

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WILLIAM M. WOODING AND PETRA S. WOODING IS THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, BOUNDED ON THE OUTSIDE BY CORNERS 1, 2, 3, 4, TO 1 BEING LOTS 1, 2, 3, 4, 5 AND 6, SUBDIVISION OF ELM COURT (P.B. 5, PG. 109, SLIDE 133) AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED AUGUST 13, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT No. 020003575.

THE SAID OWNER DOES HEREBY CERTIFY THAT THEY HAVE RE-SUBDIVIDED THE LAND HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATED, AND AS REQUIRED BY THE COUNTY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURES AND SEAL OF SAID OWNERS;

William M. Wooding 5-8-2012
 WILLIAM M. WOODING - OWNER DATE
 (INSTRUMENT No. 020003575)

Petra S. Wooding 5-8-2012
 PETRA S. WOODING - OWNER DATE
 (INSTRUMENT No. 020003575)

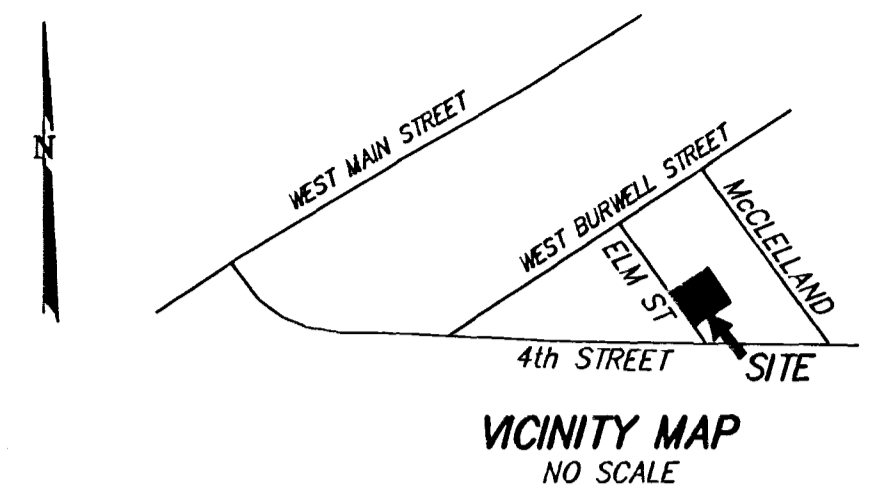
NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT BY A LICENSED ATTORNEY, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT MAY NOT BE SHOWN HEREON.
2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE" AND ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, 51161C0137G, REVISED SEPTEMBER 28, 2007.
3. REFERENCE: SUBDIVISION OF ELM COURT BY T. P. PARKER & SON DATED APRIL 26, 1995 RECORDED IN P.B. 5, PG. 109, SLIDE 133.
4. THIS PROPERTY WAS CONDITIONALLY ZONED BUSINESS DISTRICT B-3 BY AMENDMENT TO ZONING ORDINANCE NUMBER 259 BY THE CITY COUNCIL OF THE CITY OF SALEM, VA ON DECEMBER 13, 2004.

SECTION 2, ITEM 2 OF THE AMENDMENT REQUIRED THAT THE PETITIONER: "BY VACATION AND COMBINATION PLAT, LOTS 1 AND 6 WILL BE COMBINED, LOTS 2 AND 5 WILL BE COMBINED, AND LOTS 3 AND 4 WILL BE COMBINED."

THE ZONING ADMINISTRATOR OF THE CITY OF SALEM HAS DETERMINED THAT BY THE RECORDATION OF THIS PLAT, THE REQUIREMENTS OF THIS PROFFER HAVE BEEN MET OR EXCEEDED AND THAT THE CREATION OF ONE PARCEL IS ACCEPTABLE UNDER THE TERMS OF THE CONDITIONAL ZONING. THE ZONING ADMINISTRATOR HAS ALSO DETERMINED THAT THE CONDITIONS OF THE ZONING AMENDMENT ARE VALID AND THE PROPERTY MAY BE DEVELOPED IN ACCORDANCE WITH THE CONDITIONS OF THE AMENDMENT.

5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



STATE OF VIRGINIA

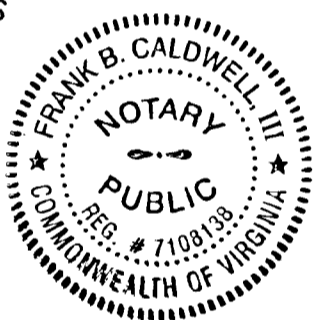
CITY OF ROANOKE

TO WIT:

I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WILLIAM M. WOODING, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8TH DAY OF MAY, 2012.

MY COMMISSION EXPIRES 31 July 2015

7108138 Frank B. Caldwell III
 NOTARY REGISTRATION No. NOTARY PUBLIC



COORDINATE LIST (ASSUMED)		
Point #	Northing	Easting
1	5000.0000	5000.0000
2	5057.5811	5251.7488
3	4795.7992	5310.9840
4	4738.2181	5059.2352
5	4825.4820	5039.4894
6	4912.7459	5019.7436
7	5028.7894	5125.8695
8	4941.5353	5145.6131
9	4854.2714	5165.3589
10	4767.0076	5185.1047
11	4970.3270	5271.4924
12	4883.0631	5291.2382

STATE OF VIRGINIA

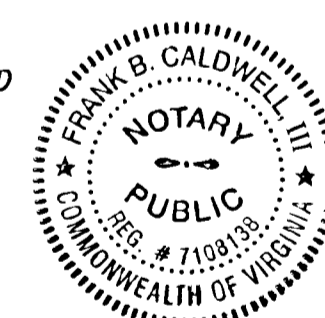
CITY OF ROANOKE

TO WIT:

I, FRANK B. CALDWELL III, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PETRA S. WOODING, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 8TH DAY OF MAY, 2012.

MY COMMISSION EXPIRES 31 July 2015

7108138 Frank B. Caldwell III
 NOTARY REGISTRATION No. NOTARY PUBLIC



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 1:27 O'CLOCK P.M. ON THIS 11TH DAY OF May, 2012.

TESTE: CHANCE CRAWFORD
 CLERK

BY: Suzanne
 DEPUTY CLERK



APPROVED:

James E. Taliaferro, Jr. 5/10/12
 JAMES E. TALIAFERRO, JR., P.E., L.S. DATE
 EXECUTIVE SECRETARY - CITY OF SALEM PLANNING COMMISSION

APPROVED:

Charles E. Van Allman, Jr. 5/9/12
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 CITY ENGINEER - CITY OF SALEM, VIRGINIA

VACATION & COMBINATION PLAT FOR

WILLIAM M. WOODING & PETRA S. WOODING

SHOWING LOTS 1 THROUGH 6 (INSTRUMENT No. 020003575), SUBDIVISION OF ELM COURT (P.B. 5, PG. 109) CREATING HEREON

LOT 1A 1.5912 ACRES

SITUATE ELM STREET CITY OF SALEM, VIRGINIA



CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, N.W. P.O. BOX 6260 ROANOKE, VIRGINIA 24017-0260 Telephone: (540) 366-3400 Fax: (540) 366-8702 E-Mail: cwaroanoke@aol.com

REV: MAY 8, 2012 (PER CITY OF SALEM COMMENTS)
 TAX No. 143-5-11.1 THROUGH 143-5-11.6
 DATE: MARCH 29, 2012
 CALC. JW CHK'D FBC
 CLOSED: JW

SCALE: 1"= 20'
 N.B.: CH-3
 DRAWN: JW
 W.O.: 12-0036

SHEET 1 OF 2

PROPERTY OF
PAUL F. & DARLENE C. WILEY
D.B. 632, PG. 354
TAX No. 143-5-19.2

PROPERTY OF
LAURA G. DOUTY
INSTRUMENT No. 090002874
TAX No. 143-5-19.1

PROPERTY OF
RICHARD A. RIPPEE
INSTRUMENT No. 070000736
TAX No. 143-5-19

PROPERTY OF
JAMES G. & PATRICIA R. HART
INSTRUMENT No. 110000922
TAX No. 143-5-18

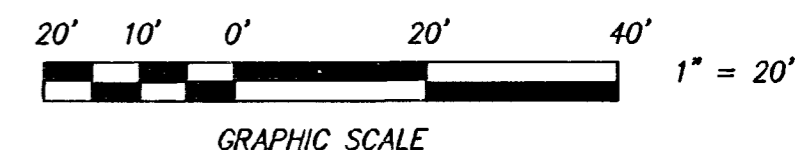
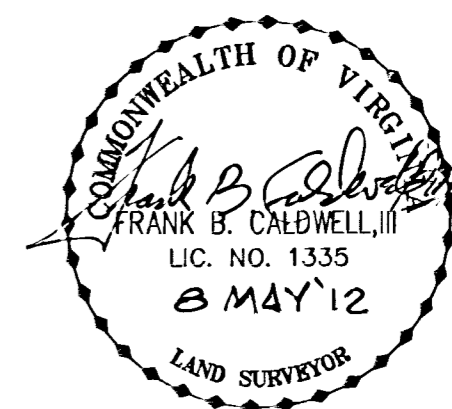
PROPERTY OF
CHAPMAN M. & BETTY JO WILLIAMS
D.B. 639, PG. 438
TAX No. 143-5-17

PROPERTY OF
KYLE W. & PATRICIA O. LAPRAD
D.B. 79, PG. 258
TAX No. 143-5-16

MERIDIAN OF ELM COURT
P.B. 5, PG. 109, SLIDE 133

LEGEND
IPF IRON PIN FOUND
IPS IRON PIN SET
OHE OVERHEAD ELECTRIC
R/W RIGHT OF WAY
S/W SIDEWALK
☉ POWER POLE

PROPERTY OF
ASHMON PROPERTIES LLC
INSTRUMENT No. 100000681
TAX No. 143-5-12



VACATION & COMBINATION PLAT
FOR

WILLIAM M. WOODING & PETRA S. WOODING
SHOWING LOTS 1 THROUGH 6 (INSTRUMENT No. 020003575),
SUBDIVISION OF ELM COURT (P.B. 5, PG. 109)
CREATING HEREON

LOT 1A 1.5912 ACRES

SITUATE ELM STREET
CITY OF SALEM, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES

ENGINEERS / SURVEYORS / PLANNERS

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SCALE: 1" = 20'
N.B.: CH-3
DRAWN: JW
W.O.: 12-0036

PROPERTY OF
CYNTHIA E. DIX
D.B. 317, PG. 638
TAX No. 143-5-10

