

KNOW ALL MEN BY THESE PRESENTS TO WIT:
 THAT DAVID A. DUNCAN AND CASEY N. DUNCAN ARE THE OWNERS OF
 LOTS 1 THRU 4, AND THE NORTH 30' OF VACATED QUEEN STREET
 SECTION 27, SALEM DEVELOPMENT COMPANY, BOUNDED BY OUTSIDE
 CORNERS 1 THRU 4 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO
 SAID OWNERS BY LINDA H. COOPER BY DEED DATED JANUARY 26, 2013
 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
 CITY OF SALEM, VIRGINIA AS INSTRUMENT NUMBER 130000543.
 THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED
 THE PROPERTIES OF THEIR 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.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

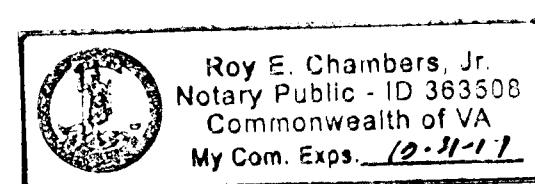
DAVID A. DUNCAN - OWNER DATE
 INSTRUMENT NUMBER 130000543

CASEY N. DUNCAN - OWNER DATE
 INSTRUMENT NUMBER 130000543

STATE OF VIRGINIA
 OF 10-10-16
 TO WIT:

By E. Chambers, Jr. A NOTARY PUBLIC IN
 AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DAVID A.
 DUNCAN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
 PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN
 MY AFORESAID JURISDICTION ON THIS 10-10-16 DAY OF 2016.

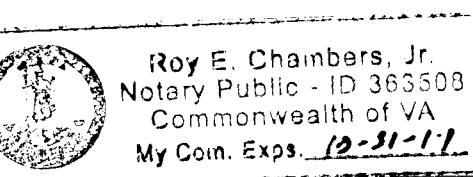
NOTARY PUBLIC, DATE & SEAL
 REGISTRATION # 363508



STATE OF VIRGINIA
 OF 10-10-16
 TO WIT:

By E. Chambers, Jr. A NOTARY PUBLIC IN
 AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CASEY N.
 DUNCAN, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
 PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN
 MY AFORESAID JURISDICTION ON THIS 10-10-16 DAY OF 2016.

NOTARY PUBLIC, DATE & SEAL
 REGISTRATION # 363508



CITY OF SALEM APPROVAL:

APPROVED:

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

CHARLES E. VAN ALLMAN, JR., P.E., L.S.
 DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT
 CITY OF SALEM, VIRGINIA

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
 8:00 O'CLOCK A.M. ON THIS 31ST DAY OF
 OCTOBER 2016.

