This Plat Was Presented And With The Certificate Of Acknowledgement Thereon Annexed Is Admitted To Record At *9:33* O'Clock *A.M.* On This *21st* Day Of *June*, 2007, In The Plat Book *12*, Page *2*.

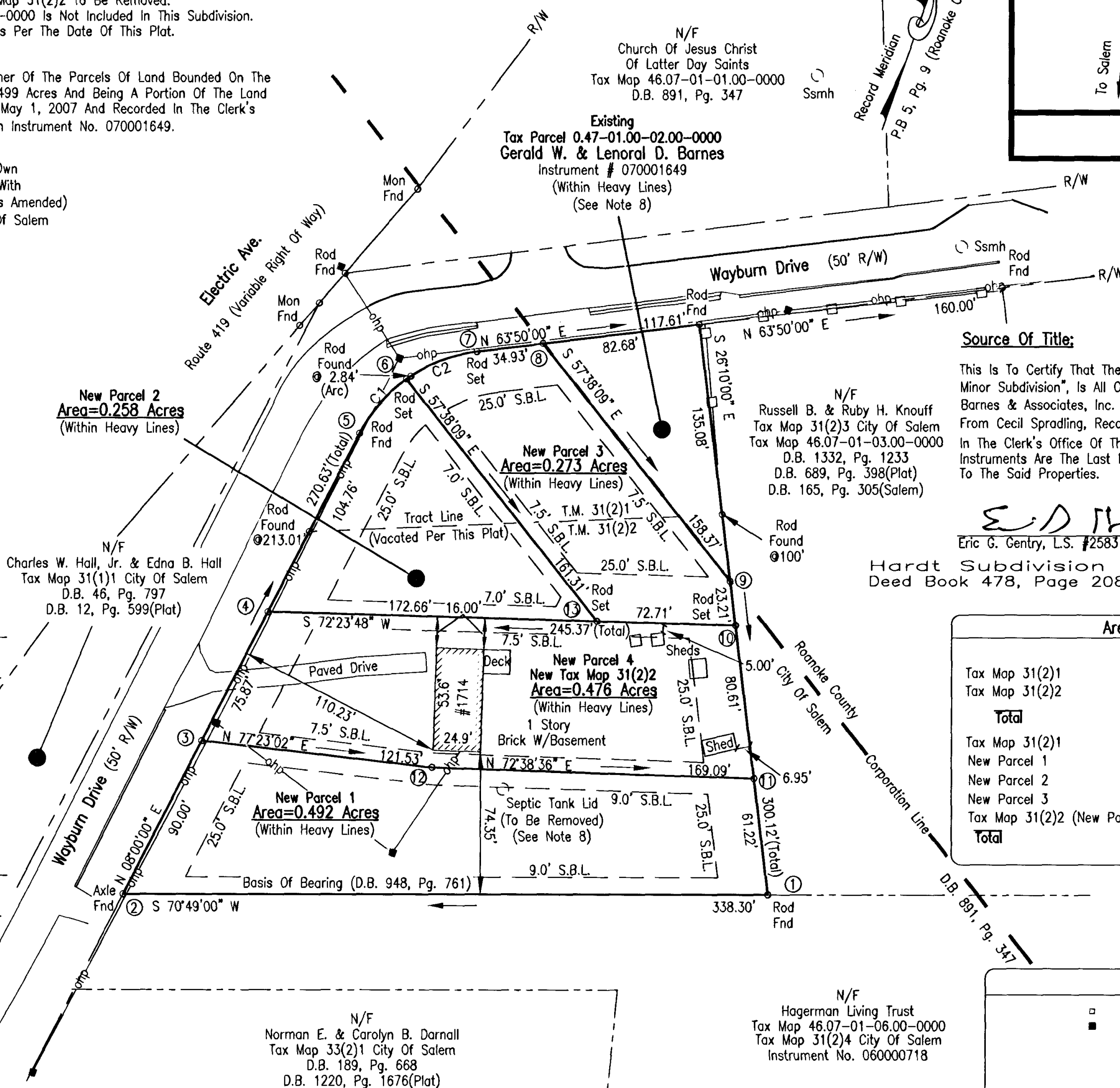
Teste: *Gary Chance Crawford*
 Clerk

Gary Chance Crawford
 Deputy Clerk

Curve Table						
Curve	Length	Radius	Tangent	Chord	Bearing	Delta
C1	37.79	80.00	19.25	37.44	N21°31'58"E	27°03'44"
C2	40.17	80.00	20.52	39.75	N49°26'57"E	28°46'14"



THOMPSON & LITTON
 6226 University Park Drive
 Suite 3100
 Radford, Virginia 24141



Source Of Title:

This Is To Certify That The Property As Shown On This "Plat Of Minor Subdivision", Is All Of The Properties Acquired By Jerry Barnes & Associates, Inc. By An Instrument Dated May 1, 2007, From Cecil Spradling, Recorded As Instrument # 070001649; In The Clerk's Office Of The City Of Salem, Virginia; Which Instruments Are The Last Records In The Chain Of Title To The Said Properties.

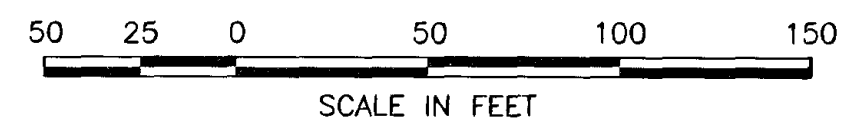
Eric G. Gentry JUN 18 2007
 Eric G. Gentry, L.S. #2583 Date

Hardt Subdivision
 Deed Book 478, Page 208

Area Table	
Tax Map 31(2)1	0.275 Acres (Before Division)
Tax Map 31(2)2	1.224 Acres (Before Division)
Total	1.499 Acres (Before Division)
Tax Map 31(2)1	Vacated (After Division)
New Parcel 1	0.492 Acres (After Division)
New Parcel 2	0.258 Acres (After Division)
New Parcel 3	0.273 Acres (After Division)
Tax Map 31(2)2 (New Parcel 4)	0.476 Acres (After Division)
Total	1.499 Acres (After Division)

Legend	
□	Telephone Box
■	Power Pole
Pg.=Page	D.B.=Deed Book
N/F=Now Or Formerly	P.B.=Plot Book
Ssmh=Sanitary Sewer Manhole	R/W=Right Of Way
Fnd=Found	Adj. Prop. Line
--- ---	Subject Property Line
-ohp-	Overhead Power Lines
Mon=Monument	S.B.L.=Setback Line
T.M.=Tax Map	

City Of Salem Zoning Table	
RSF - Residential Single Family District	
Front Setback	- 25'
Side Yard	- 10% Of Lot Width (Measured At Midpoints)
Rear Yard	- 25'
9000 Sq. Ft. Minimum Lot Size With 75' Public Street Frontage	



City Of Salem, Virginia Minor Subdivision Plat

Designed: _____
 Drawn: CHF
 Checked: EGG
 Date: 18 June 07

Project Number:
9076-001

Sheet No.
1

Plat Of Survey
 Showing The Subdivision Of Property Owned By
 Jerry Barnes & Associates, Inc.
 Recorded In Instrument No. 070001649
 To Be Known As
Minor Subdivision
 Creating Hereon Parcels 1 Through 4
 Situated On Wayburn Drive
 City Of Salem, Virginia