

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MICHAEL O. GARST INC. IS THE FEE SIMPLE OWNER OF TAX MAP#48-1-9.6 AS SHOWN IN PLAT BOOK 10, PAGE 87.

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 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 NOS. 160001536.

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, INC.
Michael O. Garst

BY: MICHAEL O. GARST

STATE OF VIRGINIA

CITY OF Roanoke

I, Kristin Marie Bunn, 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 24 DAY OF January, 2011.

Kristin Marie Bunn
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/30/2021

APPROVED:
Charles E. Van Allman Jr. 1/24/2018
CHARLES E. VAN ALLMAN, JR., P.E., L.S.
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliroffro 1/24/18
JAMES E. TALIAFERRO, II, P.E., LS
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 9:45 O'CLOCK A.M. ON THIS 30 DAY OF January, 2018, IN PLAT BOOK 15, PAGE 20.

TESTE: GARY CHANCE CRAWFORD
CLERK

Gary C. Crawford
DEPUTY CLERK

VACATION AND COMBINATION PLAT FROM RECORDS FOR MICHAEL O. GARST, INC.

SHOWING THE COMBINATION OF 0.135 ACRES OF LOT 1 TAX MAP#48-1-2.1 WITH LOT 2 TAX MAP#48-1-2.2 OF SUBDIVISION PLAT FOR

MICHAEL O. GARST, INC.
& ELIZABETH ANN BOWLES,
TRUSTEE OF THE ELIZABETH ANN BOWLES TRUST
PLAT BOOK 14, PAGES 60 & 61

CREATING HEREON
LOT 1A (0.210 AC.)
LOT 2A (0.571 AC.)

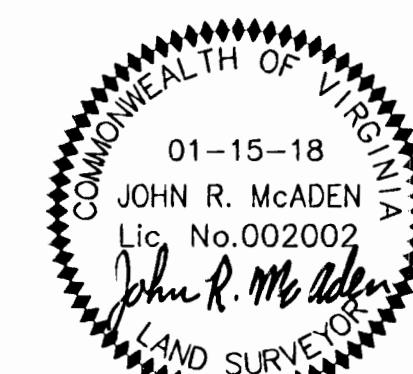
778 & 768 CRAIG AVENUE
CITY OF SALEM, VIRGINIA
JANUARY 15, 2018

JOB #05170286HS
SHEET 1 OF 1

TEL: 540-772-9580 FAX: 540-772-8050

BALZER
AND ASSOCIATES INC.
CREATING HEREON
778 & 768 CRAIG AVENUE
CITY OF SALEM, VIRGINIA
JANUARY 15, 2018
JOB #05170286HS
SHEET 1 OF 1

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



I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

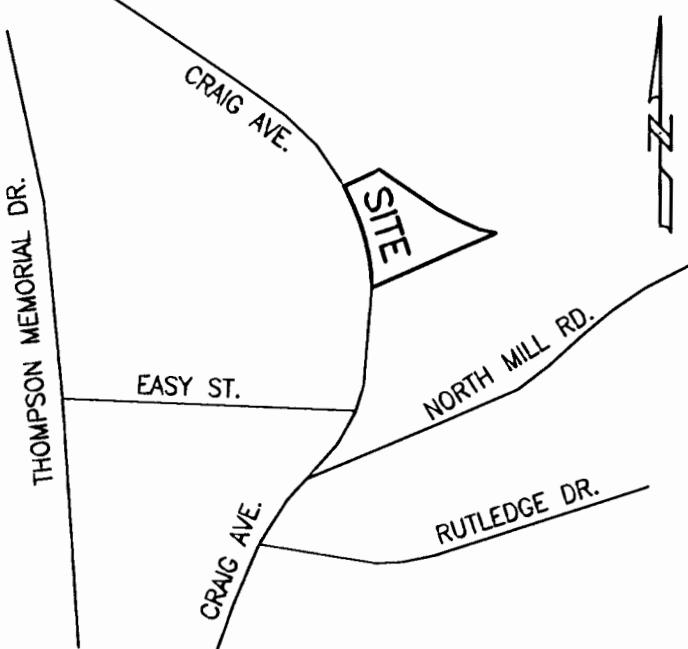
John R. McAden

JOHN R. MCADEN

002002

NOTES:

- OWNERS OF RECORD: LOT 1 TAX MAP#048-1-2.1 AND LOT 2 TAX MAP#048-1-2.2
MICHAEL O. GARST, INC.
INSTRUMENT 160001536
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTIES ARE IN F.E.M.A. DEFINED ZONE X UNSHADED.
SEE FEMA MAP #51161C0141G (REVISED DATE: SEPTEMBER 28, 2007)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- LOT 1 AND LOT 2 ARE ZONED RSF (RESIDENTIAL SINGLE FAMILY DISTRICT) AS OF THE DATE OF THIS PLAT.
- TAX MAP# 48-1-9.6 HAS FRONTAGE ALONG NORTH MILL ROAD, A PUBLIC STREET.
- IRON PINS SHOWN AS FOUND BASED ON A SURVEY ON JULY 1, 2015 BY BALZER AND ASSOCIATES.



VICINITY MAP
(NOT TO SCALE)

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

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	590.73'	133.45'	N08°20'11"W	133.16'	12°56'35"
C2	590.73'	121.41'	N07°45'09"W	121.19'	11°46'32"
C3	590.73'	12.04'	S14°13'26"E	12.04'	1°10'04"

