

LOT 6-A TRACT A-1

CORNER	NORTHING	EASTING	CORNER	NORTHING	EASTING
21	6318.77	3064.49	24	6235.41	3235.86
10	6187.63	3000.57	12	6109.34	3174.42
9	6232.37	2900.08	11	6192.84	3003.11
20	6363.53	2964.01	22	6315.84	3063.06
21	6318.74	3064.49	23	6275.86	3152.86
			24	6235.41	3235.87

TRACT A-2

CORNER	NORTHING	EASTING
1	5666.45	2941.30
2	5925.52	2671.62
3	6077.31	2544.77
4	6070.55	2565.51
5	6277.30	2666.28
6	6228.50	2775.90
7	6033.04	2680.65
8	5998.65	2786.17
9	6232.37	2900.08
10	6187.63	3000.57
11	6192.84	3003.11
12	6109.34	3174.42
13	6140.21	3189.47
14	6088.91	3294.73
15	6028.98	3271.62
16	5996.12	3339.04
17	5844.56	3265.17
18	5921.50	3029.07
19	5672.22	2964.67
1	5666.45	2941.30

ABOVE COORDINATES ARE BASED ON AN ASSUMED DATUM

VACATION AND COMBINATION PLAT FOR  
**LANCE B. DUNCAN & DEBRA LEE DUNCAN**  
 TRACT "A", A RESUBDIVISION PLAT FROM RECORDS FOR  
 LANCE B. DUNCAN & DEBRA LEE DUNCAN  
 SLIDE 171, P.B. 9, PG. 34

**J. ALFRED & TREVA V. MULLINS**  
 NEW LOT 4-A, SEC. 3, CLIFF VIEW  
 D.B. 818, PG. 43 (ROANOKE COUNTY)

**MARVIN R. CLARK**  
 LOT 6, SEC. 3, CLIFF VIEW  
 D.B. 271, PG. 573

**LANCE B. DUNCAN, JR.**  
 NEW LOT 18-A AND A PORTION OF LOT 17,  
 SEC. 3, CLIFF VIEW MAP,  
 P.B. 2, PG. 28 (ROANOKE COUNTY)

SHOWING THE RESUBDIVISION OF A  
 TOTAL CONTAINING 6.020 ACRES

CREATING HEREON LOT 6-A (0.368 ACRE),  
**MARVIN R. CLARK (OWNER),**

TRACT A-1 (0.610 ACRE),  
 AND TRACT A-2 (5.049 ACRES)  
**LANCE B. & DEBRA LEE DUNCAN (OWNERS)**

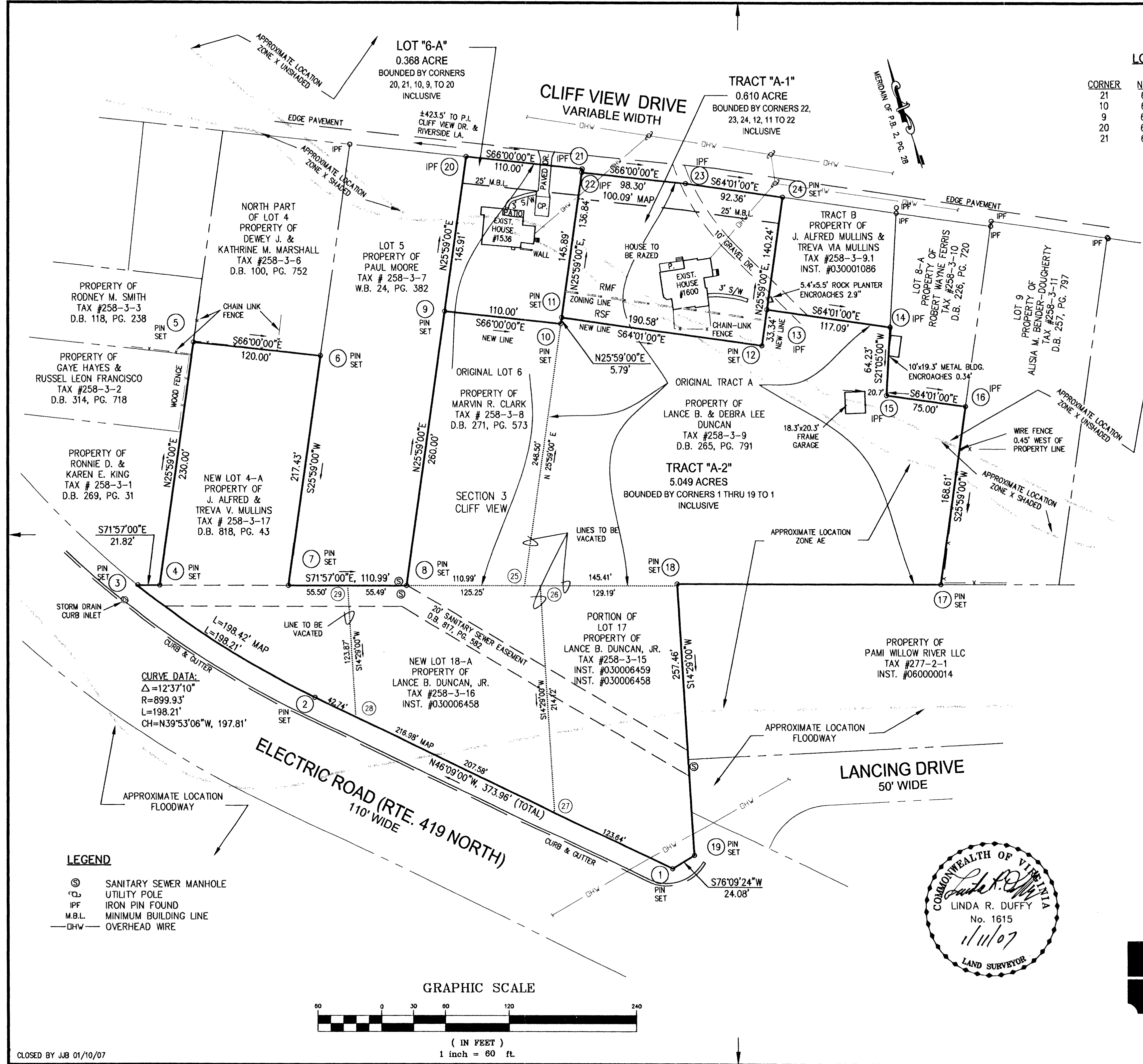
SITUATE ON CLIFF VIEW DRIVE AND  
 ELECTRIC ROAD (VA RTE. 419 NORTH)  
 CITY OF SALEM, VIRGINIA

