

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT J. ALFRED MULLINS AND TREVA V. MULLINS ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNERS IN DEED BOOK 814, PAGE 260 AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, AND ALL OF THE LAND CONVEYED TO SAID OWNERS IN DEED BOOK 54, PAGE 171, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE 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.

THE SAID OWNERS HEREBY DEDICATE IN FEE SIMPLE TO AND VEST IN THE CITY OF SALEM, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY BALZER AND ASSOCIATES, INC. OF ROANOKE, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE CITY OF SALEM, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNERS, 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.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

*J. Alfred Mullins*  
 J. ALFRED MULLINS (OWNER)  
*Treva V. Mullins*  
 TREVA V. MULLINS (OWNER)

STATE OF VIRGINIA  
 COMMONWEALTH AT LARGE  
 I, *Nancy Orubaker*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *J. Alfred and Treva V. Mullins*, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME, AND ACKNOWLEDGED THE SAME ON THIS 1st DAY OF July, 2002.  
*Nancy Orubaker*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 7-31-04

STATE OF VIRGINIA  
 COMMONWEALTH AT LARGE  
 I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON JULY 10, 2002.  
 APPROVED: *Melvin B. Doughty* 7/15/02  
 MELVIN B. DOUGHTY, P.E. DATE  
 CITY ENGINEER, CITY OF SALEM  
*James E. Taliaferro* 7/15/02  
 JAMES E. TALIAFERRO, P.E. 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 ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 8:45 O'CLOCK A.M. ON THIS 17th DAY OF July, 2002, IN PLAT BOOK 9, PAGE 20.

TESTE: *Chang Crawford*  
 CLERK  
*Robert W. Sudds*  
 DEPUTY CLERK

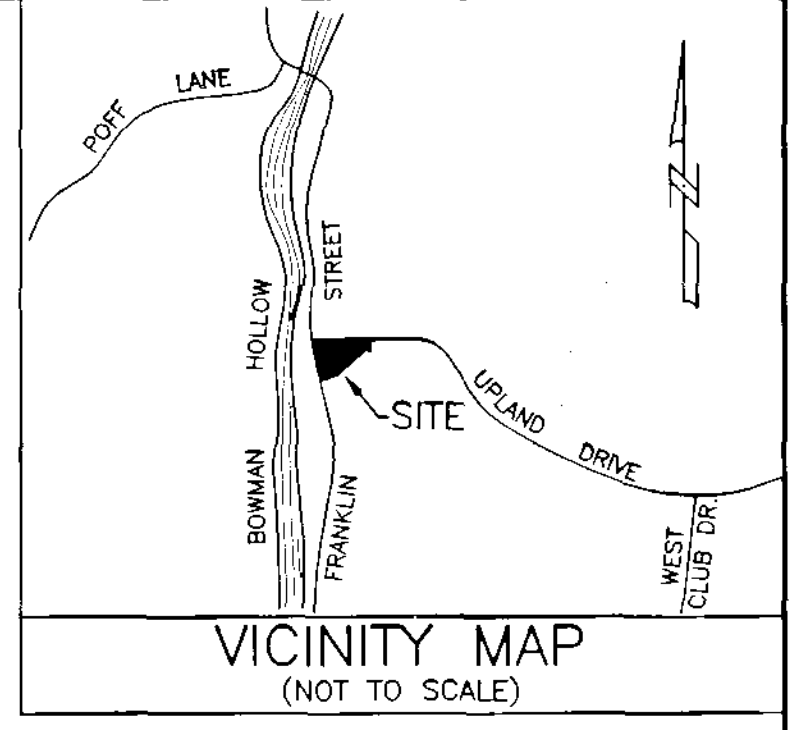
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
*John R. McAden* 5-21-02  
 JOHN R. McADEN 002002

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	44.30'	25.00'	30.61	S52°27'45"W	38.72'	101°31'30"

