

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  
LANCE DUNCAN

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

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Maanthe Perode Wright, 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.  
Maanthe Perode Wright  
NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/14  
REG. # 730800



STATE OF VIRGINIA  
COMMONWEALTH AT LARGE  
I, Maanthe Perode Wright, 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.  
Maanthe Perode Wright  
NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/14  
REG. # 7308240



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

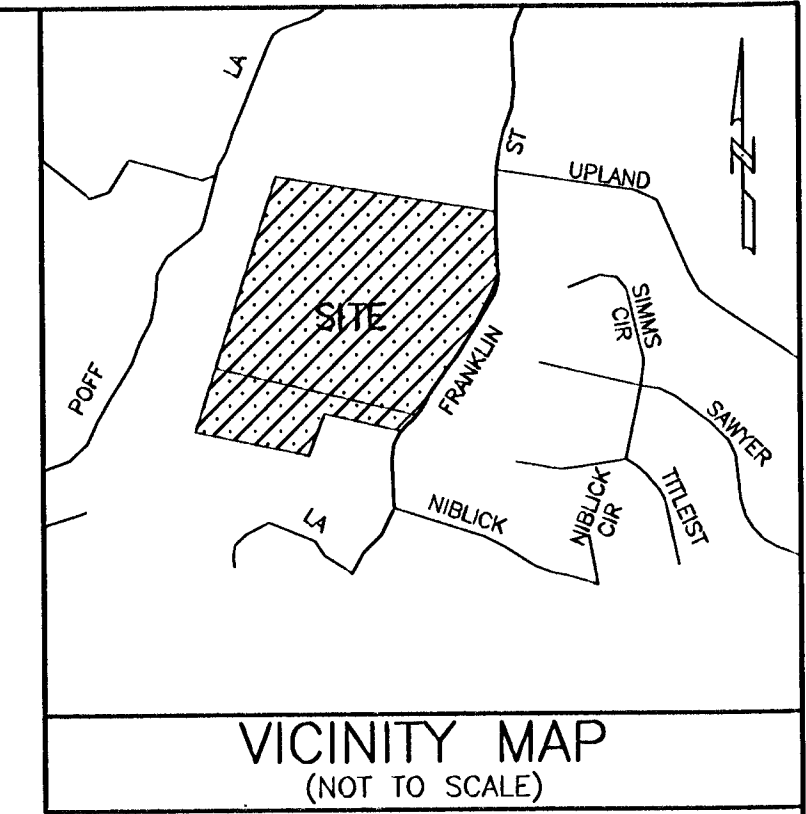
James E. Taliaferro II 4/14/14  
JAMES E. TALIAFERRO, II, P.E., L.S. DATE  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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  
Gary Chance Crawford  
DEPUTY CLERK

NOTES:

- 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
- OWNERS OF RECORD: LANCE DUNCAN & DEBRA LEE MULLINS DUNCAN INSTRUMENT #050005035 T.M. #271-1-1
- T.M. #290-1-1 & 271-1-1 ARE CURRENTLY ZONED PUD
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 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.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- NEW TEMPORARY INGRESS/EGRESS EASEMENT OVER EXISTING GRAVEL DRIVE TO BE CREATED BY SEPARATE INSTRUMENT.



LEGEND

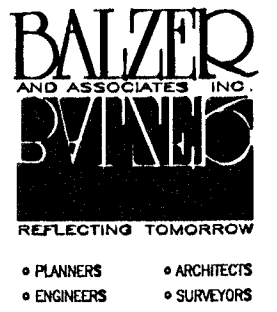
- IRON PIN FOUND
- IRON PIN SET
- DEEDED CORNER FROM RECORDS
- ⊗ SANITARY SEWER MANHOLE

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  
TEL: 540-772-9580 FAX: 540-772-8050  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

CITY OF SALEM  
"MOWLES SPRING PARK"  
P.B. 6, PG. 58  
T.M. #270-1-1

N/F  
L. EARL SIMMS ESTATE  
WILL INST. #110000085  
T.M. #264-1-1

N/F  
ROBERT C. & TERRY L. HAYNIE  
D.B. 110, PG. 755  
T.M. #264-4-5

N/F  
GINGER S. KIRBY  
D.B. 321, PG. 727  
T.M. #264-1-2

N/F  
PEGGY DIANE MULLINS  
INST. #110002670  
T.M. #264-2-1  
TRACT 1  
P.B. 5, PG. 58

TRACT A  
5.447 ACRES

TRACT B  
29.239 ACRES  
FROM RECORDS

N/F  
LANCE B. DUNCAN  
DEBRA M. DUNCAN  
D.B. 182, PG. 716  
T.M. #290-1-1  
5.959 ACRES

N/F  
LANCE DUNCAN  
DEBRA LEE MULLINS DUNCAN  
INST. #050005035  
T.M. #271-1-1  
28.727 ACRES  
FROM RECORDS

LINE FROM CORNER  
7 TO 29  
HEREBY VACATED

0.512 ACRES  
OF T.M. #290-1-1  
HEREBY COMBINED WITH  
T.M. #271-1-1  
LINES FROM CORNERS  
2 TO 26 THROUGH 29  
TO 7 TO 8 TO 1 TO 2

NEW LINES FROM CORNERS  
2 TO 26 THROUGH 29

N/F  
JOHN R. GRAYBILL, JR.  
JESSIE H. GRAYBILL  
D.B. 298, PG. 602  
T.M. #290-1-2

LINE	BEARING	DISTANCE
L1	S75°16'00"E	54.00'
L2	N13°30'00"E	111.00'
L3	N36°00'00"E	67.00'
L4	N72°00'00"E	40.00'
L5	N32°30'00"E	94.15'
L6	S77°15'10"E	18.19'
L7	S26°58'00"W	130.10'
L8	S44°32'00"E	65.00'
L9	S48°50'00"W	92.50'
L10	S30°29'00"W	172.50'
L11	S51°34'00"W	134.30'
L12	S39°28'19"W	36.20'
L13	S00°23'41"E	16.70'
L14	N58°05'41"W	168.97'
L15	N60°16'27"W	189.75'
L16	N42°12'13"W	90.35'
L17	N36°25'07"E	21.71'

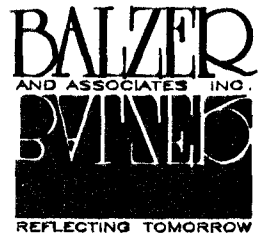
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	190.01'	25.33'	N32°45'09"W	25.31'	7°38'16"	12.68'



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CHK: JRM

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



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.