TAX NO. 258-3-8, 9, 15, 16, 17  
 DRAWN: JJB  
 CALC.: JJB  
 N.B.: JR-291

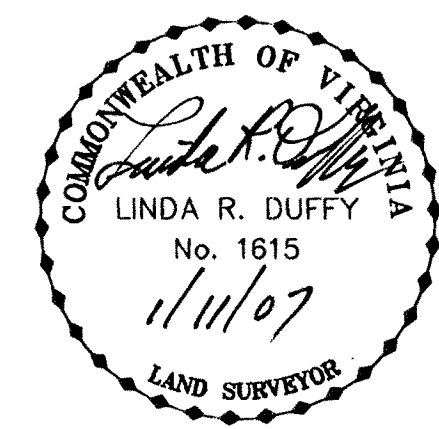
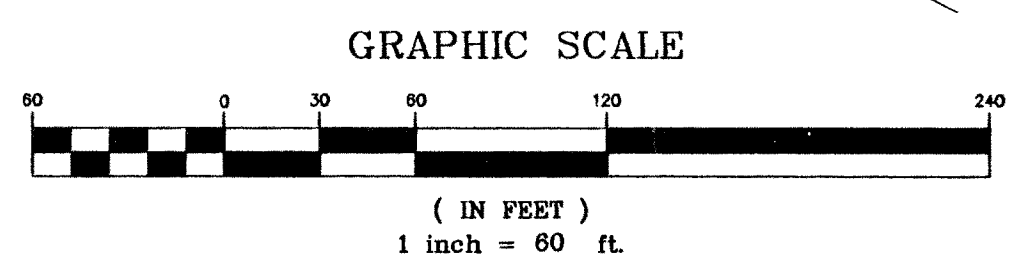
SCALE: 1" = 60'  
 DATE: DECEMBER 20, 2006  
 REVISED: JANUARY 11, 2007  
 W.O. 06-0501-01

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 DESIGN GROUP  
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- LEGEND**
- ⊙ SANITARY SEWER MANHOLE
  - ⊕ UTILITY POLE
  - IPF IRON PIN FOUND
  - M.B.L. MINIMUM BUILDING LINE
  - DHW OVERHEAD WIRE



KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT MARVIN R. CLARK IS THE OWNER OF LOT 6, SECTION 3, CLIFF VIEW (1.010 AC), BOUNDED BY OUTSIDE CORNERS 20, 21, 25, 8 TO 20 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY CHARLES WALTON DYER, JR. BY DEED DATED SEPTEMBER 18, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 271, PAGE 573.

