

KNOW ALL MEN BY THESE PRESENTS TO WIT: THAT CUSTOM BUILDING SERVICES UNLIMITED, INCORPORATED IS THE OWNER OF A 2.92 ACRE TRACT TRACT, BOUNDED BY OUTSIDE CORNERS 1, 2, 13 THRU 15, 3, 4 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY CLARENCE O. POAGE & ALMA T. POAGE BY DEED DATED JULY 8, 2009 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS INSTRUMENT NUMBER 090002066.

THE SAID OWNER HEREBY CERTIFIES THAT THEY IT HAS RESUBDIVIDED THE PROPERTY OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND DEDICATES A 0.075 ACRE PORTION ALONG NORTH MILL ROAD TO THE CITY OF SALEM AND VACATES LINE 1-2, 17-1, 1-18 & 15-3 SHOWN DOTTED HEREON. WITNESS THE SIGNATURES AND SEALS OF SAID OWNER:

STATE OF VIRGINIA County of Roanoke TO WIT:

Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KEVIN J. SMITH, PRESIDENT, CUSTOM BUILDING SERVICES UNLIMITED, INCORPORATED, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15 DAY OF September 2009.

Rose Lee Nichols Notary Public - ID 325747 Commonwealth of VA My Com. Exps. 9-30-2010

STATE OF VIRGINIA County of Roanoke TO WIT:

Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT STEVEN W. POFF, VICE PRESIDENT, CUSTOM BUILDING SERVICES UNLIMITED, INCORPORATED, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 15 DAY OF September 2009.

Rose Lee Nichols Notary Public - ID 325747 Commonwealth of VA My Com. Exps. 9-30-2010

GENERAL NOTES:

- 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. THE PROPERTY IS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THIS PLAT.
5. THE PROPOSED ENTRANCE FOR LOT 3 MUST INCLUDE A CULVERT AND BE RAISED A MINIMUM OF TWO (2) FEET TO INCREASE THE SIGHT DISTANCE EAST ALONG NORTH MILL ROAD PER THE CITY OF SALEM.

APPROVED:

