

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 ITS 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:

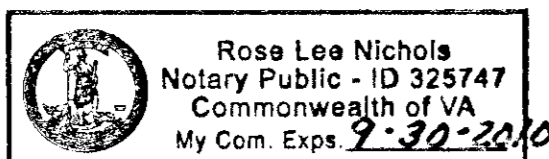
Lance B. Duncan, 2-20-09
LANCE B. DUNCAN - MEMBER DATE
WHISMAN-VIA PROPERTIES, LLC
INSTRUMENT #080001087 & 080001807

STATE OF VIRGINIA
County of Roanoke
TO WIT:

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 20 DAY OF February 2009.

MY COMMISSION EXPIRES:

9-30-2010
Rose Lee Nichols
NOTARY PUBLIC



APPROVED:

James E. Taliaferro, Jr. 2/24/09
JAMES E. TALIAFERRO, JR., P.E., L.S. DATE
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

Charles E. Van Allman, Jr. 2/23/09
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 2:35 O'CLOCK P.M. ON THIS 20th DAY OF February, 2009.

TESTE: CHANCE CRAWFORD
CLERK

BY: *Elizabeth Miley*
DEPUTY CLERK

GENERAL NOTES:

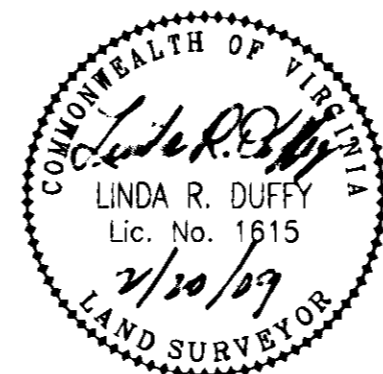
1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, REFERENCE NUMBERS PT20060394 TO PT20060398 AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS 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 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.

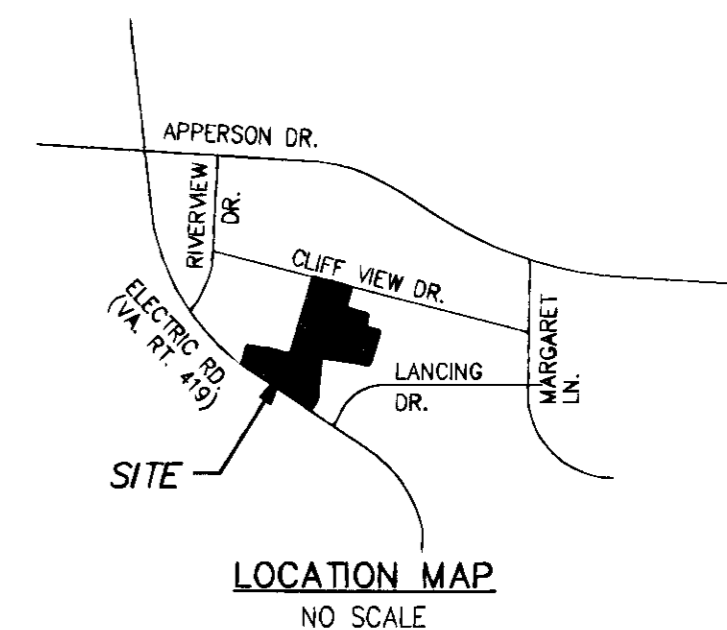
REFERENCE MAPS:

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 & COBINATION 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.



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



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 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, 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