THAT LANCE B. DUNCAN AND DEBRA LEE DUNCAN ARE THE OWNERS OF TRACT A (2.675 ACRES), BOUNDED BY OUTSIDE CORNERS 22, 23, 24, 13 THRU 17, 25 TO 22 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY CHARLES WALTON DYER, JR. AND TREVA MARIE MULLINS BY DEED DATED MAY 27, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 265, PAGE 791.

THAT LANCE B. DUNCAN, JR. IS THE OWNER OF A PORTION OF LOT 17 (0.710 ACRE) AND NEW LOT 18-A (0.700 ACRE), BOUNDED BY OUTSIDE CORNERS 1, 28, 29, 18, 19 TO 1 INCLUSIVE, BEING THE PROPERTIES CONVEYED TO SAID OWNER BY CHARLES WALTON DYER, JR. (WIDOWER) BY DEED DATED DECEMBER 12, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS INSTRUMENT #030006458 AND INSTRUMENT #030006459.

THAT J. ALFRED MULLINS AND TREVA V. MULLINS (WIFE, DECEASED) ARE THE OWNERS OF NEW LOT 4-A (0.925 ACRE), BOUNDED BY OUTSIDE CORNERS 28, 2, THRU 7, 29 TO 28 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY ROBERT L. VIA AND MARY A. VIA (WIFE) BY DEED DATED DECEMBER 1, 1966 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN DEED BOOK 818, PAGE 43.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATE LINES 10-25, 8-18, 26-27, 28-29 SHOWN DOTTED HEREON. WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

*Marvin R. Clark* 1/11/07  
MARVIN R. CLARK - OWNER DATE  
DEED BOOK 271, PAGE 573

*Lance B. Duncan, Jr.* 1-11-07  
LANCE B. DUNCAN, JR. - OWNER DATE  
INSTRUMENT #030006459  
INSTRUMENT #030006458

STATE OF VIRGINIA  
County of Roanoke TO WIT:  
I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MARVIN R. CLARK, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF January, 2007.  
MY COMMISSION EXPIRES: 9-30-2010  
*Rose Lee Nichols*  
NOTARY PUBLIC

STATE OF VIRGINIA  
County of Roanoke TO WIT:  
I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LANCE B. DUNCAN, JR., WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF January, 2007.  
MY COMMISSION EXPIRES: 9-30-2010  
*Rose Lee Nichols*  
NOTARY PUBLIC

*Lance B. Duncan* 1-11-07  
LANCE B. DUNCAN - OWNER DATE  
DEED BOOK 265, PAGE 791

*J. Alfred Mullins*  
*By Debra Lee Mullins Duncan* 1-11-07  
J. ALFRED MULLINS - OWNER DATE  
DEED BOOK 818, PAGE 43  
DEBRA LEE MULLINS DUNCAN (POWER OF ATTORNEY)  
INSTRUMENT #060003000

*Debra Lee Duncan* 1-11-07  
DEBRA LEE DUNCAN - OWNER DATE  
DEED BOOK 265, PAGE 791

STATE OF VIRGINIA  
County of Roanoke TO WIT:  
I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LANCE B. DUNCAN AND DEBRA LEE DUNCAN (WIFE), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF January, 2007.  
MY COMMISSION EXPIRES: 9-30-2010  
*Rose Lee Nichols*  
NOTARY PUBLIC

STATE OF VIRGINIA  
County of Roanoke TO WIT:  
I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. ALFRED MULLINS, DEBRA LEE MULLINS DUNCAN (POWER OF ATTORNEY), WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF January, 2007.  
MY COMMISSION EXPIRES: 9-30-2010  
*Rose Lee Nichols*  
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:35 O'CLOCK A.M. ON THIS 21st DAY OF March, 2008

TESTE: CHANCE CRAWFORD  
CLERK  
BY: *S. J. H.*  
DEPUTY CLERK

APPROVED:  
*James E. Tiliaferro* 1-30-07  
JAMES E. TILIAFERRO, II, P.E., L.S. DATE  
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

*Charles E. Van Allman, Jr.* 1-16-07  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. - CITY ENGINEER DATE  
CITY OF SALEM

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY LAWYERSTITLE INSURANCE CORPORATION, REFERENCE NUMBERS PT20060394 TO PT20060398 AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" (SHADE AND UNSHADED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0043 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

