

KNOW ALL MEN BY THESE PRESENTS TO WIT:

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, 2-20-09
LANCE B. DUNCAN - MEMBER DATE

WHISMAN-VIA PROPERTIES, LLC
INSTRUMENT #080001087 & 080001807

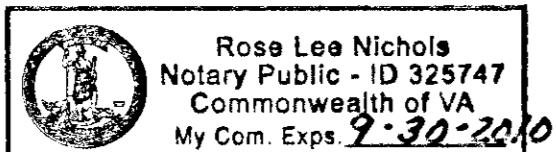
STATE OF VIRGINIA
County of Roanoke
TO WIT:

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 20 DAY OF February 2009.

MY COMMISSION EXPIRES:

9-30-2010

Rose Lee Nichols
NOTARY PUBLIC



APPROVED:

James E. Taliadoro Jr. 2/29/09
JAMES E. TALIAFERRO, H. P.E., L.S.
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION, DATE

Charles E. Van Allman Jr. 2/29/09
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
3:25 O'CLOCK P.M. ON THIS 26th DAY OF
February, 2009.

TESTE: CHANCE CRAWFORD
CLERK

BY: *Deputy Clerk*
DEPUTY CLERK

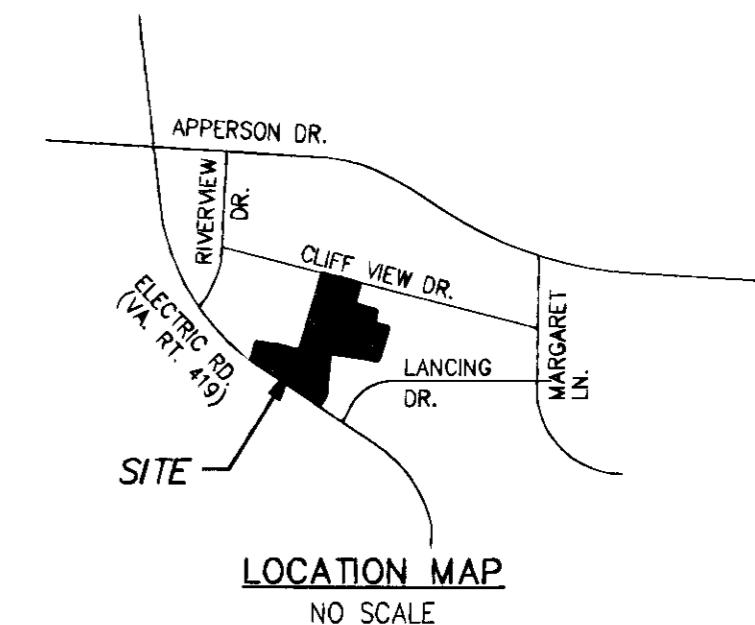
GENERAL NOTES:

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 RESIDENTIAL SINGLE FAMILY (RSF) 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.

P.B. 12 PG. 96 SLIDE 208



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, PGS. 66-68, SLIDE 205.
9. VACATION & COMBINATION PLAT FOR WHISMAN-VIA PROPERTIES, LLC BY PARKER DESIGN GROUP DATED JUNE 4, 2008 AND RECORDED IN P.B. 12, PGS. 72-74, SLIDE 206.

NOTE: THIS PLAT SUPERCEDES THE PLAT RECORDED IN P.B. 12, PGS. 72, 73, & 74, SLIDE 206 AND REVISES PROPOSED EASEMENTS

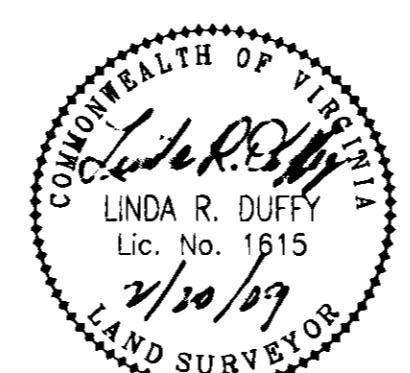
VACATION AND COMBINATION PLAT FOR

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

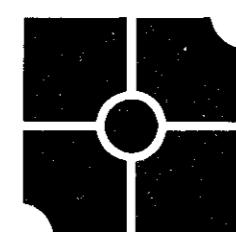
CREATING HERON TRACT A-1 (3.581 ACRES),
TRACT A-2 (0.139 ACRE), TRACT A-3 (0.074 ACRE),
TRACT A-4 (0.074 ACRE), TRACT A-5 (0.075 ACRE),
AND TRACT A-6 (0.142 ACRE)
WHISMAN-VIA PROPERTIES, LLC (OWNER)