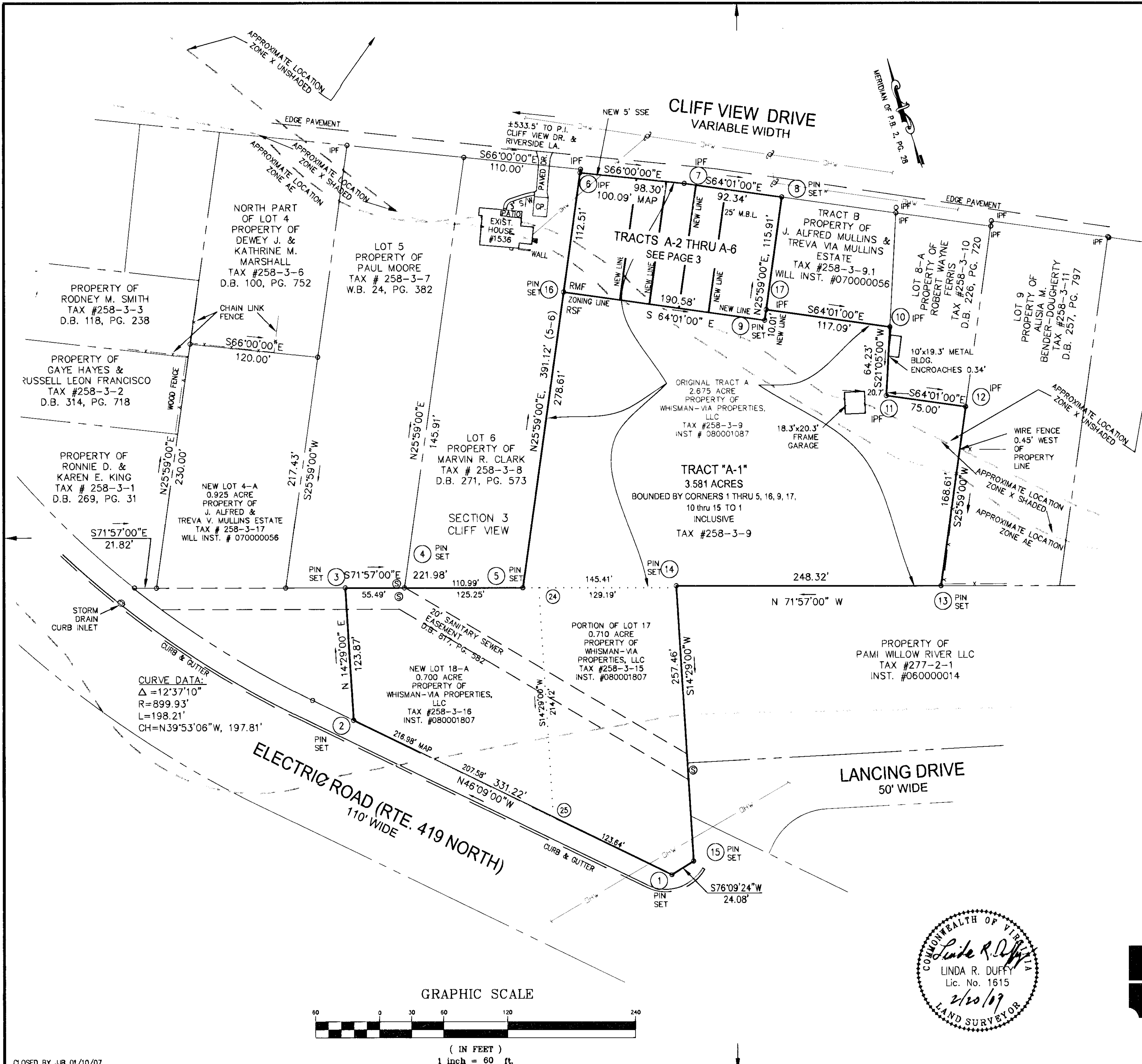


SHEET 1 OF 3

P.B. 12 PG. 96 SLIDE 208

LEGEND:

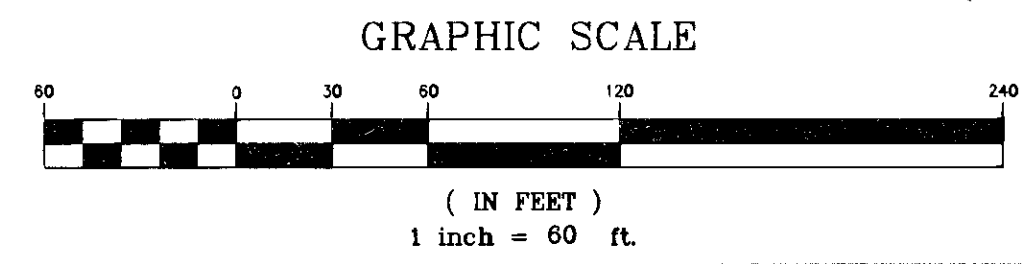
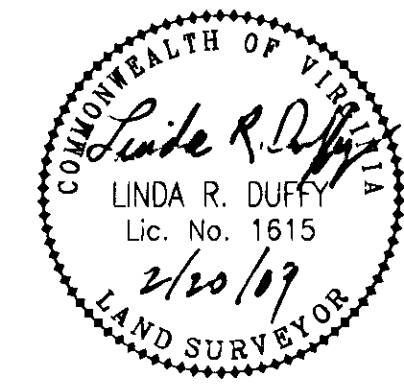
- OHW OVERHEAD WIRE
- EXIST. EXISTING
- CP. CARPORT
- DR. DRIVE
- IPF IRON PIN FOUND
- BLDG. BUILDING
- ☉ POWER POLE
- SSE SANITARY SEWER EASEMENT
- SWM STORM WATER MANAGEMENT
- VACATED LINES

