

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT GREGORY L. POFF AND DANNA M. POFF ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE, WHICH COMPRISSES ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY DEED FROM MICHAEL L. HUFFMAN AND REGINA P. HUFFMAN DATED APRIL 12, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT #050001295.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THRU 2279 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF SALEM LAND SUBDIVISION ORDINANCES.

IN WITNESS IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 28th DAY OF APRIL 2006.

OWNERS:

BY: *G. L. Poff*
GREGORY L. POFF - OWNER

BY: *Danna M. Poff*
DANNA M. POFF - OWNER

STATE OF VIRGINIA
CITY OF SALEM

I, RITA A. WYGAL, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY OF SALEM AND STATE DO HEREBY CERTIFY THAT GREGORY L. AND DANNA M. POFF, OWNERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED APRIL 28, 2006, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF SALEM AND STATE AND ACKNOWLEDGED THE SAME ON APRIL 28, 2006.

MY COMMISSION EXPIRES JULY 31, 2007

Rita A. Wygal
NOTARY PUBLIC

BOUNDARY COORDINATES ORIGIN ASSUMED		
CORNER #	NORTHING	EASTING
1	5081.93558	4989.30995
2	5091.33433	5144.02439
3	4991.51668	5150.08821
4	4982.57124	5002.83568
5	5000.00397	4999.99948
1	5081.93558	4989.30995
TOTAL AREA 0.348 AC. (15,151 S.F.)		

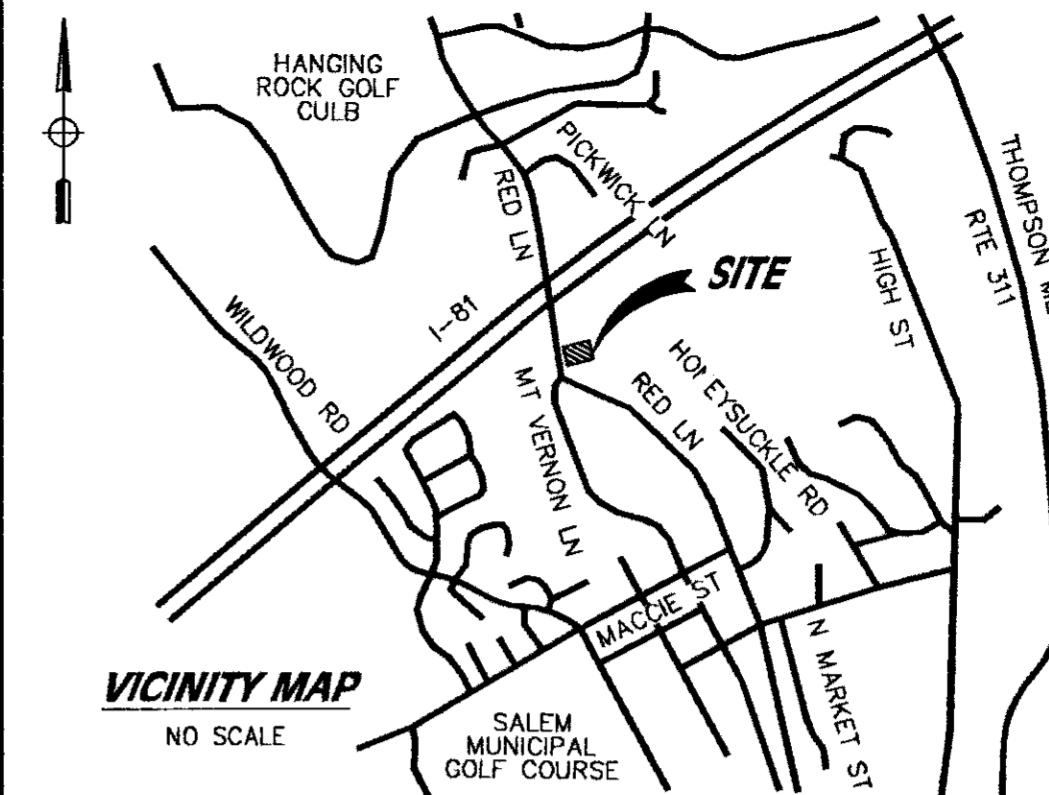
TAX #41-2-9
NORTH OAKS LLC
INSTRUMENT #040001529
P.B. 11, PG. 16-18
LOT 5, SECTION 1
NORTH OAKS