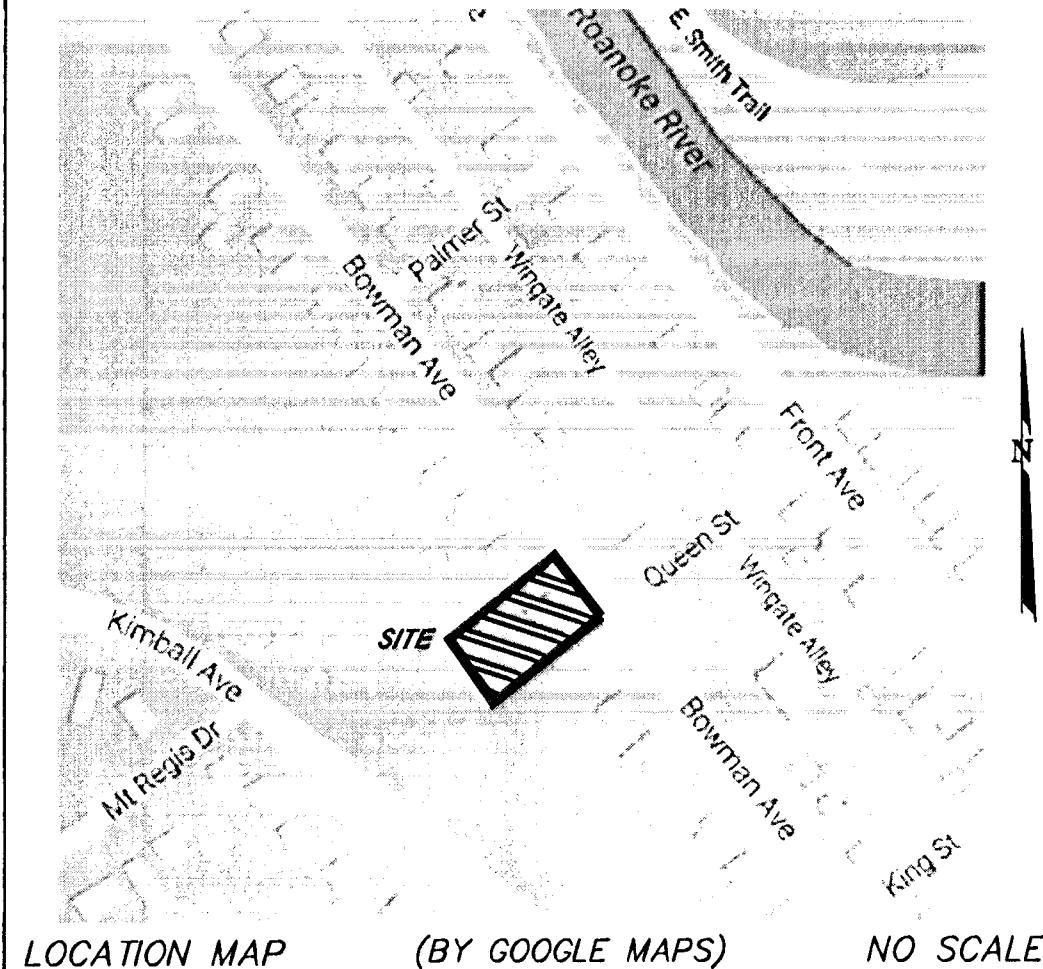
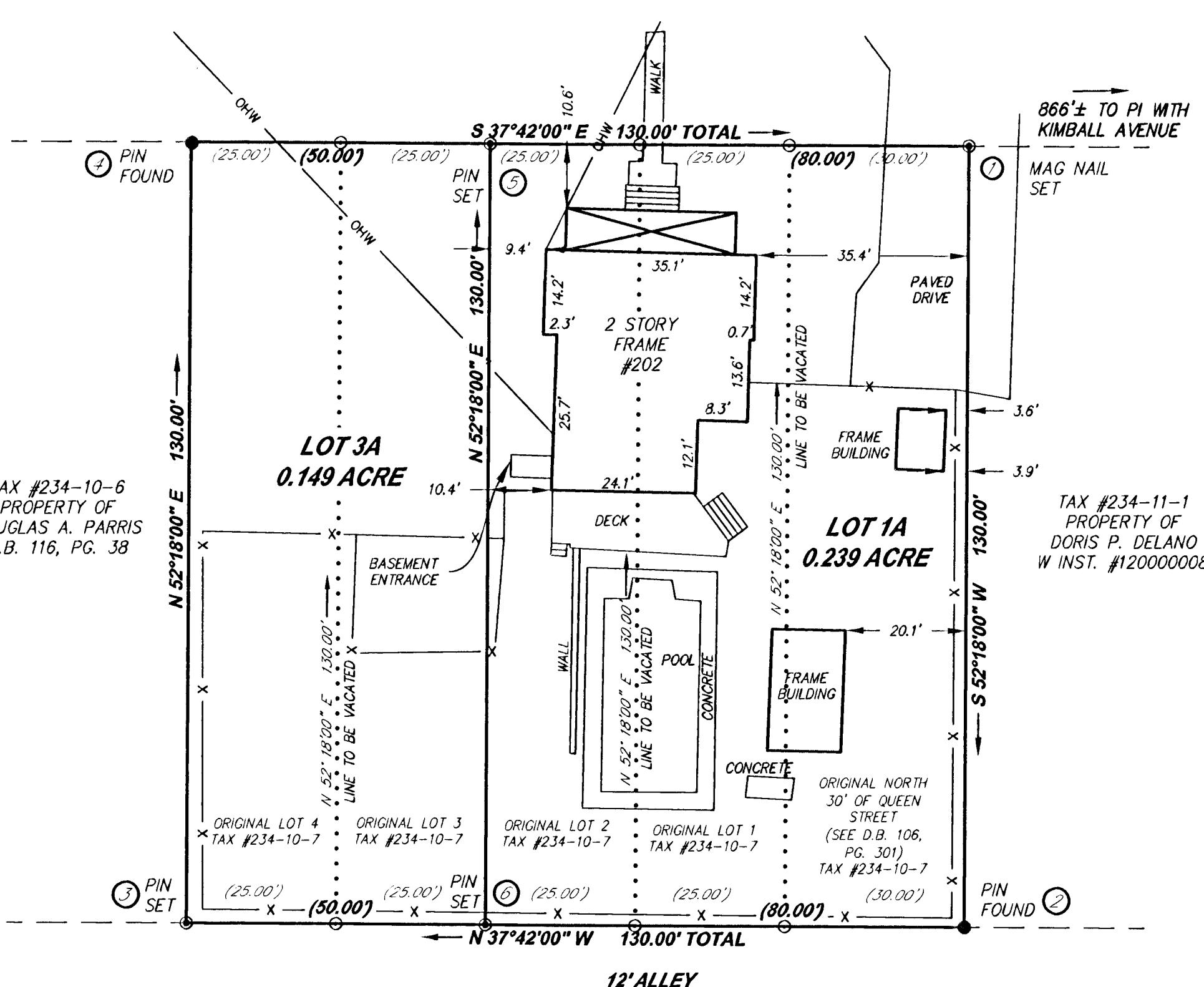
TESTE:
 CHANCE CRAWFORD
 CLERK
 BY: *Chance Crawford*
 DEPUTY CLERK

