

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MICHAEL O. GARST, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1 INCLUSIVE, 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 #080003077.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED 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:

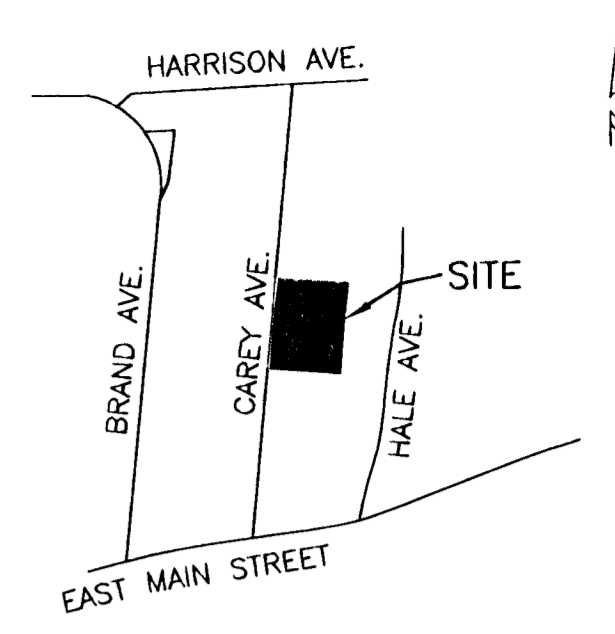
MICHAEL O. GARST, INC.

BY: Michael O. Garst ITS: President

| LEGEND | |
|--------|----------------|
| ○ | IRON PIN SET |
| ● | IRON PIN FOUND |
| □ | PLATTED CORNER |

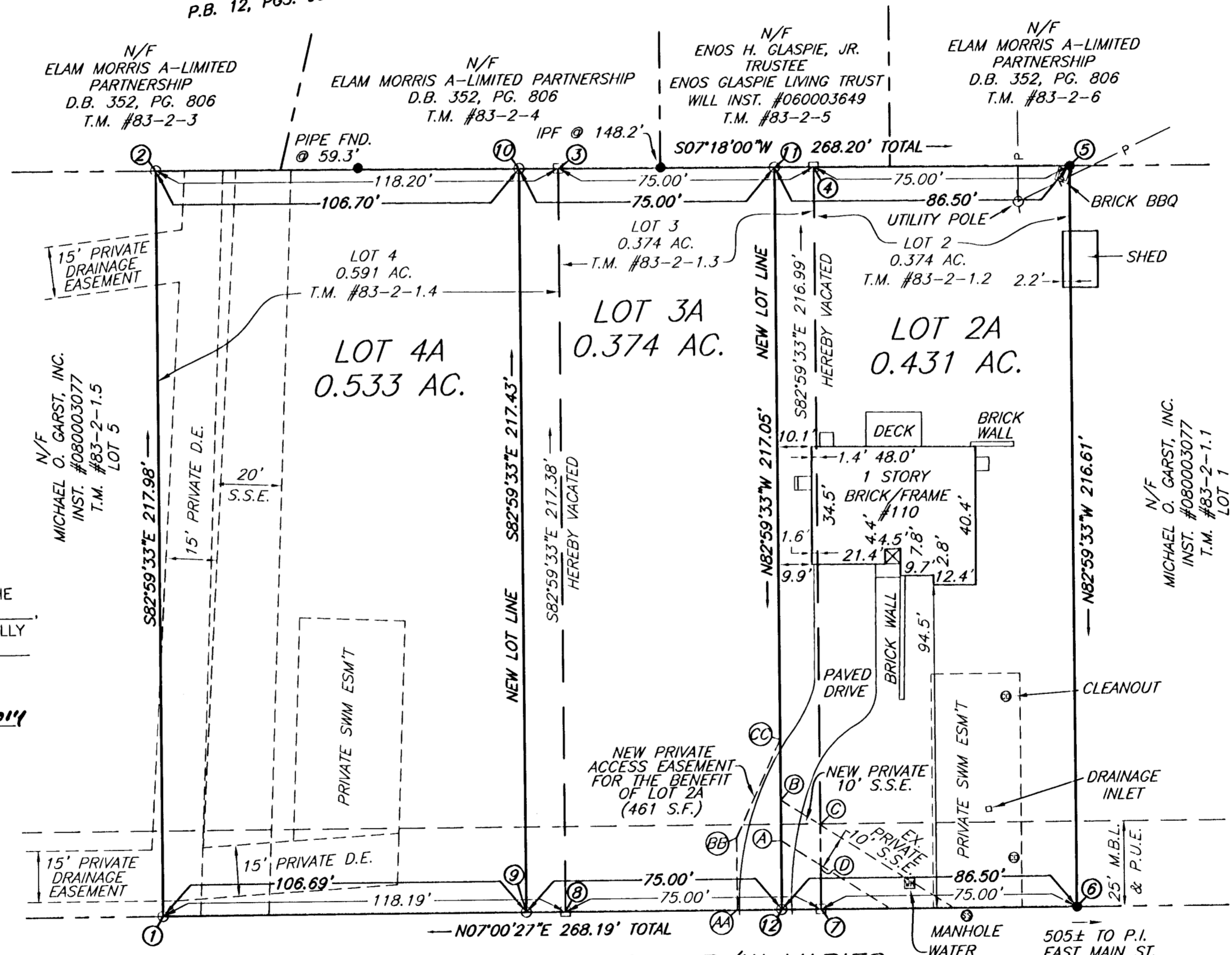
NOTES:

- OWNERS OF RECORD: MICHAEL O. GARST, INC.
- LEGAL REFERENCE: INSTRUMENT #080003077
PLAT BOOK 12, PAGES 99 & 100
- PROPERTY IS CURRENTLY ZONED RSF-RESIDENTIAL SINGLE FAMILY
- THE CURRENT TAX MAP NUMBERS: 83-2-1.2 (LOT 2)
83-2-1.3 (LOT 3)
83-2-1.4 (LOT 4)
- 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.
SEE FEMA MAP #51161C0141C
(REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



VICINITY MAP (NOT TO SCALE)

P.B. 12, PGS. 99-100



| COORDINATE LIST (ASSUMED) | | |
|---------------------------|-----------|-----------|
| CORNER | NORTHING | EASTING |
| 1 | 7423.1346 | 7946.3348 |
| 2 | 7396.5413 | 8162.6859 |
| 3 | 7279.3029 | 8147.6673 |
| 4 | 7204.9098 | 8138.1373 |
| 5 | 7130.5177 | 8128.6075 |
| 6 | 7156.9440 | 7913.6154 |
| 7 | 7231.3828 | 7922.7652 |
| 8 | 7305.8226 | 7931.9152 |
| 9 | 7317.2376 | 7933.3183 |
| 10 | 7290.7108 | 8149.1287 |
| 11 | 7216.3177 | 8139.5987 |
| 12 | 7242.7979 | 7924.1683 |
| 1 | 7423.1346 | 7946.3348 |

3/31/2014

STATE OF VIRGINIA COMMONWEALTH AT LARGE
I, BENJAMIN T. CREW, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MICHAEL O. GARST WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26 DAY OF April, 2014.

Ben T. C.
NOTARY PUBLIC
REG. # 7359525 MY COMMISSION EXPIRES MARCH 31, 2014

APPROVED:
Charles E. Van Allman, Jr. DATE 4/24/14
CHARLES E. VAN ALLMAN, JR., P.E., L.S.
CITY ENGINEER, CITY OF SALEM

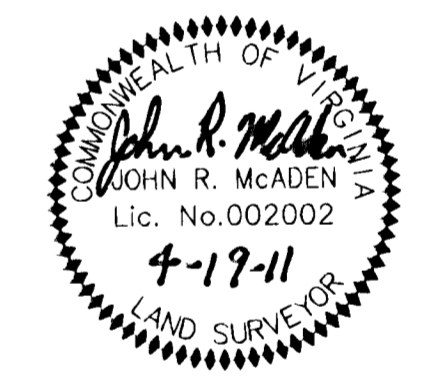
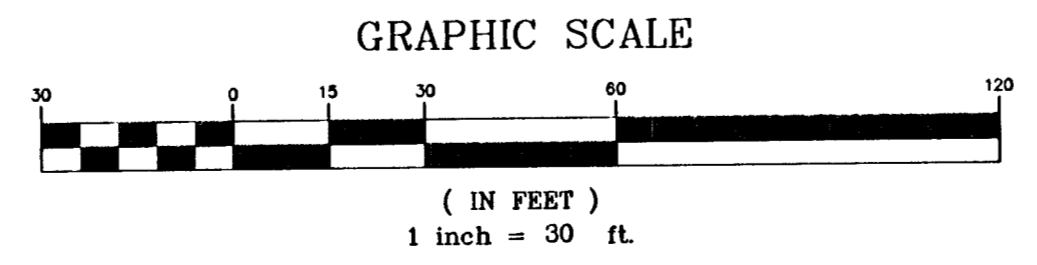
James E. Taliaferro, II DATE 4/23/14
JAMES E. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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 28 DAY OF April, 2014, IN PLAT BOOK 13, PAGE 53.

TESTE: GARY CHANCE CRAWFORD
CLERK
Gary Crawford
DEPUTY CLERK

| NEW PRIVATE ACCESS EASEMENT LINE TABLE | | |
|--|-------------|--------|
| LINE | BEARING | LENGTH |
| AA-BB | S82°59'33"E | 21.21' |
| BB-CC | S58°31'58"E | 31.40' |
| CC-12 | N82°59'33"W | 49.79' |
| 12-AA | N07°00'27"E | 13.00' |

| NEW PRIVATE SANITARY SEWER EASEMENT LINE TABLE | | |
|--|-------------|------------|
| LINE | BEARING | LENGTH |
| 12-A | S82°59'33"E | 20.14' TIE |
| A-B | S82°59'33"E | 11.85' |
| B-C | S39°27'12"W | 13.63' |
| C-D | N82°59'33"W | 11.85' |
| D-A | N39°27'12"E | 13.63' |



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

LOT LINE ADJUSTMENT PLAT FOR MICHAEL O. GARST, INC. BEING THE RESUBDIVISION OF LOT 2, LOT 3, AND LOT 4 AS SHOWN ON PLAT OF SURVEY FOR MICHAEL O. GARST, INC. PLAT BOOK 12, PAGES 99 & 100 CREATING HEREON LOT 2A (0.431 ACRE) LOT 3A (0.374 ACRE) & LOT 4A (0.533 ACRE) SITUATED ON CAREY AVENUE CITY OF SALEM, VIRGINIA SURVEYED APRIL 19, 2011 JOB #R1100037.00 SCALE: 1" = 30' SHEET 1 OF 1

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