TAX #41-2-8
NORTH OAKS LLC
INSTRUMENT #040001529
P.B. 11, PG. 16-18
LOT 4, SECTION 1
NORTH OAKS

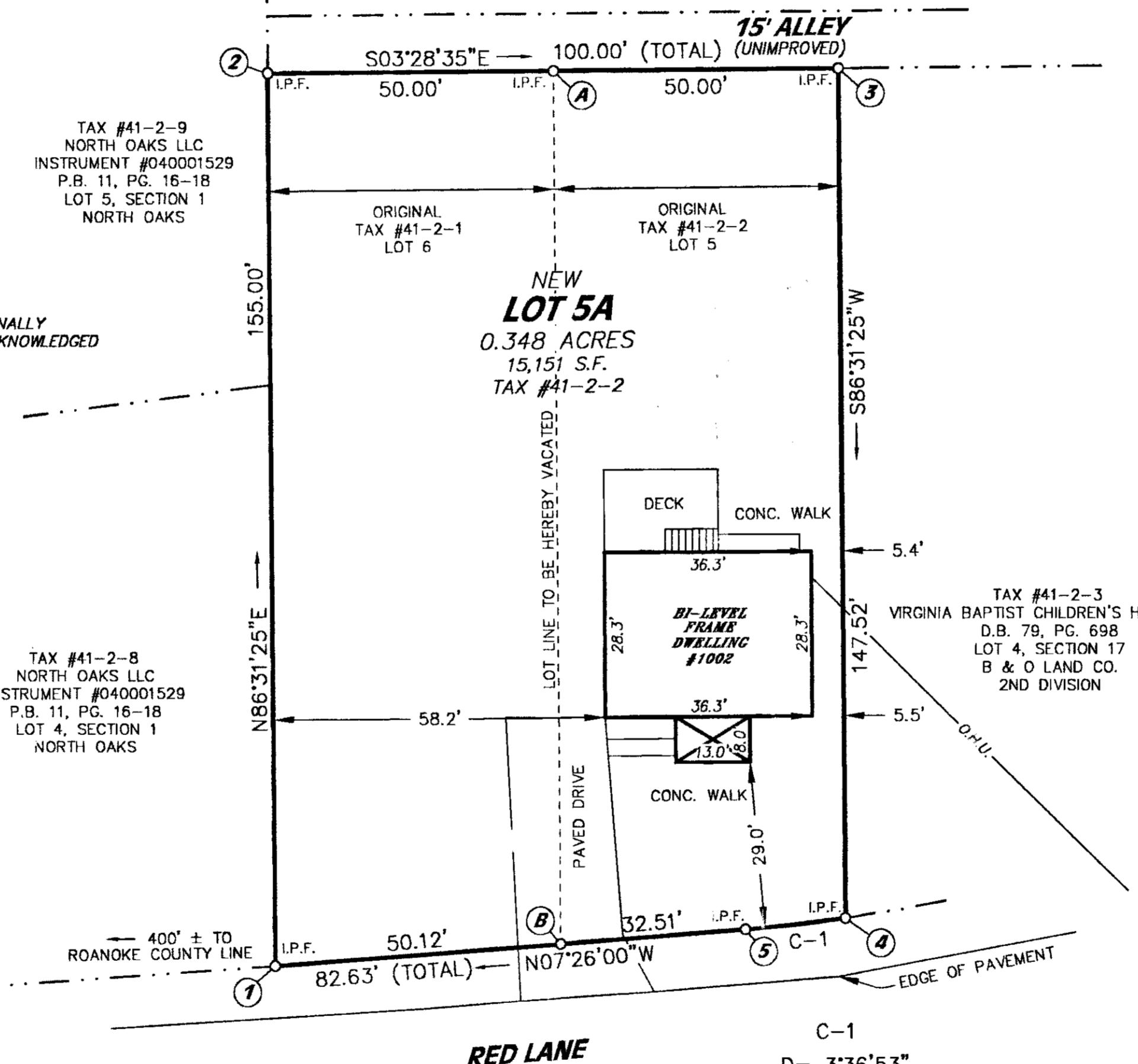
LEGEND

IPS..... Iron Pin Set
IPF..... Iron Pin Found
R/W..... Right-of-Way
S.F..... Square Feet
D.B..... Deed Book
P.B..... Plat Book
PG..... Page
OHU..... Overhead Utilities
AC..... Acre(s)
(R.C.)....Roanoke County

MERIDIAN OF
N
PLAT BY BALZER & ASSOCIATES INC. DATED
MARCH 20, 1990 FOR MICHAEL L HUFFMAN
(R.C.)....Roanoke County



3152 BRIAN ROAD
SALEM, VIRGINIA 24153
(540) 384-7300 OFFICE
(540) 580-5229 MOBILE
LTOOGLE@ADELPHIA.NET EMAIL



NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AND LIES WITHIN THE LIMITS OF UNSHADED FLOOD ZONE "X" AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NO. 510141 0037 D, MAP NO. 51161C0037 D, EFFECTIVE OCTOBER 15, 1993.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. LEGAL REFERENCES: INSTRUMENT #050001298, PLAT BY BALZER & ASSOCIATES INC. DATED MARCH 20, 1990 FOR MICHAEL L HUFFMAN.
5. APPROVAL HEREOF BY THE CITY OF SALEM SUBDIVISION AGENT IS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH THE CITY OF SALEM SUBDIVISION ORDINANCES. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.
6. LOT LINE BETWEEN CORNERS A TO B IS TO BE HEREBY VACATED.
7. THIS PROPERTY IS ZONED "RSF" RESIDENTIAL, SINGLE FAMILY AS PER THE DATE OF THIS PLAT.

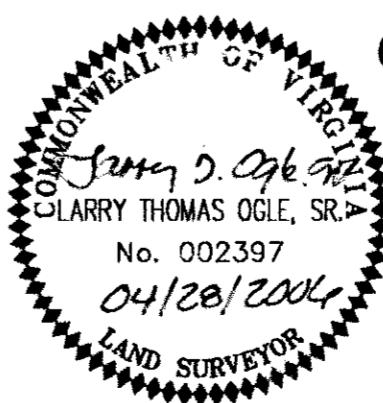
JOB NO. 06-016

PLAT SHOWING THE
VACATION & COMBINATION OF
LOT 5 (0.172 AC.)
AND
LOT 6 (0.176 AC.)

SECTION 17 OF
"B & O LAND COMPANY"
SECOND DIVISION
P.B. 1, PG. 37 (R.C.)
THE PROPERTY OF
GREGORY L. POFF AND DANNA M. POFF

CREATING NEW
LOT 5A (0.348 AC.)

SITUATED AT #1002 RED LANE
SALEM, VIRGINIA
SURVEYED APRIL 12, 2006
SCALE: 1" = 20'



SHEET
1
OF 1

GRAPHIC SCALE