MERIDIAN OF
 P.B. 1, PG. 36-1/2
 (ROANOKE COUNTY)

LEGEND:

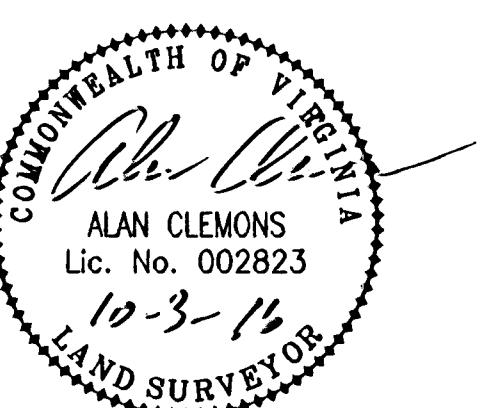
- DEEDED CORNER MONUMENT FOUND
- MONUMENT SET
- OHW - OVERHEAD WIRE
- X - FENCE

BOWMAN AVENUE
 80' WIDE



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT 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 & UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0143 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. 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 AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.
5. THE PROPERTY SHOWN HEREON IS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THIS PLAT.



PLAT OF SURVEY FOR

DAVID A. & CASEY N. DUNCAN

SHOWING THE RESUBDIVISION, VACATION AND COMBINATION OF LOTS 1 THRU 4 & THE NORTH 30' OF QUEEN STREET (0.388 ACRE TOTAL), SECTION 27

SALEM DEVELOPMENT COMPANY - P.B. 1, PG. 36-1/2 (ROANOKE COUNTY)
 CREATING HEREON LOT 1A (0.239 ACRE) & LOT 3A (0.149 ACRE)
 SITUATE ON BOWMAN AVENUE
 CITY OF SALEM, VIRGINIA
 SCALE: 1"=20'

TAX #: 234-10-7
 DRAWN: REC

DATE: 3 OCTOBER, 2016
 W.O.: 16-0124:01

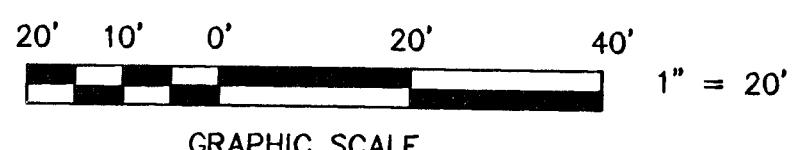
2122 Carolina Avenue, S.W.

Roanoke, Virginia 24014

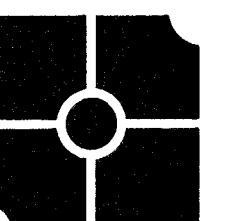
Phone: 540-387-1153

Fax: 540-389-5767

www.parkerdg.com



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. DAVID A & CASEY N. DUNCAN ARE THE OWNERS OF RECORD, SEE INST. #130000543.



p a r k e r
 DESIGN GROUP

ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS