

KNOW ALL MEN BY THESE PRESENTS TO WIT:

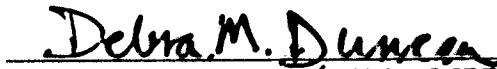
THAT LANCE DUNCAN & DEBRA M. DUNCAN ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 8 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN DEED BOOK 182, PAGE 716.

THAT LANCE DUNCAN & DEBRA LEE MULLINS DUNCAN ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 25 TO 6 TO 5 TO 9 THROUGH 24 TO 1, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #050005035.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

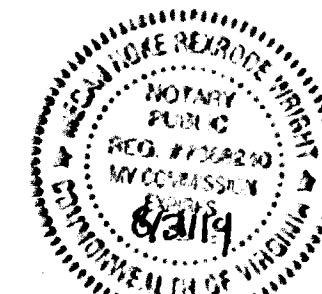
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

  
LANCE DUNCAN

  
Debra M. DUNCAN (A.K.A. DEBRA LEE MULLINS DUNCAN)

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

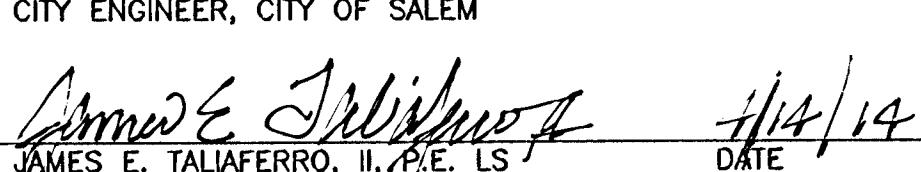
I, Megan E. Taliaferro, a notary public in and for the aforesaid state do hereby certify that Lance Duncan, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 11th day of April, 2014.

  
NOTARY PUBLIC  
REG. #7308210  
MY COMMISSION EXPIRES 8/31/14

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Megan E. Taliaferro, a notary public in and for the aforesaid state do hereby certify that Debra M. Duncan, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 11th day of April, 2014.

  
NOTARY PUBLIC  
REG. #7308210  
MY COMMISSION EXPIRES 8/31/14

APPROVED:  
Charles E. Van Allman 4/14/2014  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE

  
JAMES E. TALIAFERRO, II, P.E., L.S. DATE  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

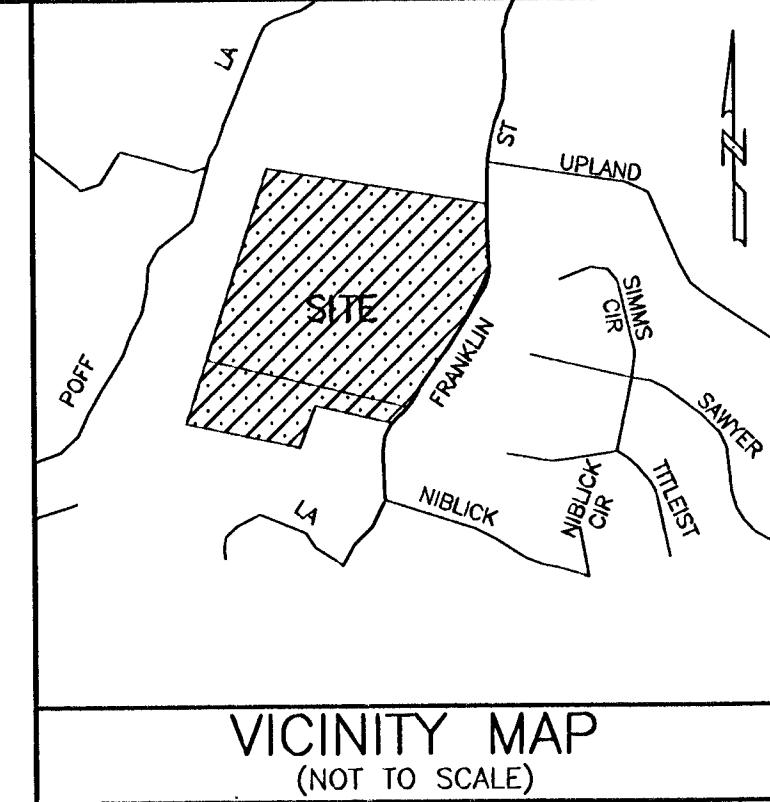
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:30 O'CLOCK P.M. ON THIS 9 DAY OF May, 2014, IN PLAT BOOK 13, PAGE 99.