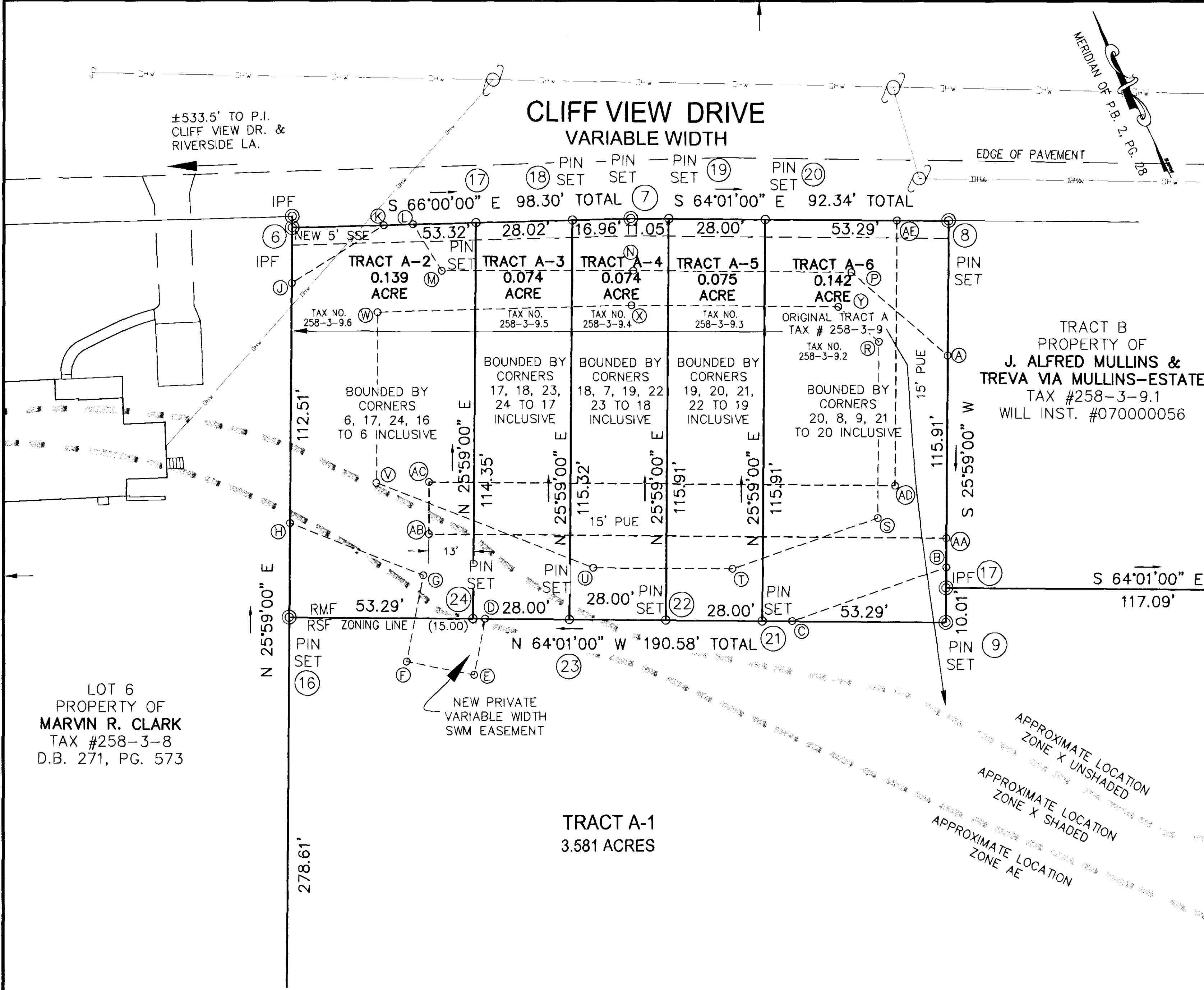


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LINE TABLE FOR PRIVATE VARIABLE WIDTH SWM EASEMENT

LINE	BEARING	LENGTH
TIE B - A	S 25°59'00" W	38.85'
A - B	S 25°59'00" W	61.13'
B - C	N 83°40'34" W	47.35'
C - D	N 64°01'00" W	89.17'
D - E	S 36°36'04" W	16.50'
E - F	N 53°23'56" W	20.00'
F - G	N 36°36'04" E	25.38'
G - H	N 43°06'43" E	41.53'
H - J	N 25°59'00" E	69.31'
J - K	N 83°32'48" E	31.47'
K - L	S 66°00'00" E	8.48'
L - M	S 06°27'12" E	15.70'
M - N	S 64°28'11" E	55.62'
N - P	S 64°01'00" E	63.32'
P - A	S 23°45'26" E	36.91'
TIE A - R	N 53°10'04" W	20.36'
R - S	S 25°59'00" W	50.87'
S - T	N 83°40'34" W	44.65'
T - U	N 64°01'00" W	40.44'
U - V	N 43°06'43" W	67.53'
V - W	N 25°59'00" E	49.26'
W - X	S 66°00'00" E	73.72'
X - Y	S 64°01'00" E	60.07'
