

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LANCE B. DUNCAN AND DEBRA LEE DUNCAN ARE THE OWNERS OF TRACT A (2.675 ACRES), BOUNDED BY OUTSIDE CORNERS 6, 7, 8, 17, 10 THRU 14, 5 TO 6 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, 25, 2, 3, 24, 14, 15 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.

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 25-24 AND 5-14 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

Lance B. Duncan Jr. 5-7-08
LANCE B. DUNCAN - OWNER
DEED BOOK 265, PAGE 791
DATE

Debra Lee Duncan 5-7-08
DEBRA LEE DUNCAN - OWNER
DEED BOOK 265, PAGE 791
DATE

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
7 day of *May*, 2008.

MY COMMISSION EXPIRES:

Rose Lee Nichols
NOTARY PUBLIC 325747

Lance B. Duncan Jr. 5-7-08
LANCE B. DUNCAN, JR. - OWNER
INSTRUMENT #030006459
INSTRUMENT #030006458
DATE

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 7 day of *May*, 2008.

MY COMMISSION EXPIRES:

Rose Lee Nichols
NOTARY PUBLIC 325747

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF
SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF
ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT
3:00 O'CLOCK P.M. ON THIS 14 DAY OF
May, 2008.

TESTE: CHANCE CRAWFORD
CLERK

BY: *Audrey D. Dunc*
DEPUTY CLERK

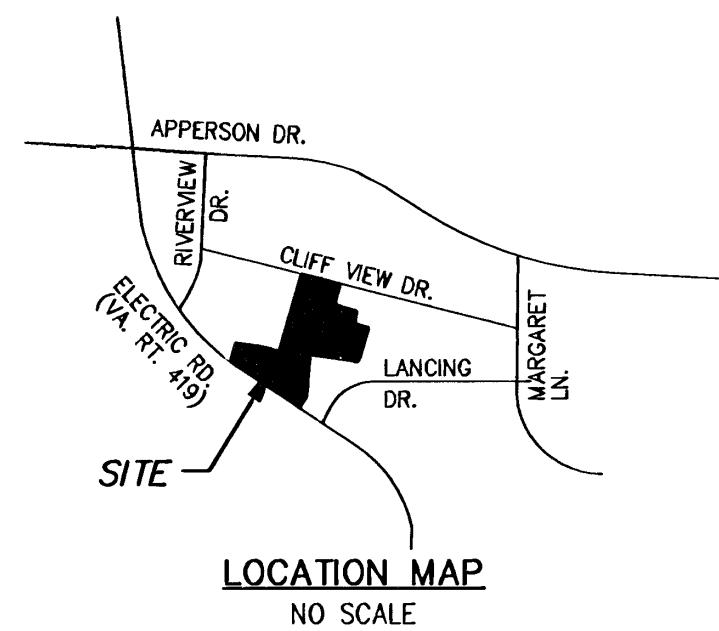
GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY LAWYERS TITLE 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" (SHADED AND UNSHADED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0143 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PINS SET BY PARKER DESIGN GROUP IS $\frac{1}{8}$ " DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" 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 THE CITY OF SALEM.
2. TRACT A-1 IS ZONED RSF-RESIDENTIAL SINGLE FAMILY AND TRACTS A-2 THRU A-6 ARE ZONED RMF-MULTI FAMILY RESIDENTIAL AT THE DATE OF THIS MAP.

SLIDE 205 P.B. 12 PG. 46



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).

NOTE: THIS SUPERCEDES THE PLAT
RECORDED IN P.B. 12, PGS. 56 & 57,
SLIDE 204.

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

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)

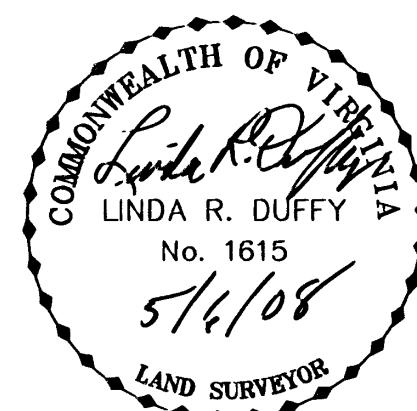
SHOWING THE RESUBDIVISION OF A
TOTAL CONTAINING 4.085 ACRES

CREATING HEREON TRACT A-1 (3.581 ACRES),
TRACT A-2 (0.139 ACRE), TRACT A-3 (0.074 ACRE),
TRACT A-4 (0.074 ACRE), TRACT A-5 (0.075 ACRE),
AND TRACT A-6 (0.142 ACRE)
LANCE B. & DEBRA LEE DUNCAN (OWNERS)

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

TAX NO. 258-3-9, 15, 16
DRAWN: JJB/REC
N.B. : JR-291

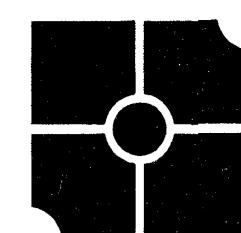
SCALE: 1" = 60'
DATE: MAY 6, 2008
W.O. 08-0093-04



APPROVED:
James E. Taliaferro
JAMES E. TALIAFERRO, P.E., L.S.
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION
DATE 5/6/08

Charles E. Van Allman Jr.
CHARLES E. VAN ALLMAN, JR., P.E., L.S. - CITY ENGINEER
CITY OF SALEM
DATE 5/7/08

THIS PLAT IS BASED ON A CURRENT
FIELD SURVEY. LANCE B. & DEBRA
LEE DUNCAN (D.B. 265, PG. 791)
AND LANCE B. DUNCAN, JR. (INST.
#030006459; INST. #030006458)
ARE THE OWNERS OF RECORD.



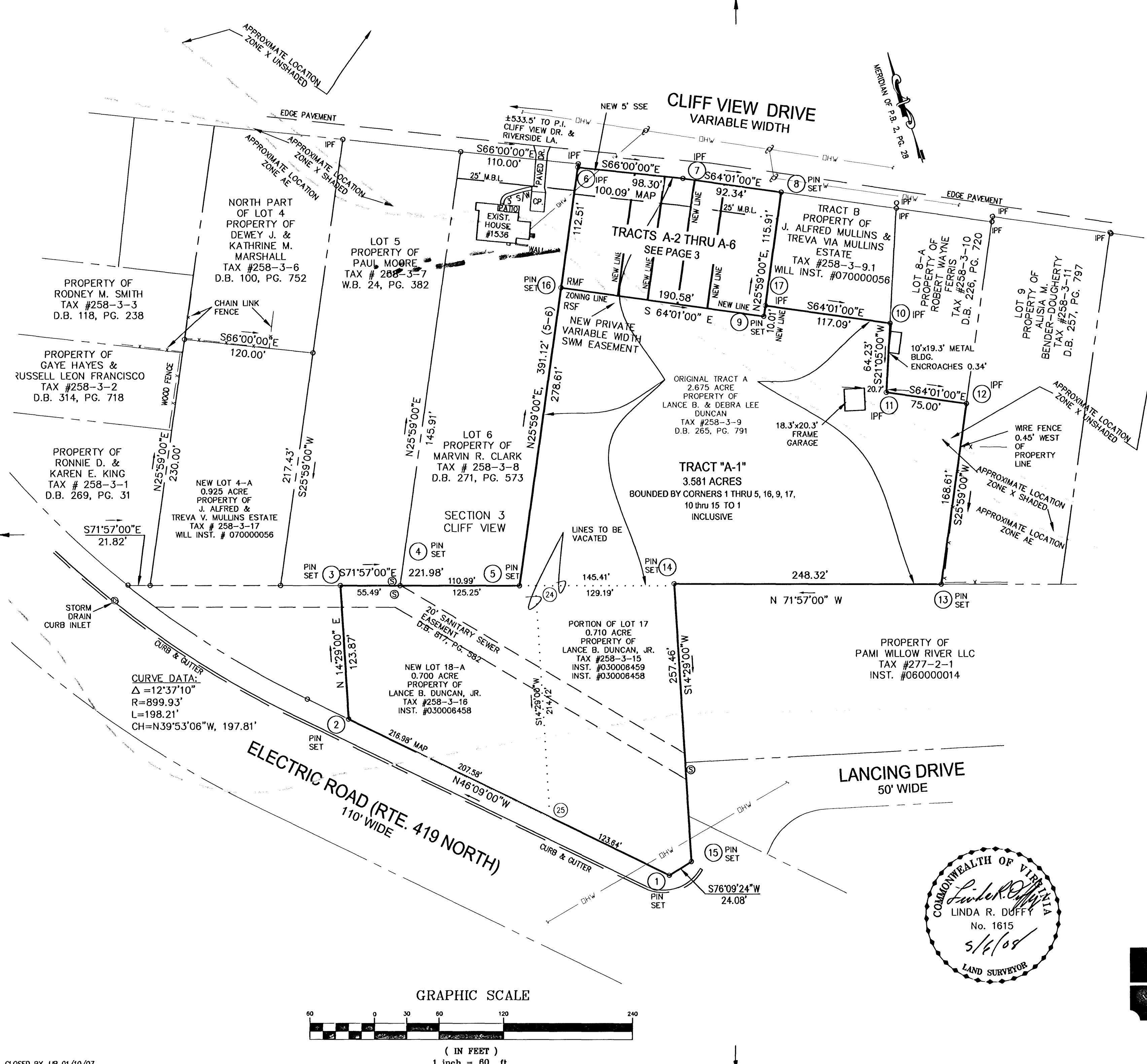
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DESIGN GROUP

