

KNOWN BY ALL MEN THESE PRESENTS TO WIT:

THAT NORTH OAKS, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 12 TO 1, 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 AS SHOWN IN PLAT BOOK 11, PAGES 16-18.

THE SAID OWNER HEREBY CERTIFIES THAT HE 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 WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

NORTH OAKS, LLC

BY: Robert K. Bent, II

ITS: Member

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Robert K. Bent, II, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Robert K. Bent, II,
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF JULY, 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Yvette Marie Baum, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE DO HEREBY CERTIFY THAT Robert K. Bent, II,
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY
APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF JULY, 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES 11/30/2021



APPROVED:

Charles E. Van Allman, Jr.

1/12/2018

CHARLES E. VAN ALLMAN, JR., P.E. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro, II, P.E. LS DATE
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 9:46 O'CLOCK A.M. ON THIS 20
DAY OF June, 2018, IN PLAT BOOK 15, PAGE 29.

TESTE: GARY CHANCE CRAWFORD

CLERK

John R. McAden

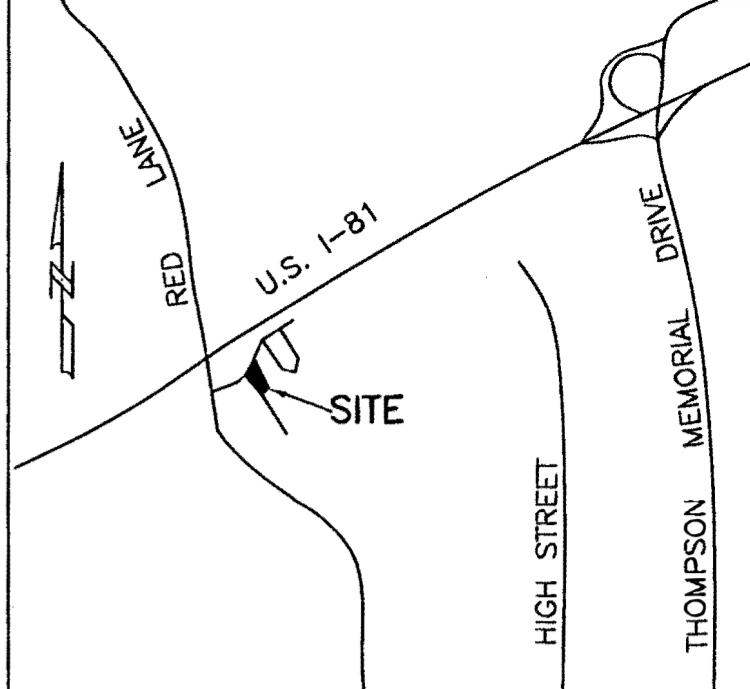
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: NORTH OAKS, LLC
2. LEGAL REFERENCE: INSTRUMENT #040001529
3. PROPERTY IS CURRENTLY ZONED RESIDENTIAL SINGLE FAMILY CONDITIONAL.
4. THE CURRENT TAX MAP NUMBER: LOT 21 41-4-1 AND LOT 22 41-4-2.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT
TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH
AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED).
SEE FEMA MAP #51161C0137 G
(EFFECTIVE DATE: SEPT. 28, 2007)
7. UNDERGROUND UTILITY SERVICE LINES MAY BE PRESENT.