Y - R	S 23°45'26" E	15.51'

LINE TABLE FOR 15' PULIC UTILITY EASEMENT

LINE	BEARING	LENGTH
B - AA	S 25°59'00" W	91.54'
AA - AB	N 64°01'00" W	150.29'
AB - AC	N 25°59'00" E	15.00'
AC - AD	S 64°01'00" E	135.29'
AD - AE	N 25°59'00" E	76.54'
AE - B	S 64°01'00" E	15.00'

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

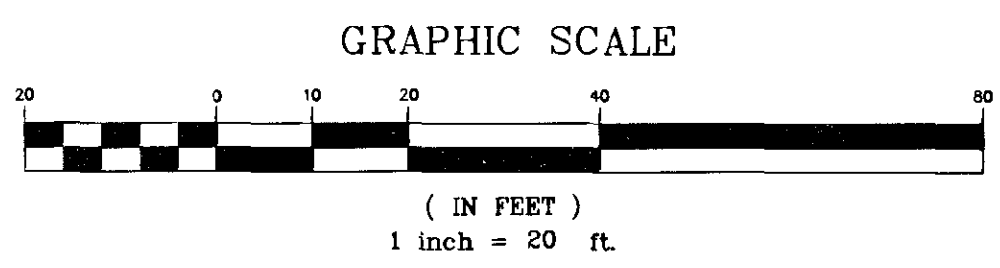
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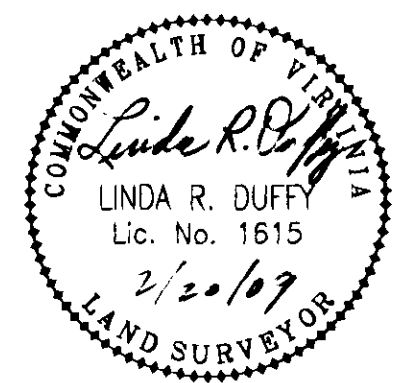
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- LEGEND:
- OHW OVERHEAD WIRE
 - IPF IRON PIN FOUND
 - ☉ POWER POLE
 - SSE SANITARY SEWER EASEMENT
 - SWM STORM WATER MANAGEMENT
 - PUE PUBLIC UTILITY EASEMENT



CLOSED BY REC APRIL 10, 2008
 EASEMENTS CLOSED BY LRD FEBRUARY 3, 2009



parker
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SHEET 3 OF 3