

KNOW ALL MEN BY THESE PRESENTS TO WT:

THAT WHISMAN-VIA PROPERTIES, LLC IS THE OWNER 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 OWNER BY LANCE B. DUNCAN AND DEBRA LEE DUNCAN BY DEED DATED APRIL 3, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS INSTRUMENT NUMBER 080001087.

THAT WHISMAN-VIA PROPERTIES, LLC 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 LANCE B. DUNCAN, JR. & DEBRA MULLINS DUNCAN BY DEED DATED JUNE 2, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS INSTRUMENT #080001807.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTIES OF IT'S 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 SIGNATURE AND SEAL OF SAID OWNER:

Lance B. Duncan 6-4-08
LANCE B. DUNCAN - MEMBER DATE
WHISMAN-VIA PROPERTIES, LLC
INSTRUMENT #080001087 & 080001807

STATE OF VIRGINIA
County of Roanoke
TO WT:

I, *Rose Lee Nichols*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LANCE B. DUNCAN, MEMBER, WHISMAN-VIA PROPERTIES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 4 DAY OF June, 2008.

MY COMMISSION EXPIRES:

9-30-2010

Rose Lee Nichols
NOTARY PUBLIC 325747

APPROVED:

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

Charles E. Van Allman Jr. 6/5/08
CHARLES E. VAN ALLMAN, JR., P.E., L.S. - CITY ENGINEER DATE
CITY OF SALEM

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 8:49 O'CLOCK A M. ON THIS 10th DAY OF June, 2008.

TESTE: CHANCE CRAWFORD
CLERK
BY *Carole D. Deedy* 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 $\frac{1}{2}$ " 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.

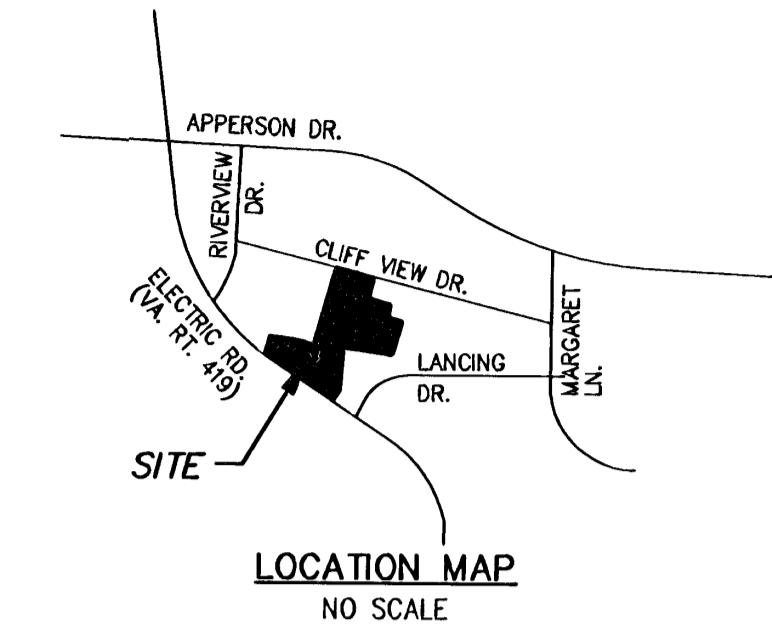
CITY OF SALEM NOTES:

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.
3. THE CORPORATION SHOULD ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE STORMWATER MANAGEMENT EASEMENT AS SHOWN ON SHEET 3.

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).
8. VACATION & COMBINATION PLAT FOR LANCE B. DUNCAN & DEBRA LEE DUNCAN BY PARKER DESIGN GROUP DATED MAY 6, 2008 AND RECORDED IN P.B. 12, PCS. 66-68, SLIDE 205.

SLIDE 206 P.B. 12 PG. 72



LOCATION MAP
NO SCALE

NOTE: THIS SUPERCEDES THE PLAT RECORDED IN P.B. 12, PCS. 66, 67 & 68, SLIDE 205.

VACATION AND COMBINATION PLAT FOR

WHISMAN-VIA PROPERTIES, LLC
TRACT "A", A RESUBDIVISION PLAT FROM RECORDS FOR
LANCE B. DUNCAN & DEBRA LEE DUNCAN
SLIDE 171, P.B. 9, PG. 34

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

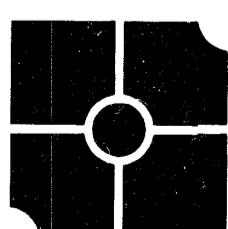
SHOWING THE RESUBDIVISION OF A
TOTAL CONTAINING 4.085 ACRES

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)
WHISMAN-VIA PROPERTIES, LLC (OWNER)

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: JUNE 4, 2008
W.O. 08-0093-04



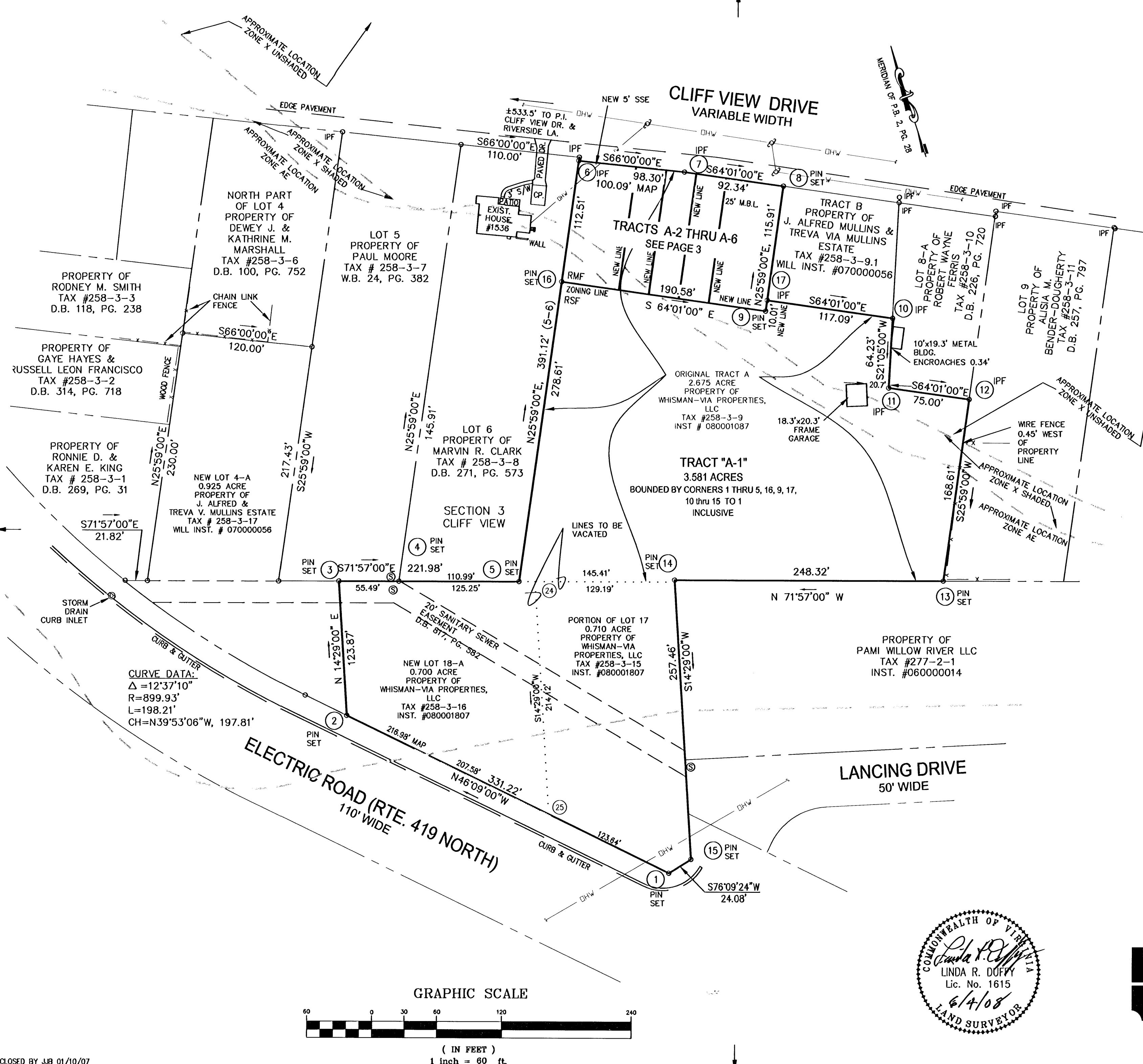
p a r k e r
DESIGN GROUP
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

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

SHEET 1 OF 3

THIS PLAT IS BASED ON A CURRENT
FIELD SURVEY. WHISMAN-VIA
PROPERTIES, LLC (INST. # 080001087
& 080001807)
ARE THE OWNERS OF RECORD.

SLIDE 206 P.B. 12 PG. 72



NOTE: THIS SUPERCEDES THE PLAT
RECORDED IN P.B. 12, PGS. 66, 67 &
68, SLIDE 205.