TESTE: GARY CHANCE CRAWFORD

CLERK  
  
DEPUTY CLERK

NOTES:

1. OWNERS OF RECORD: LANCE DUNCAN & DEBRA M. DUNCAN(A.K.A. DEBRA LEE MULLINS DUNCAN)  
DEED BOOK 182, PAGE 716  
T.M. #290-1-1
2. OWNERS OF RECORD: LANCE DUNCAN & DEBRA LEE MULLINS DUNCAN  
INSTRUMENT #050005035  
T.M. #271-1-1
3. T.M. #290-1-1 & 271-1-1 ARE CURRENTLY ZONED PUD
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
5. PROPERTY IS IN F.E.M.A. DEFINED ZONES "X" SHADED, "X" UNSHADED "AE", AND "AE" FLOODWAY. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0139G (EFFECTIVE DATE:09/28/07) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
6. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
7. NEW TEMPORARY INGRESS/EGRESS EASEMENT OVER EXISTING GRAVEL DRIVE TO BE CREATED BY SEPARATE INSTRUMENT.



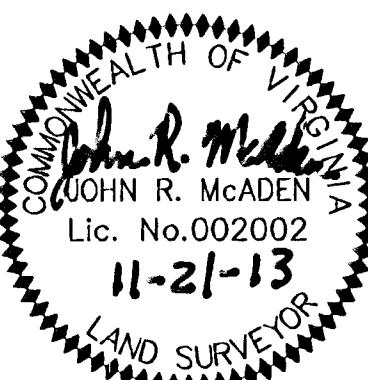
VICINITY MAP  
(NOT TO SCALE)

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- DEEDED CORNER FROM RECORDS
- ◎ SANITARY SEWER MANHOLE

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	1874.4925	8364.7268
2	1963.7957	8221.2842
3	1746.2022	8144.6352
4	2146.1433	7416.2980
5	2453.5314	7503.1123
6	2275.1593	7815.7613
7	1919.1348	8387.6229
8	1891.1921	8364.6117
9	3326.4783	7749.3088
10	3312.7450	7801.5332
11	3161.0261	8308.3097
12	3012.8448	8751.1768
13	3120.7778	8777.0893
14	3174.9820	8816.4709
15	3187.3427	8854.5132
16	3266.7513	8905.1020
17	3262.7373	8922.8454
18	3055.9722	8857.9831
19	2656.2582	8842.8605
20	2540.3039	8783.8638
21	2493.9692	8829.4498
22	2211.4115	8651.1692
23	2150.5232	8581.5354
24	2001.8667	8494.0283
25	1918.3854	8388.8268
26	2057.8977	8056.4775
27	2124.8252	7995.7839
28	2142.2962	8008.6734
29	2163.5829	7994.9800

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND FROM RECORDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
John R. McAden  
JOHN R. MCADEN  
002002

RESUBDIVISION PLAT FOR  
LANCE DUNCAN &  
DEBRA LEE MULLINS DUNCAN

SHOWING 0.512 ACRES OF  
TAX MAP #290-1-1 BEING  
COMBINED WITH 28.727 ACRES FROM RECORDS  
TAX MAP #271-1-1  
CREATING HEREON  
TRACT A (5.447 ACRES) &  
TRACT B (29.239 ACRES)  
SITUATE ALONG FRANKLIN STREET  
CITY OF SALEM, VIRGINIA  
SURVEYED NOVEMBER 21, 2013  
JOB #R1300116.00-A  
SCALE 1'=100'  
SHEET 1 OF 2

DRN: SCB  
CHK: JRM  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

TEL: 540-772-9580 FAX: 540-772-8050

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

BALZER  
AND ASSOCIATES, INC.  
BALZER  
REFLECTING TOMORROW  
PLANNERS  
ENGINEERS  
SURVEYORS

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE CITY OF SALEM, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