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



TAX NO. 258-3-9, 9.2-9.6
DRAWN: JJB/REC
N.B.: JR-291

SCALE: 1" = 60'
DATE: FEBRUARY 3, 2009
W.O. 08-0093-09
REV: FEBRUARY 20, 2009

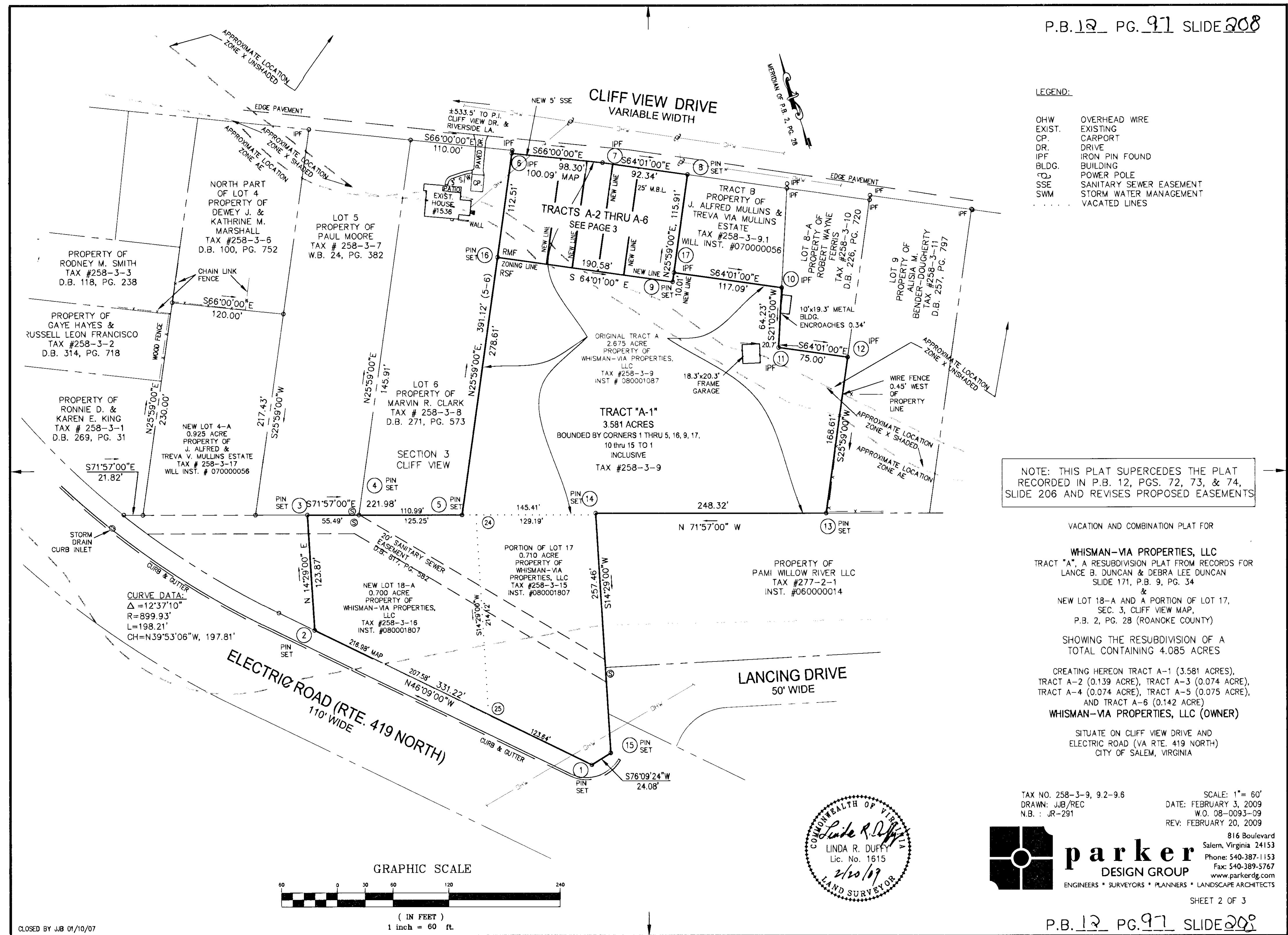


p a r k e r
DESIGN GROUP
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

SHEET 1 OF 3

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

P.B. 12 PG. 96 SLIDE 208



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

CLIFF VIEW DRIVE VARIABLE WIDTH

MERIDIAN OR
P.B. 2, PG.
P.B.

EDGE OF PAVEMENT

17 18 19 20
PIN - PIN PIN PIN
SET SET SET SET
S 66°00'00" E 98.30' TOTAL 7
S 64°01'00" E 92.34' TOTAL

IPF

IPF