VACATION AND COMBINATION PLAT FOR

WHISMAN-VIA PROPERTIES, LLC
TRACT "A", A RESUBDIVISION PLAT FROM RECORDS FOR
LANCE B. DUNCAN & DEBRA LEE DUNCAN
SLIDE 171 P.R. 9 PG. 34

&
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
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W 0 08-0093-04

park DESIGN GROUP

www.parkerfg.com

SHEET 2 OF 3

CLIFF VIEW DRIVE

VARIABLE WIDTH

±533.5' TO P.I.
CLIFF VIEW DR. &
RIVERSIDE LA.

±533.5' TO P.I.
CLIFF VIEW DR. &
RIVERSIDE LA.

CLIFF VIEW DRIVE
VARIABLE WIDTH

EDGE OF PAVEMENT

IPF (17) S 66°00'00" E 98.30' TOTAL (7) S 64°01'00" E 92.34' TOTAL

IPF (6) NEW 5' SSE 53.32' 28.02' 16.96' 11.05' 28.00' 53.29' (8) PIN SET

IPF (C) 0.139 ACRE (F) 0.074 ACRE (Q) 0.074 ACRE (R) 0.075 ACRE (G) 0.142 ACRE

TRACT A-2 (6) 0.139 ACRE (C) 0.074 ACRE (Q) 0.074 ACRE (R) 0.075 ACRE (G) 0.142 ACRE

TRACT A-3 (F) 0.074 ACRE (P) 0.074 ACRE (Q) 0.075 ACRE (R) 0.142 ACRE

TRACT A-4 (Q) 0.074 ACRE (R) 0.075 ACRE

TRACT A-5 (Q) 0.075 ACRE (R) 0.142 ACRE

TRACT A-6 (R) 0.142 ACRE

ORIGINAL TRACT A TAX # 258-3-9

TRACT B PROPERTY OF J. ALFRED MULLINS & TREVA VIA MULLINS-ESTATE TAX #258-3-9.1 WILL INST. #070000056

112.51' BOUNDED BY CORNERS 6, 17, 24, 16 TO 6 INCLUSIVE

114.35' NEW LINE N 25°59'00" E

115.32' NEW LINE N 25°59'00" E

115.91' NEW LINE N 25°59'00" E

115.91' NEW LINE N 25°59'00" E

10.01' NEW LINE S 25°59'00" W

117.09' S 64°01'00" 117.09'

RMF 53.29' (15.00) RSF ZONING LINE

28.00' (M) PIN SET 28.00' (L) PIN SET 28.00' (K) PIN SET 28.00' (J) PIN SET 28.00' (I) PIN SET 28.00' (H) PIN SET 28.00' (G) PIN SET 28.00' (F) PIN SET 28.00' (E) PIN SET 28.00' (D) PIN SET

53.29' (24) PIN SET

278.61' N 25°59'00" E

190.58' TOTAL (23) (22) (21)

LOT 6 PROPERTY OF MARVIN R. CLARK TAX #258-3-8 D.B. 271, PG. 573

NEW PRIVATE VARIABLE WIDTH SWM EASEMENT (B)

TRACT A-1 3.581 ACRES

APPROXIMATE LOCATION ZONE X UNSHADED

APPROXIMATE LOCATION ZONE X SHADeD

APPROXIMATE LOCATION ZONE AE

NOTE: THIS SUPERCEDES THE PLAT
RECORDED IN P.B. 12, PGS. 66, 67 &
68, SLIDE 205.

VACATION AND COMBINATION PLAT FOR
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CITY OF SALEM, VIRGINIA

TAX NO. 258-3-9, 15, 16
DRAWN: JJB/REC
N.B. 1/18/201

SCALE: 1" = 20'
DATE: JUNE 4, 2008
W.D. 08.0003.01

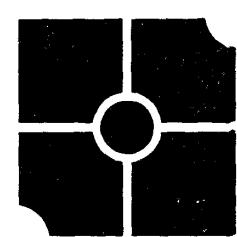
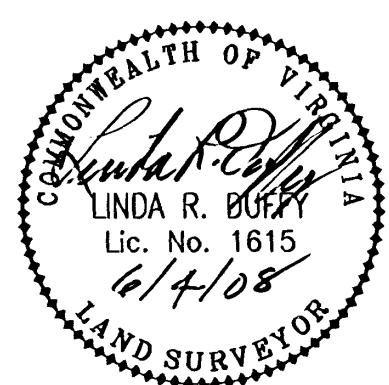
LEGEND:

OHW OVERHEAD WIRE
IPF IRON PIN FOUND
PO POWER POLE
SSE SANITARY SEWER EASEMENT
SWM STORM WATER MANAGEMENT
PUE PUBLIC UTILITY EASEMENT

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.



park er

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816 Boulevard
Lem, Virginia 24153
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SHEET 3 OF 3