

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LANCE B. DUNCAN & DEBRA LEE DUNCAN ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 265, PAGE 791.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE COMBINED 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.

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

Lance B. Duncan
LANCE B. DUNCAN (OWNER)

Debra Lee Duncan
DEBRA LEE DUNCAN (OWNER)

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, BJ Vaughan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Lance B. Duncan, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 27th DAY OF September, 2002.
BJ Vaughan
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31, 2005

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, BJ Vaughan, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Debra Lee Duncan, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 26th DAY OF September, 2002.
BJ Vaughan
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31, 2005

APPROVED:
Melvin B. Doughty 10-1-02
MELVIN B. DOUGHTY, P.E. DATE
CITY ENGINEER, CITY OF SALEM

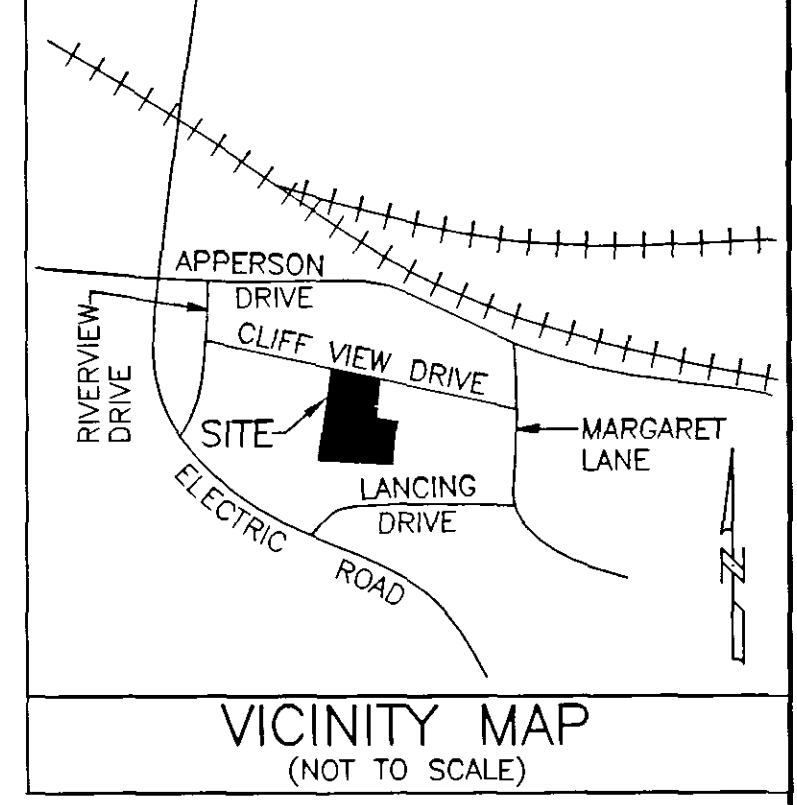
James E. Taliaferro, II 10/1/02
JAMES E. TALIAFERRO, II, P.E., LS DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:03 O'CLOCK P.M. ON THIS 13 DAY OF October, 2002, IN PLAT BOOK 7, PAGE 31.