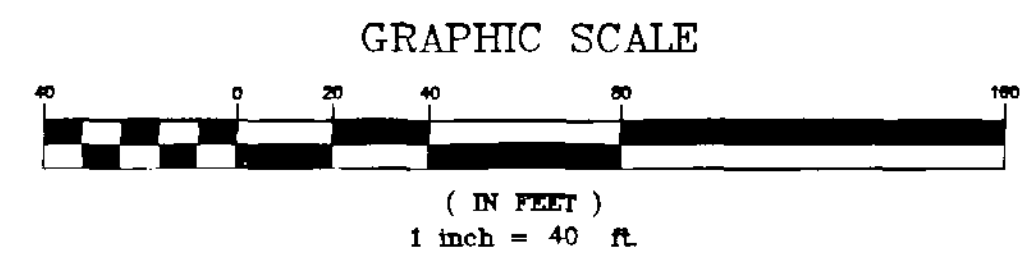
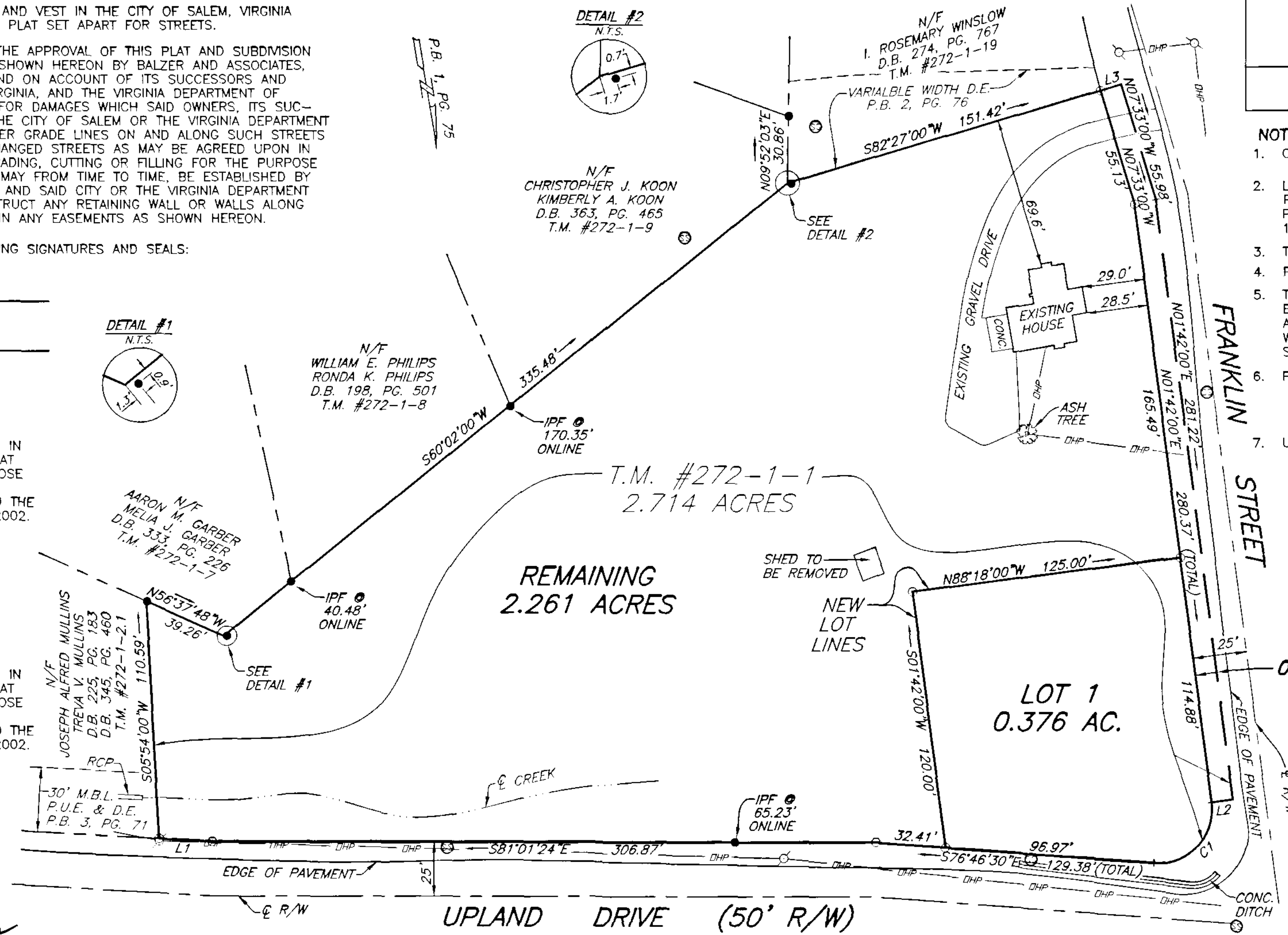
LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°46'52"E	24.62
L2	S88°18'00"E	10.00
L3	S82°27'00"W	10.00

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- ⊙ SANITARY SEWER MANHOLE
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DHP OVERHEAD UTILITY LINES



- NOTES:**
- OWNERS OF RECORD: J. ALFRED MULLINS  
TREVA V. MULLINS
  - LEGAL REFERENCES: DEED BOOK 814, PAGE 260(RKE. CO.), DEED BOOK 54, PAGE 171(CITY OF SALEM) & PLAT BOOK 1, PAGE 75(CITY OF SALEM)
  - TAX MAP NUMBER: #272-1-1
  - PROPERTIES CURRENTLY ZONED: R-1
  - 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. SEE FEMA MAP # 51161C0039 E (EFFECTIVE DATE: OCT. 18, 1995)
  - UNDERGROUND UTILITY SERVICE LINES.



PLAT OF SUBDIVISION FOR LANCE DUNCAN BEING THE SUBDIVISION OF TAX PARCEL #272-1-1 DEED BOOK 814, PAGE 260(RKE. CO.) DEED BOOK 54, PAGE 171(CITY OF SALEM) AND SHOWING THE DEDICATION OF 0.077 ACRE FOR STREET WIDENING PURPOSES

CREATING HEREON LOT 1 (0.376 ACRE) REMAINING (2.261 ACRES) SITUATED AT THE SOUTHEAST CORNER OF FRANKLIN STREET & UPLAND DRIVE CITY OF SALEM, VIRGINIA SURVEYED MAY 21, 2002 JOB #R0210199.00 SCALE: 1"=40' SHEET 1 OF 1

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