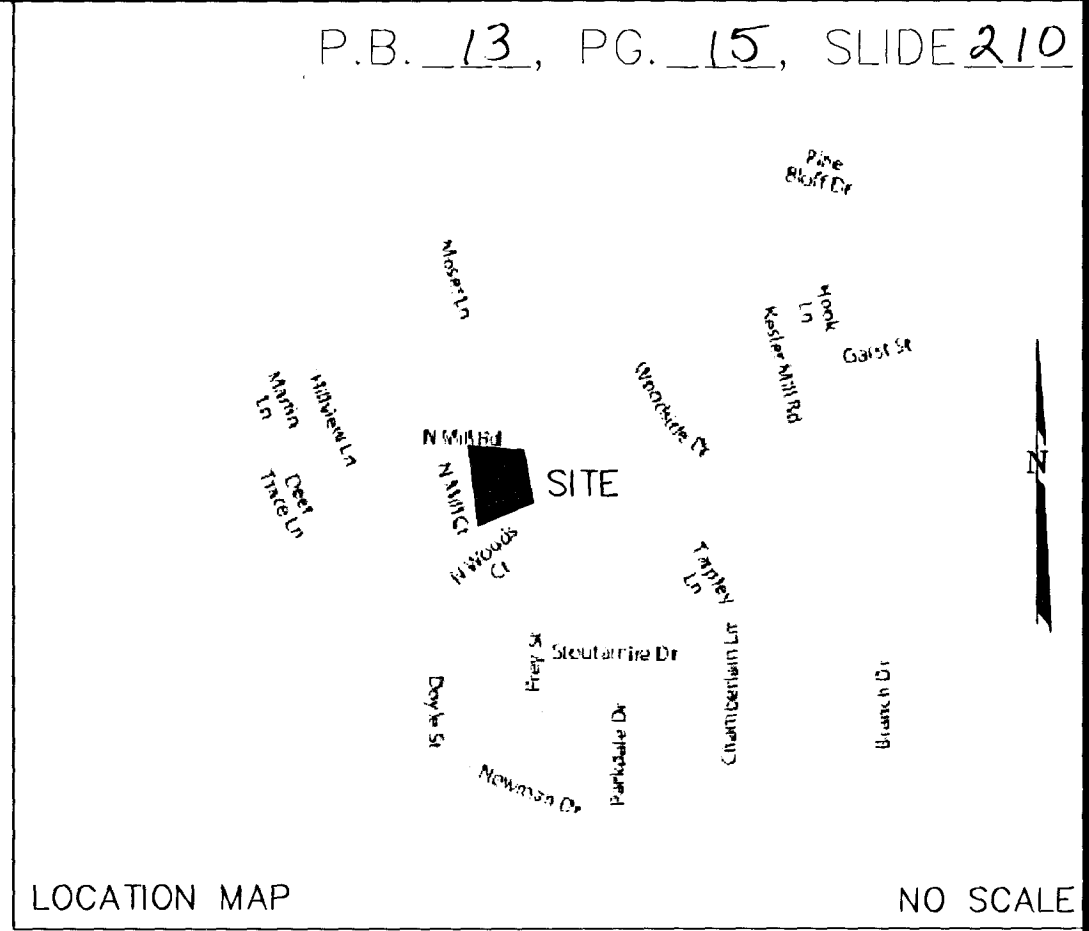
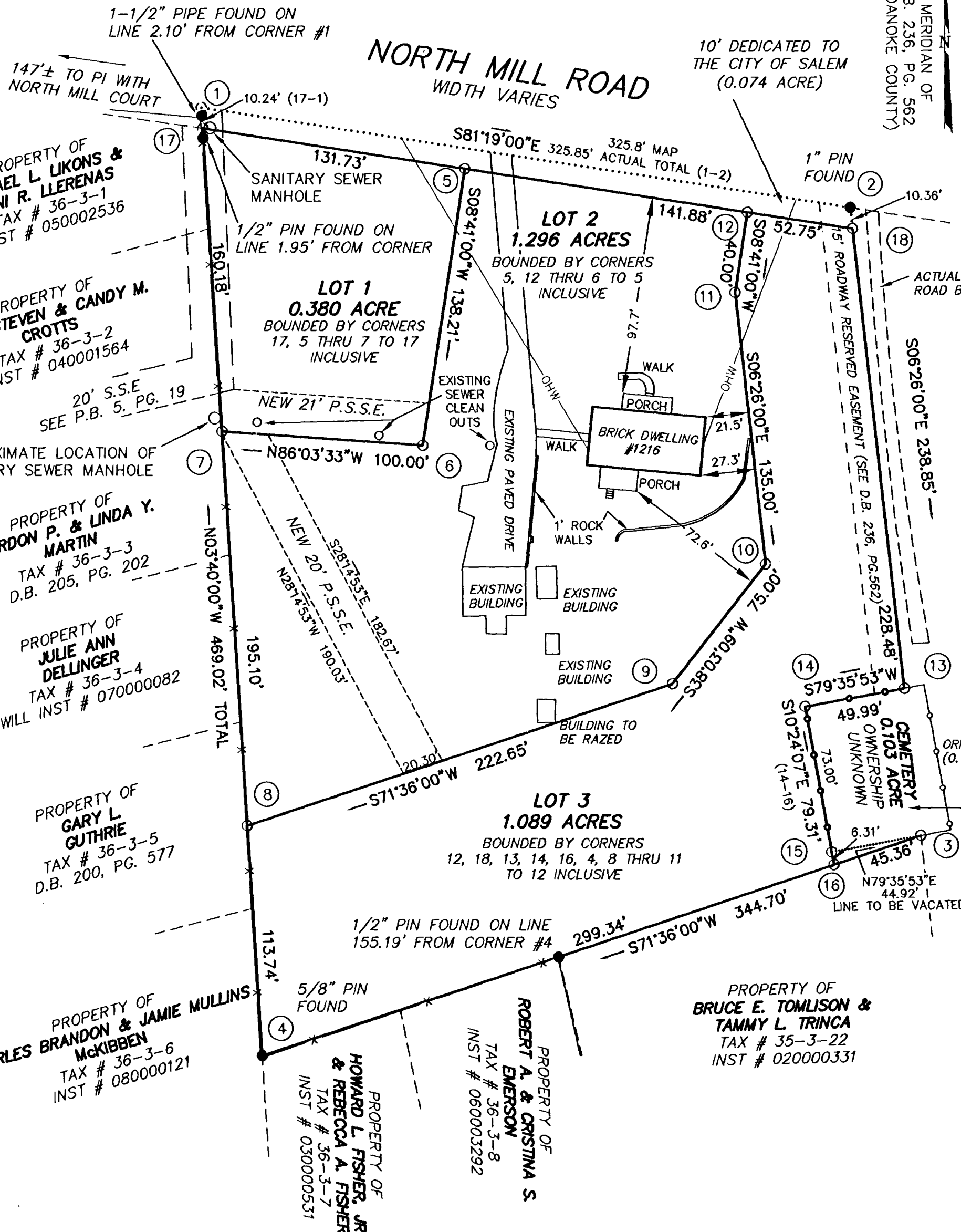
James E. Taliaferro, II, P.E., L.S. EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION DATE 12/8/09

Charles E. Van Allman, Jr., P.E., L.S. - CITY ENGINEER DATE 12/3/09 CITY OF SALEM, VIRGINIA

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:09 O'CLOCK P.M. ON THIS 10th DAY OF Dec. 2009.