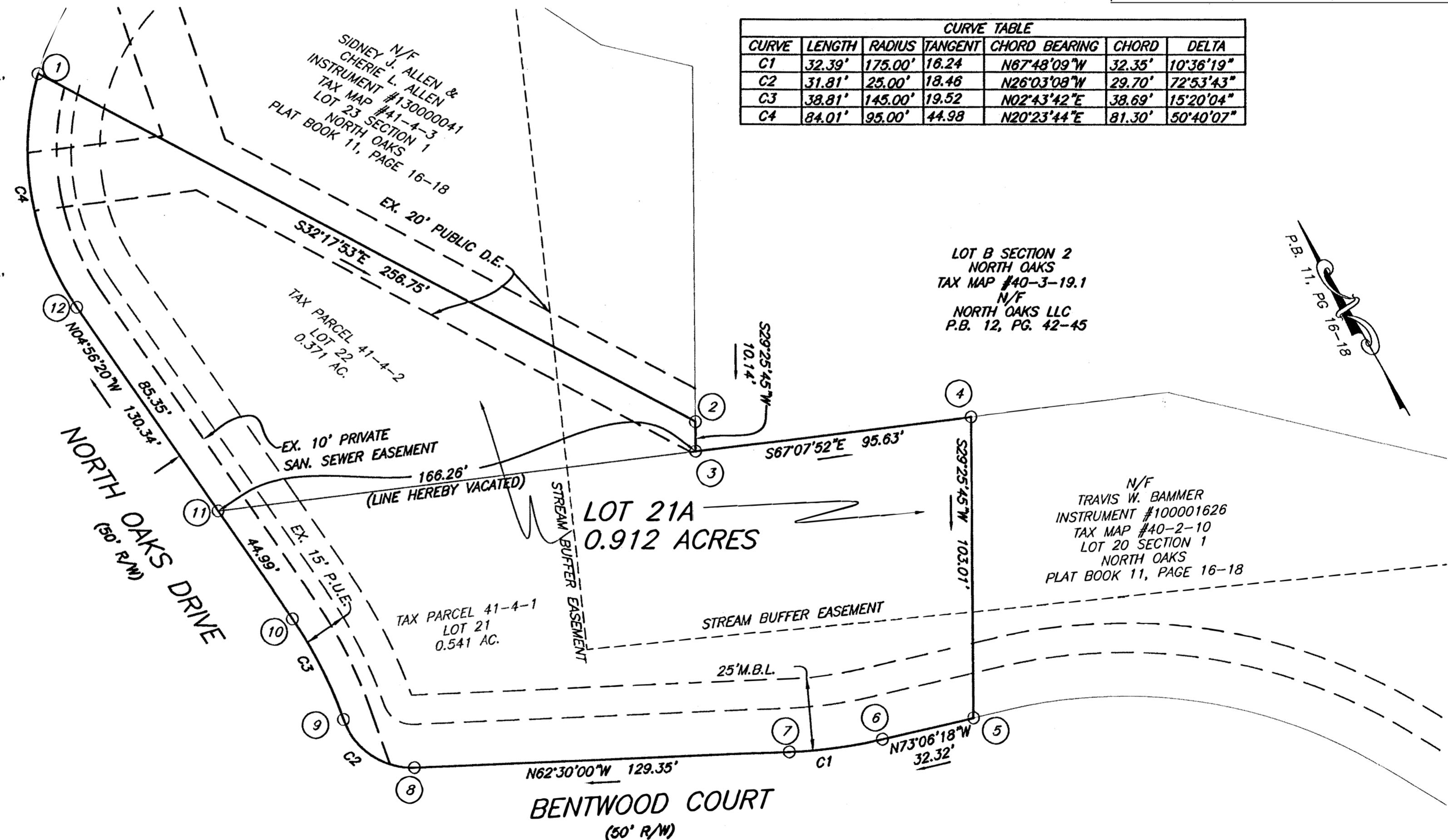
LEGEND

O DEED CORNER
M.B.L. MINIMUM BUILDING LINE
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	32.39'	175.00'	16.24	N67°48'09"W	32.35'	10°36'19"
C2	31.81'	25.00'	18.46	N26°03'08"W	29.70'	72°53'43"
C3	38.81'	145.00'	19.52	N02°43'42"E	38.69'	15°20'04"
C4	84.01'	95.00'	44.98	N20°23'44"E	81.30'	50°40'07"



PLAT FROM RECORDS
SHOWING THE VACATION AND COMBINATION OF
LOT 21 AND LOT 22

NORTH OAKS

SECTION 1

CREATING HEREON

LOT 21A (0.912 ACRES)

SITUATE ON NORTH OAKS DRIVE AND BENTWOOD COURT

CITY OF SALEM, VIRGINIA

MARCH 27, 2018

JOB #05180074.HS

SCALE: 1" = 30'

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 RECORDS
AND IS CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.
John R. McAden
JOHN R. McADEN
002002

BALZER
AND ASSOCIATES INC.
BVINED
REFLECTING TOMORROW

• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS