

KNOW ALL MEN BY THESE PRESENTS TO WIT:  
 THAT NORTH OAKS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 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 #040001529 AND PLAT BOOK 11, PAGES 16-18 AND PLAT BOOK 12, PAGES 42-45.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE CITY OF SALEM OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID CITY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

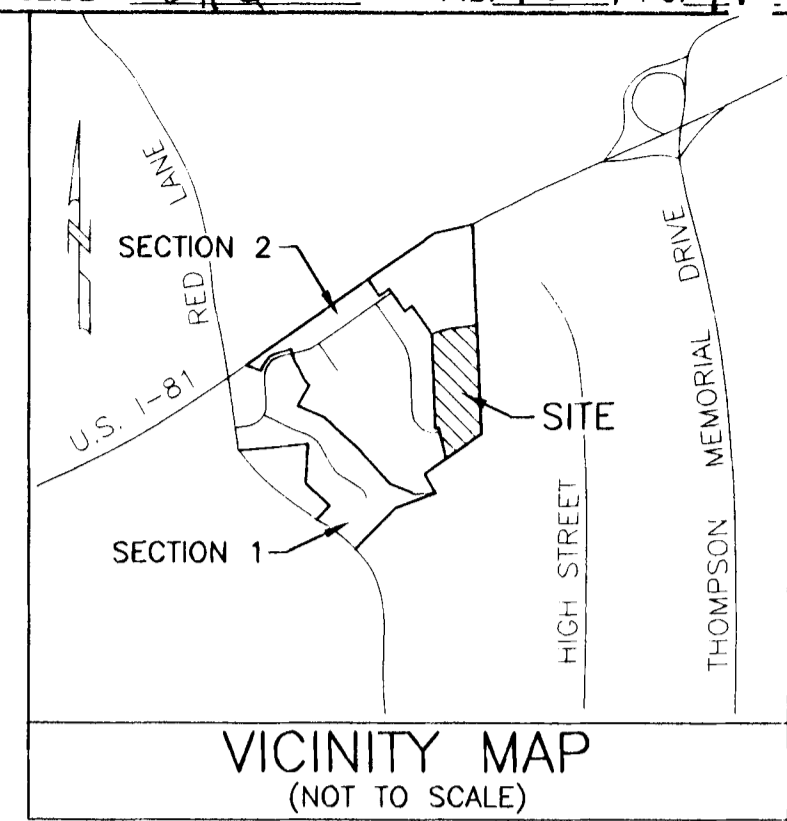
THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 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 ITS 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 WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:  
 NORTH OAKS, L.L.C.  
 BY: [Signature] ITS: PARTNER

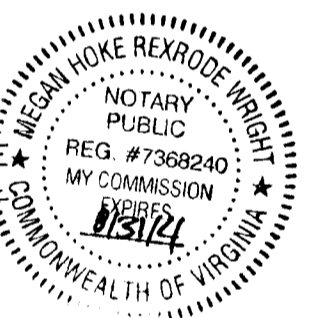
**NOTES:**

- OWNER OF RECORD: NORTH OAKS, L.L.C.
- LEGAL REFERENCE: INSTRUMENT #040001529 & PLAT BOOK 11, PAGES 16-18 & PLAT BOOK 12, PAGES 42-45
- PROPERTY IS CURRENTLY ZONED RSF. THIS DEVELOPMENT FALLS UNDER PREVIOUS R2 ZONING WITH PROFFERED CONDITIONS AS APPROVED IN CITY OF SALEM ORDINANCE #253 UNDER THE PREVIOUS ZONING ORDINANCE DATED 1993.
- THE CURRENT TAX MAP NUMBER: 40-1-3
- 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 DETERMINATION IS BASED UPON A VISUAL INSPECTION OF FEMA MAP PANEL #'S 51161C0137G & 51161C0141G. (REVISED DATE: SEPTEMBER 28, 2007)
- UNLESS NOTED, ALL EXISTING EASEMENTS ARE AS SHOWN IN PLAT BOOK 11, PAGES 16-18 OR PLAT BOOK 11, PAGE 89 OR PLAT BOOK 12, PAGES 42-45.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	-4837.4246	-1873.5612
2	-4664.9628	-1915.8503
3	-4667.7565	-1935.5778
4	-4141.8629	-1957.0933
5	-4112.3070	-1859.2921
6	-4093.5085	-1706.1577
7	-4140.7554	-1704.0485
8	-4698.6176	-1676.9660
1	-4837.4246	-1873.5612

STATE OF VIRGINIA  
 COMMONWEALTH AT LARGE  
 I, Megan Hoke Rextrode Wright, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Mark Hennickson, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 23rd DAY OF August, 2012.  
[Signature] REG. # 7348240  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 8/31/14



**PROFFERED CONDITIONS:**

- THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL COMPLIANCE WITH THE PLAN ENTITLED "NORTH OAKS SUBDIVISION" DATED SEPTEMBER 29, 2003, PREPARED BY BALZER AND ASSOCIATES, INC.
- NO MORE THAN 100 DWELLING UNITS WILL BE CONSTRUCTED.
- NO PUBLIC ACCESS WILL BE ALLOWED FROM THIS PROPERTY TO CITY OF SALEM TAX MAP NUMBERS 45-2-5 OR 40-1-2.
- THE MINIMUM SQUARE FOOTAGE OF ANY HOME CONSTRUCTION SHALL BE 1,400 SQUARE FEET.

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.  
[Signature]  
 JOHN R. McADEN 002002

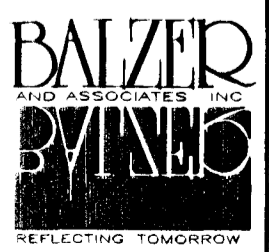


APPROVED:  
[Signature] 8/24/12  
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE  
 CITY ENGINEER, CITY OF SALEM  
[Signature] 8/24/12  
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE  
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON AUGUST 15, 2012.

ACREAGE TABLE
3.066 ACRES - LOTS 23-32 & LOTS 60-66
0.718 ACRES IN RIGHT-OF-WAY DEDICATION
+ 5.106 ACRES REMAINING FOR FUTURE DEVELOPMENT
8.890 ACRES TOTAL SHOWN ON PLAT

PLAT OF SURVEY  
 SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
 NORTH OAKS, L.L.C.  
 RECORDED IN INSTRUMENT # 040001529  
 TO BE KNOWN AS  
 NORTH OAKS  
 SECTION 3  
 CREATING HEREON LOTS 23 THRU 32  
 AND 60 THRU 66  
 SITUATED ON DEER RUN CIRCLE  
 CITY OF SALEM, VIRGINIA  
 DATED JULY 23, 2012  
 REVISED AUGUST 23, 2012  
 JOB #R0200171.03  
 SCALE: 1" = 50'  
 SHEET 1 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
 Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

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 9:05 O'CLOCK A.M. ON THIS 28 DAY OF Aug, 2012, IN INSTRUMENT No. 12-2147.  
 TESTE: Cary Chance Crawford  
 CLERK  
[Signature]  
 DEPUTY CLERK

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

P.B. 12, PGS. 42-45

ALLEMAR PROPERTIES, LLC  
T.M.# 40-1-1.1  
INST# 070001707

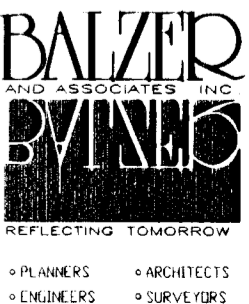
WALNUT ROAD, LLC  
T.M.# 40-1-1.2  
INST# 080001369(G)

5.106 ACRES  
(FROM RECORDS)  
REMAINING FOR  
FUTURE DEVELOPMENT  
NORTH OAKS, L.L.C.  
INST. #040001529  
T.M. #40-1-3

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



PLAT OF SURVEY  
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY  
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JOB #R0200171.03  
SHEET 2 OF 2 SCALE: 1" = 50'



**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- ⊕ UTILITY POLE
- EX. EXISTING
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.L. MINIMUM BUILDING LINE
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- ESM'T EASEMENT
- VAR. VARIABLE
- TEMP. TEMPORARY
- DHU — OVERHEAD WIRES
- X — FENCE

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	205.68'	150.00'	122.70'	N36°56'23"E	189.94'	78°33'55"
C2	60.73'	150.00'	30.79'	N64°37'23"E	60.32'	23°11'55"
C3	60.41'	150.00'	30.62'	N41°29'13"E	60.00'	23°04'26"
C4	67.95'	150.00'	34.57'	N16°58'23"E	67.37'	25°57'13"
C5	16.60'	150.00'	8.31'	N00°49'36"E	16.59'	6°20'21"
C6	30.47'	375.00'	15.24'	N04°40'14"W	30.46'	4°39'21"
C7	26.41'	325.00'	13.21'	S04°40'14"E	26.40'	4°39'21"
C8	157.08'	100.00'	100.00'	N42°39'26"E	141.42'	90°00'00"
C9	137.12'	100.00'	81.80'	S36°56'23"W	126.63'	78°33'55"
2-3	19.96'	100.00'	10.01'	N81°56'23"E	19.92'	11°26'05"

**PUBLIC DRAINAGE EASEMENT CURVE TABLE**

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
2-D1	78.25'	100.00'	41.25'	N53°48'15"E	76.27'	44°50'12"
5-D7	26.41'	325.00'	13.21'	N04°40'14"W	26.40'	4°39'21"
D8-D1	58.87'	100.00'	30.31'	N14°31'17"E	58.02'	33°43'43"

**PUBLIC DRAINAGE EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
D1-D2	S60°23'15"W	82.32'
D2-D3	N02°20'34"W	22.50'
D3-D4	N60°23'15"E	90.07'
D4-D5	N01°07'27"W	286.28'
D5-D6	N04°56'07"W	192.36'
D6-5	N73°11'06"E	11.86'
D7-D8	S02°20'34"E	425.49'

**TEMPORARY TURN-AROUND EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
5-A1	N06°59'55"W	30.00'
A1-A2	N83°00'05"E	80.00'
A2-A3	S06°59'55"E	30.00'
A3-5	S83°00'05"W	80.00'