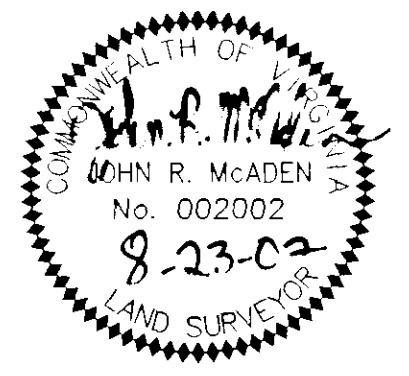
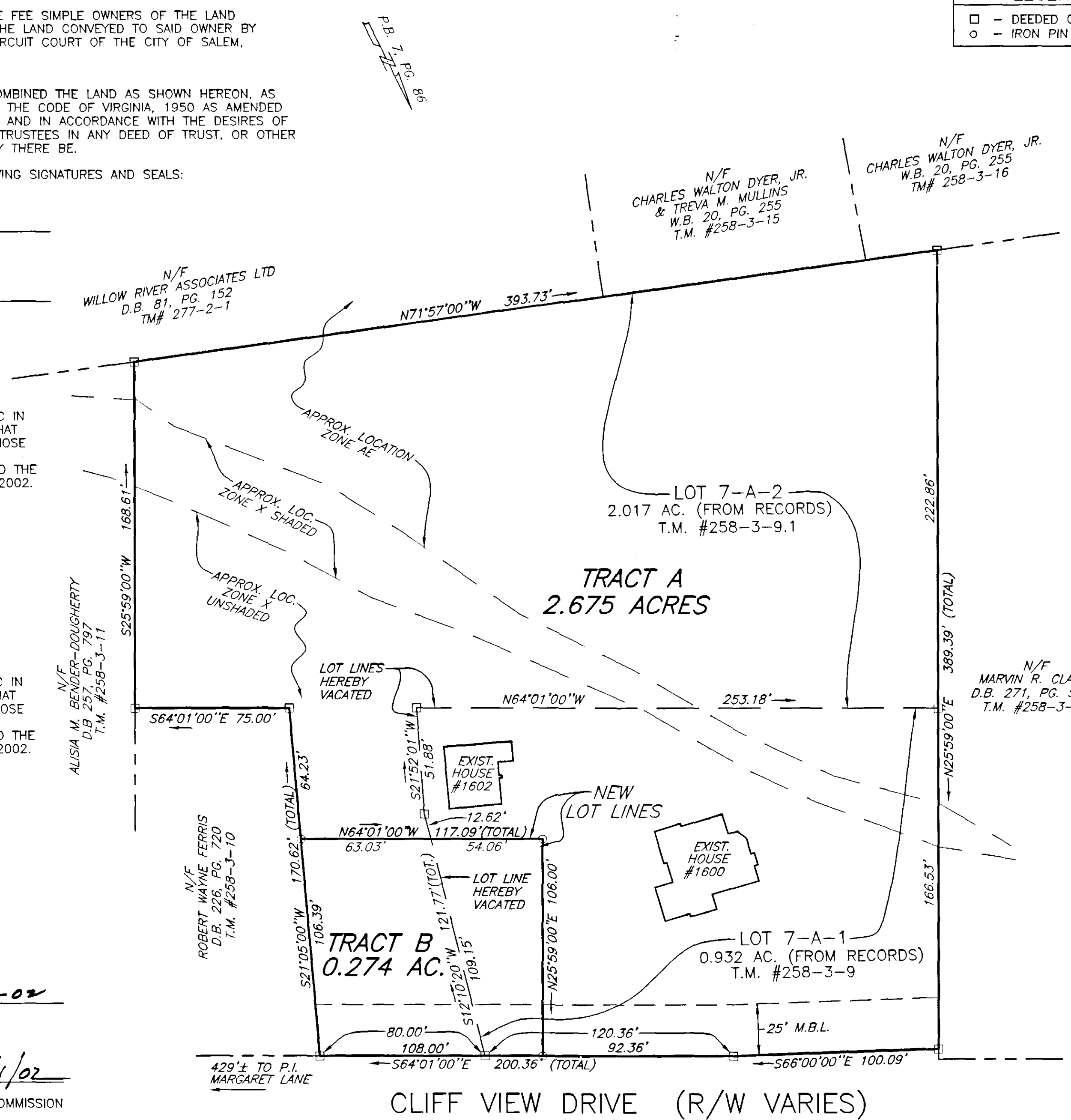
TESTE: Chance Crawford
CLERK
Debra Lee Duncan
DEPUTY CLERK

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

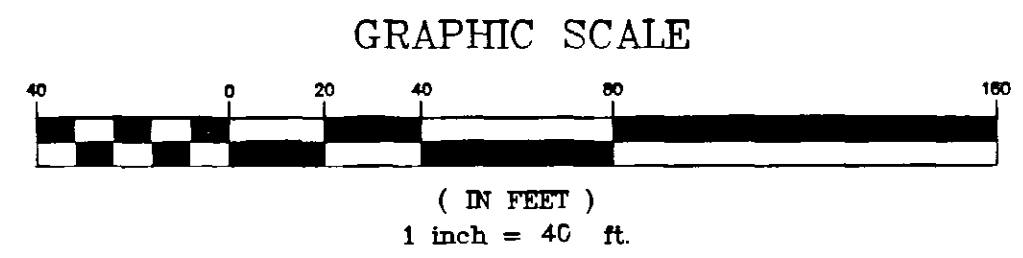
LEGEND	
□	- DEEDED CORNERS
○	- IRON PIN SET



- NOTES:
- OWNERS OF RECORD: LANCE B. DUNCAN
DEBRA LEE DUNCAN
 - LEGAL REFENECES: DEED BOOK 265, PAGE 791
PLAT BOOK 7, PAGE 86
 - TAX MAP NUMBER: #258-3-9 & #258-3-9.1
 - PROPERTIES CURRENTLY ZONED: R-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.
 - PROPERTY IS IN F.E.M.A. DEFINED ZONE AE, ZONE X (SHADED) & X (UNSHADED). SEE FEMA MAP #51161C0043 D (EFFECTIVE DATE: OCT. 15, 1993)
 - UNDERGROUND UTILITY SERVICE LINES.



RESUBDIVISION PLAT FROM RECORDS FOR
LANCE B. DUNCAN
DEBRA LEE DUNCAN
SHOWING THE RESUBDIVISION OF
LOT 7-A-2 AND LOT 7-A-1
"RESUBDIVISION PLAT FOR
LANCE B. DUNCAN &
DEBRA LEE DUNCAN"
PLAT BOOK 7, PAGE 86
CREATING HEREON
TRACT A (2.675 ACRES)
TRACT B (0.274 ACRE)
SITUATED ON CLIFF VIEW DRIVE
CITY OF SALEM, VIRGINIA
AUGUST 23, 2002
JOB #R0210305.00
SCALE: 1"=40'
SHEET 1 OF 1



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