816 Boulevard
Salem, Virginia 24153
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com

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SHEET 1 OF 3

SLIDE 205 P.B. 12 PG. 46



LEGEND:

M.B.L. MINIMUM BUILDING LINE
OHW OVERHEAD WIRE
EXIST EXISTING
CARPORT
DR. DRIVE
IPF IRON PIN FOUND
BLDG. BUILDING
POW POWER POLE
SSE SANITARY SEWER EASEMENT
SWM STORM WATER MANAGEMENT

NOTE: THIS SUPERCEDES THE PLAT
RECORDED IN P.B. 12, PGS. 56 & 57,
SLIDE 204.

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
SHEET 171 P.R. 9 PG. 34

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

SHOWING THE RESUBDIVISION OF A
TOTAL CONTAINING 4,085 ACRES

CREATING HERON TRACT A-1 (3.581 ACRES),
TRACT A-2 (0.139 ACRE), TRACT A-3 (0.074 ACRE),
TRACT A-4 (0.074 ACRE), TRACT A-5 (0.075 ACRE),
AND TRACT A-6 (0.142 ACRE)
LANCE B. & DEBRA LEE DUNCAN (OWNERS)

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CITY OF SALEM, VIRGINIA

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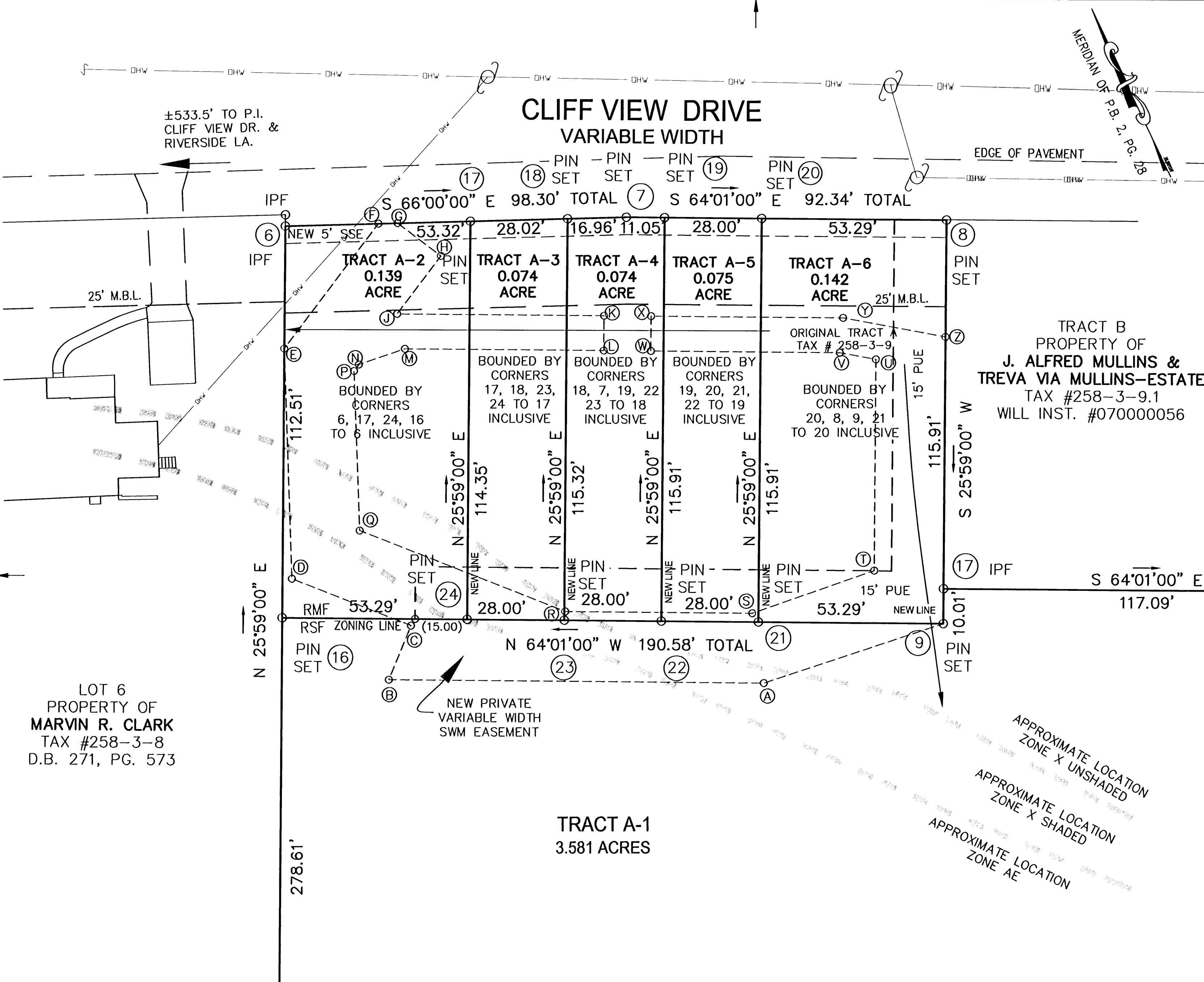
68-3-9, 15, 16
3/REC
291

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SHEET 2 OF 3

SHEET 2 OF 3



LINE TABLE FOR
PRIVATE VARIABLE WIDTH
SWM EASEMENT

LINE	BEARING	LENGTH
9-A	N 82°45'20" W	54.47'
A-B	N 64°01'00" W	108.13'
B-C	N 47°52'52" E	16.77'
C-D	N 43°06'43" W	36.81'
D-E	N 23°37'11" E	66.12'
E-F	N 62°29'54" E	45.02'
F-G	S 66°00'00" E	5.53'
G-H	S 27°21'50" E	15.67'
H-J	S 62°38'10" W	20.90'
J-K	S 64°01'00" E	59.67'
K-L	S 25°59'00" W	10.00'
L-M	N 64°01'00" W	57.35'
M-N	N 83°19'01" W	13.99'
N-P	S 62°38'10" W	2.31'
P-Q	S 23°29'17" W	45.88'
Q-R	S 43°06'43" E	63.59'
R-S	S 64°01'00" E	53.98'
S-T	S 83°40'34" E	37.22'
T-U	N 25°59'00" E	60.64'
U-V	N 54°01'16" W	10.60'
V-W	N 64°01'00" W	54.48'
W-X	N 25°59'01" E	10.00'
X-Y	S 64°01'00" E	55.35'
Y-Z	S 54°01'16" E	30.02'
Z-9	S 25°59'00" W	82.29'

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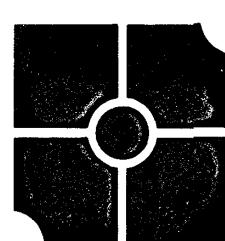
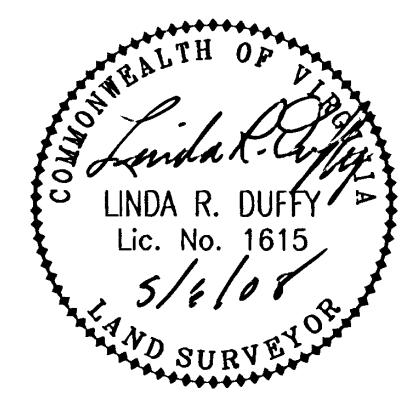
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