TESTE: CHANCE CRAWFORD DEPUTY CLERK



- REFERENCE MAPS:
1. SURVEY FOR LEWIS W. GOODE BY T.P. PARKER, S.C.E. DATED MAY 6, 1970.
2. PLAT SHOWING SURVEY OF 2.9 ACRES OF LAND, BEING THE NORTHEAST PORTION OF PROPERTY OF C.L. AUSTIN TO BE CONVEYED TO FLORENCE D. GALBRAITH BY C.B. MALCOLM, S.C.E. DATED MARCH 26, 1936 AND RECORDED IN D.B. 236, PG. 562 (ROANOKE COUNTY).
3. PLAT MADE FOR HEIR OF "J.R. CLARK", DECEASED SHOWING DIVISION OF PROPERTY CONVEYED TO J.R. CLARK BY G.K. SINK & MAUDE H. SINK DATED NOV. 6, 1947 AND RECORDED IN D.B. 375, PG. 265 (ROANOKE COUNTY).
4. PLAT FROM RECORDS SHOWING THE PROPERTY OF CLARENCE O. POAGE AND ALMA T. POAGE TO BE CONVEYED TO CUSTOM BUILDING SERVICES UNLIMITED, INCORPORATED BY PARKER DESIGN GROUP DATED JULY 7, 2009 AND RECORDED AS INSTRUMENT # 090002066.

NOTE: THE PROPERTY OWNER WILL MAINTAIN ADEQUATE SITE DISTANCE FOR INGRESS/EGRESS OF LOT 3.

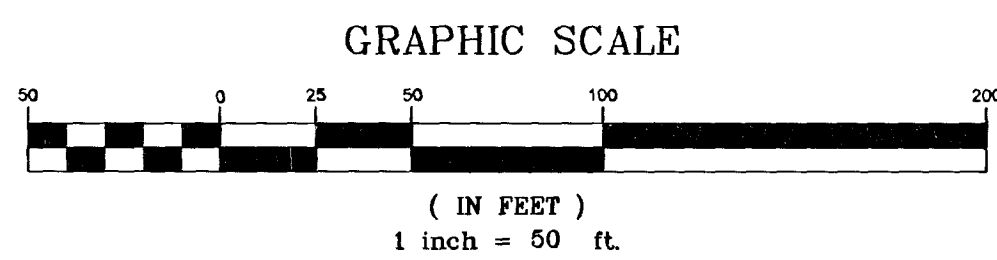
LEGEND:
S.S.E. PUBLIC SANITARY SEWER EASEMENT
P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
OHW OVERHEAD WIRE
● PIN FOUND
○ PIN SET

RESUBDIVISION PLAT FROM RECORDS FOR CUSTOM BUILDING SERVICES UNLIMITED, INCORPORATED

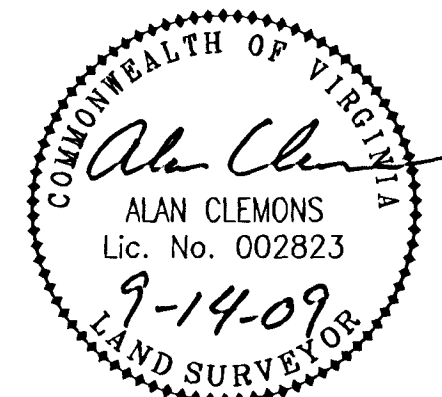
SHOWING RESUBDIVISION OF A 2.842 ACRE TRACT (INSTRUMENT # 090002066) & A 0.10 ACRE CEMETERY FROM RECORD CREATING HERE ON LOT 1 (0.380 ACRE), LOT 2 (1.296 ACRES), LOT 3 (1.089 ACRES) & A 0.103 ACRE CEMETERY SITUATE ON NORTH MILL ROAD CITY OF SALEM, VIRGINIA

TAX #: 35-3-1 DATE: SEPTEMBER 14, 2009
CALC: REC SCALE: 1"=50'
DRAWN: REC W.O.: 09-0092-01

parker DESIGN GROUP logo and contact information: 816 Boulevard Salem, Virginia 24153 Phone: 540-387-1153 Fax: 540-389-5767 www.parkerdgm.com



THIS PLAT IS BASED ON RECORDS, NO CURRENT FIELD SURVEY PERFORMED. CUSTOM BUILDING SERVICES UNLIMITED, INCORPORATED IS THE OWNER OF RECORD, SEE INST. # 090002066.



CLOSED BY REC JUNE 30, 2009