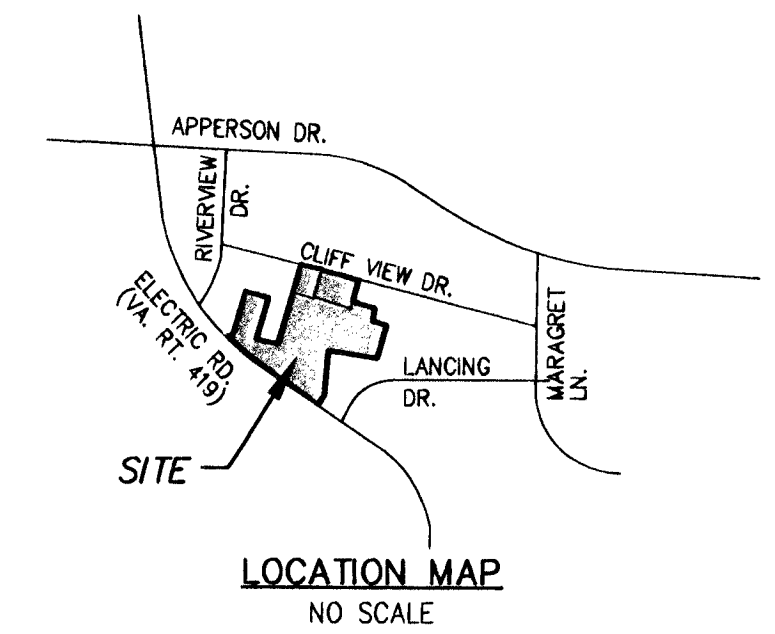
CITY OF SALEM NOTES:

1. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.
2. TRACT A-2 AND LOT 6-A ARE ZONED RSF-RESIDENTIAL SINGLE FAMILY AND TRACT A-1 IS ZONED RMF-MULTI FAMILY RESIDENTIAL AND RSF-RESIDENTIAL SINGLE FAMILY AT THE DATE OF THIS MAP.

REFERENCE MAPS:

1. MAP OF CLIFF VIEW BY C.B. MALCOLM DATED MARCH 10, 1928 AND RECORDED IN P.B. 2, PG. 28 (ROANOKE COUNTY).
2. MAP OF REDIVISION OF ORIGINAL LOTS NO. 2 & NO. 3, SECTION 3, CLIFF VIEW MAP BY C.B. MALCOLM & SON DATED NOVEMBER 21, 1957 AND RECORDED IN P.B. 3, PG. 284 (ROANOKE COUNTY).
3. PHYSICAL IMPROVEMENT SURVEY FOR MARVIN ROGER CLARK BY BALZER AND ASSOCIATES DATED SEPTEMBER 12, 1997 AND RECORDED IN D.B. 271, PG. 575 (CITY OF SALEM).
4. RESUBDIVISION PLAT FROM RECORDS FOR LANCE B. DUNCAN, DEBRA LEE DUNCAN BY BALZER AND ASSOCIATES DATED AUGUST 23, 2002 AND RECORDED ON SLIDE 171, P.B. 9, PG. 34 (CITY OF SALEM).
5. VIRGINIA DEPARTMENT OF TRANSPORTATION PROJECT #0119-129-101 C-501 SHEETS 3 AND 4.
6. VIRGINIA DEPARTMENT OF TRANSPORTATION PROJECT #0419-129-106, PE-101, SHEET 5.
7. SURVEY FOR ROBERT L. VIA BY T.P. PARKER, S.C.E. DATED NOVEMBER 1, 1966 AND RECORDED IN D.B. 818, PG. 45 (ROANOKE COUNTY).

SLIDE 204 P.B. 12 PG. 57



VACATION AND COMBINATION PLAT FOR  
LANCE B. DUNCAN & DEBRA LEE DUNCAN  
TRACT "A", A RESUBDIVISION PLAT FROM RECORDS FOR  
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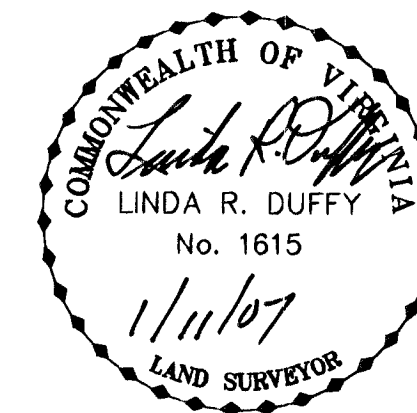
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TAX NO. 258-3-8, 9, 15, 16, 17 SCALE: 1"= 60'  
DRAWN: JJB DATE: DECEMBER 20, 2006  
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SHEET 1 OF 2

SLIDE 204 P.B. 12 PG. 57



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. MARVIN R. CLARK, LANCE B. & DEBRA LEE DUNCAN, LANCE B. DUNCAN, JR. AND J. ALFRED & TREVA V. MULLINS ARE THE OWNERS OF RECORD, SEE D.B. 271, PG. 573; D.B. 265, PG. 791; INST. #030006459; INST. #030006458; D.B. 818, PG. 43.