

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MICHAEL O. GARST, INC. AND ELIZABETH ANN BOWLES, TRUSTEE OF THE ELIZABETH ANN BOWLES TRUST ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS THROUGH 1 THROUGH 18 TO 1, INCLUSIVE, AND IS THE SAME LAND CONVEYED TO SAID OWNER(S) BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT NO. 150002108.

THE ABOVE DESCRIBED OWNER(S) HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA 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 THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS 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* 10-19-15  
BY: MICHAEL O. GARST DATE:

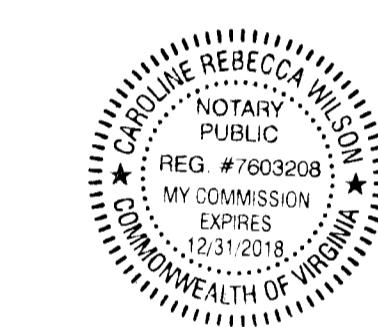
ELIZABETH ANN BOWLES TRUST

*Elizabeth Ann Bowles* 10-19-15  
BY: ELIZABETH ANN BOWLES DATE:

STATE OF VIRGINIA

City of Roanoke  
I, Caroline Rebecca Wilson, 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 19 day of October, 2015.

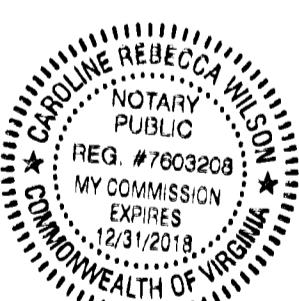
*Caroline R. Wilson* REG. # 7603208  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12/31/18



STATE OF VIRGINIA

City of Roanoke  
I, Caroline Rebecca Wilson, a notary public in  
and for the aforesaid state do hereby certify that  
Elizabeth Ann Bowles, whose  
name is signed to the foregoing instrument, has  
personally appeared before me and acknowledged the  
same on this 19 day of October, 2015.

*Caroline R. Wilson* REG. # 7603208  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12/31/18

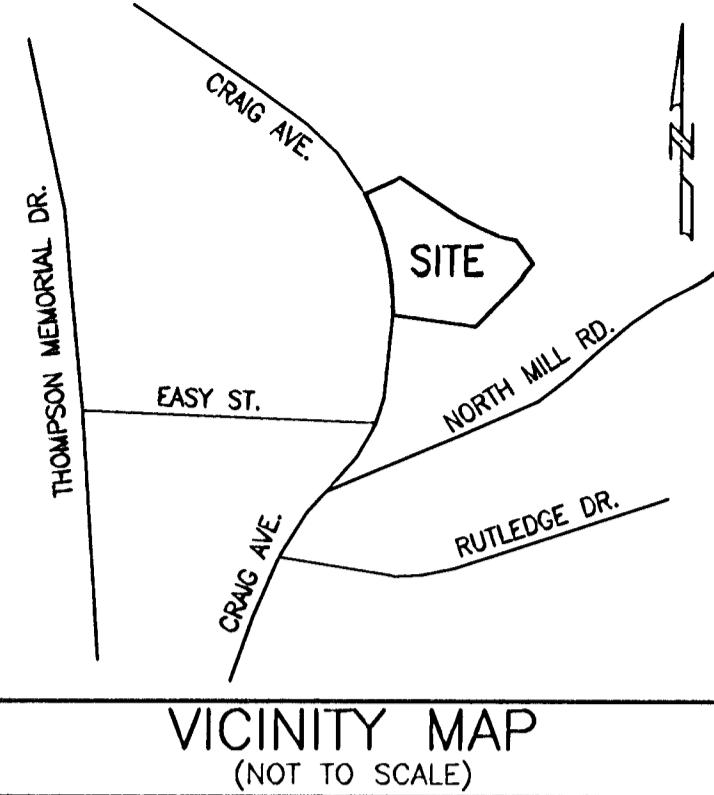


APPROVED:  
*Charles E. Van Allman Jr.* 3/16/2016  
CHARLES E. VAN ALLMAN, JR., P.E., L.S.  
CITY ENGINEER, CITY OF SALEM

*James E. Taliaferro II* 3/16/10  
JAMES E. TALIAFERRO, II, P.E., LS  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

NOTES:

1. OWNERS OF RECORD: MICHAEL O. GARST, INC.  
& ELIZABETH ANN BOWLES,  
TRUSTEE OF THE ELIZABETH  
ANN BOWLES TRUST  
INSTRUMENT NO. 150002108  
TAX MAP # 48-1-2
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT  
TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH  
AFFECT THE PROPERTY NOT SHOWN HEREON.
3. PROPERTY IS IN F.E.M.A. DEFINED ZONE X UNSHADED.  
SEE FEMA MAP #51161C0141G (REVISED DATE: SEPTEMBER 28, 2007)
4. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
5. TAX MAP NUMBER 48-1-2 WAS ZONED RSF (RESIDENTIAL SINGLE  
FAMILY DISTRICT) AS OF THE DATE OF THIS PLAT.

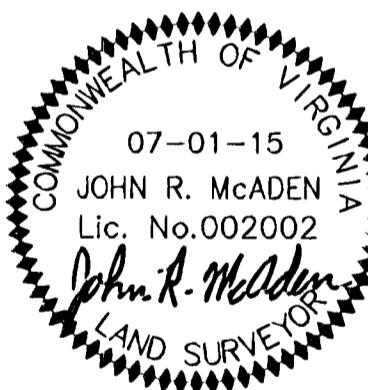


COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	5268 881	4586.419
2	5312.246	4592.848
3	5343.189	4596.604
4	5418.103	4598.922
5	5508.869	4588.905
6	5549.860	4579.616
7	5610.726	4563.525
8	5637.767	4671.006
9	5551.870	4759.817
10	5497.681	4815.844
11	5478.896	4840.553
12	5455.134	4871.807
13	5421.516	4922.707
14	5403.196	4967.722
15	5334.123	5005.061
16	5248.847	4888.286
17	5194.990	4814.534
18	5204.782	4784.595
1	5268.881	4586.419

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
□	UTILITY POLE
○	FIRE HYDRANT
■	WATER METER
←	GUY WIRE ANCHOR
M.B.L.	MINIMUM BUILDING LINE
S.S.E.	SANITARY SEWER EASEMENT
—	OVERHEAD UTILITIES

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



SUBDIVISION PLAT FOR  
MICHAEL O. GARST, INC.  
& ELIZABETH ANN BOWLES,  
TRUSTEE OF THE ELIZABETH ANN BOWLES TRUST

SHOWING THE SUBDIVISION  
OF TAX PARCEL 48-1-2  
(2.577 ACRES)

CREATING HEREON  
LOT 1 (0.345 AC.)  
LOT 2 (0.436 AC.)  
LOT 3 (1.333 AC.)  
LOT 4 (0.463 AC.)

SITUATED ALONG CRAIG AVENUE  
CITY OF SALEM, VIRGINIA  
SURVEYED JULY 1, 2015  
JOB #05150185 HS  
SHEET 1 OF 2

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 9:01 O'CLOCK A.M. ON THIS 23  
DAY OF March, 2016, IN PLAT BOOK 14, PAGE 60.

TESTE: GARY CHANCE CRAWFORD  
CLERK  
*Gary C. Crawford*  
DEPUTY/CLERK

DRN: SJB  
CHK: JRM

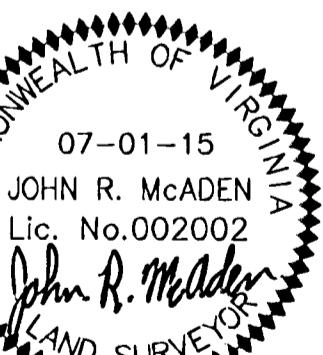
TEL: 540-772-9580 FAX: 540-772-8050  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

BALZER  
AND ASSOCIATES, INC.  
BALZER  
REFLECTING TOMORROW  
• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

FULVIO & N/F  
D.B. CONNIE H. BABICH  
TAX MAP# 48-1-1

LOT 1  
0.345 AC.

CRAIG AVENUE  
50' R/W



07-01-15  
JOHN R. MCDEN  
Lic. No. 002002

John R. Mcden  
LAND SURVEYOR

N75°52'40"E 110.83'  
NEW 30'  
INGRESS/EGRESS  
EASEMENT  
FOR THE BENEFIT OF  
TAX PARCEL 48-1-9.6

P.B. 10, PG. 5  
34-55

S45°57'20"E 123.56'  
201.50' (TOTAL 9-10)

N75°52'40"E 176.24'  
S52°45'20"E 70.30'  
(10-12)

31.04' X FENCE  
39.26' X  
S56°33'20"E 61.00'

S67°51'20"E 48.60'  
19.17' X  
S28°23'40"E 78.52' X FENCE

N35°26'40"E 41.77' X  
N64°45'50"N 29.51' X  
VARIABLE WIDTH S.S.E.  
P.B. 10, PG. 34-35

63.87' X  
N64°51'35"N 15-16' X  
(TOTAL 15-17)

TAM XUAN N/F  
QUANG D. NGUYEN  
& BINH L. NGUYEN  
INST# 140002177  
TAX MAP# 48-1-9.2

N/F  
PINGPANG JIANG  
INST# 130001200  
TAX MAP# 48-1-9.1

S53°51'40"W 235.92' X  
FENCE  
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(TOTAL 15-17)

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