

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BRADLEY M. & ELIZABETH T. GRAHAM ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 2 TO 10 TO 11 TO 8 TO 9 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 #160002163.

THAT TARPLEY-GRAHAM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 11 TO 10 TO 3 THROUGH 7 TO 11, AND IS A PORTION 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 #140000948 & P.B. 14, PG. 76.

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 28 "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 OWNER 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:

TARPLEY-GRAHAM, LLC

BY:

ITS: RECEIVED
TS

BRADLEY M. GRAHAM
Elizabeth T. Graham

STATE OF VIRGINIA

City of Roanoke

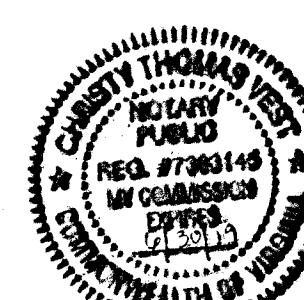
1. Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Brad Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28th

DAY OF March, 2017.

Christy Thomas Vest

NOTARY PUBLIC
REG. # 7383145

MY COMMISSION EXPIRES 6/30/19



STATE OF VIRGINIA

City of Roanoke

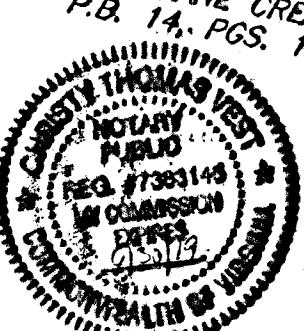
1. Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Elizabeth Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28th

DAY OF March, 2017.

Christy Thomas Vest

NOTARY PUBLIC
REG. # 7383145

MY COMMISSION EXPIRES 6/30/19



APPROVED:

Charles E. Van Allman Jr. 3/30/2017

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

JAMES E. TALAFERRO, 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 9:16 O'CLOCK A.M. ON THIS 3 DAY OF April, 2017, IN PLAT BOOK 14, PAGE 89.

TESTE: GARY CHANCE CRAWFORD

CLERK

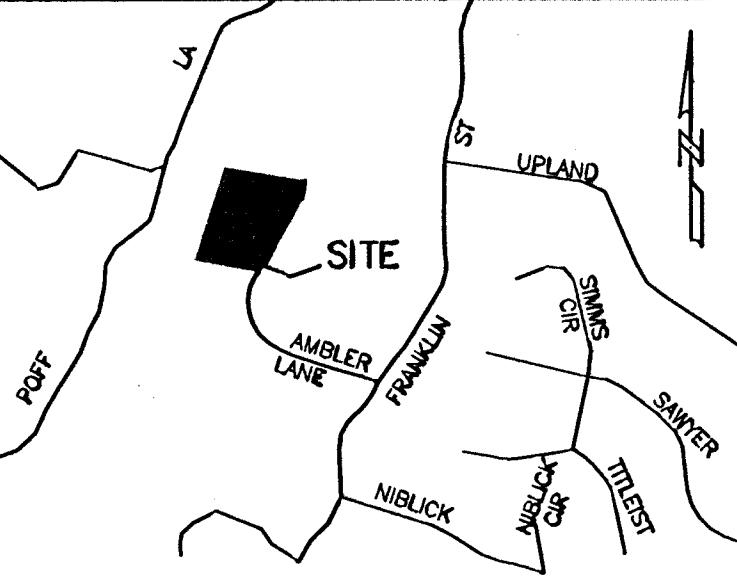
John
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: BRADLEY M. & ELIZABETH T. GRAHAM INSTRUMENT #160002163 T.M. #271-1-2.3
- OWNER OF RECORD: TARPLEY-GRAHAM, LLC INSTRUMENT #140000948 & P.B. 14, PG. 78 T.M. #271-1-2
- PROPERTY IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT).
- 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" UNSHADED SEE F.E.M.A. PANEL #51161C0139G (EFFECTIVE DATE: 09/28/07)
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- ALL EASEMENTS SHOWN HEREON ARE EXISTING AND WERE CREATED BY PLAT BOOK 14, PAGES 13-14. NO NEW EASEMENTS SHOWN HEREON.
- PARCELS SHOWN HEREON ARE A PART OF THE "HERITAGE DOWNS" COMMON PLAN OF DEVELOPMENT. "HERITAGE DOWNS" COMPREHENSIVE PLAN APPROVED ON 9/15/2015.
- THE CITY OF SALEM SHALL MAINTAIN WATER AND SEWER LINES AS NECESSARY, AND MAKE PATCHES TO SURFACES AS NEEDED, TO CITY AND VDOT STANDARDS AND SPECIFICATIONS. THE CITY OF SALEM HAS NO OBLIGATION OR RESPONSIBILITY FOR THE MAINTENANCE OF THE ROAD SURFACE AND BASE. RESPONSIBILITY FOR THE ROAD MAINTENANCE IS WITH THE HERITAGE DOWNS HOMEOWNERS ASSOCIATION OR DESIGNEE.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.Y.S. SIDE YARD SETBACK



VICINITY MAP
(NOT TO SCALE)

COORDINATE LIST (ASSUMED)

Point	Northing	East
1	2838.276	8159.731
2	2916.385	7902.312
3	3252.022	8004.381
4	3161.028	8308.310
5	3132.310	8394.134
6	2960.788	8283.023
7	2960.385	8199.358
8	2905.614	8199.621
9	2874.393	8179.397
10	3054.157	7944.201
11	2936.340	8207.531
12	2970.284	8131.684
13	2964.780	8159.448
14	3205.118	7990.100
15	3035.592	8225.813

80 0 40 80 160 320

SCALE: 1" = 80'

NEW LINES
12 TO 13
13 TO 11
14 TO 15

PORTION OF LINE
HEREBY VACATED
12 TO 11
S65°33'44"E 33.12'

RESUBDIVISION PLAT AND
BOUNDARY LINE ADJUSTMENT FOR
TARPLEY-GRAHAM, LLC

BEING THE RESUBDIVISION OF TRACT B1A1A
AND LOT 10

HERITAGE DOWNS - PHASE 4

PLAT BOOK 14, PAGE 78

TO BE KNOWN AS

HERITAGE DOWNS

PHASE 5

CREATING HEREON

LOT 10A (0.819 ACRE) PHASE 4

LOT 11 (0.777 ACRE)

TRACT B1A1A1 (0.985 ACRE)

SITUATE AMBLER LANE (PRIVATE)

CITY OF SALEM, VIRGINIA

DATED MARCH 13, 2017

JOB #05170027.HS

SCALE: 1"=80'

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

John R. McAden
JOHN R. MCADEN

002002

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

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1 TOT.	50.00'	215.04'	S89°43'27"W	83.67'	246°25'19"
C2 TOT.	50.00'	57.98'	S00°16'33"E	54.77'	66°25'19"
C3	270.00'	41.18'	S28°34'03"W	41.12'	8°44'07"
C4	50.00'	25.68'	S18°46'27"E	25.40'	29°25'30"
C5	50.00'	32.29'	S14°26'12"W	31.73'	36°59'48"
C6	50.00'	122.77'	N37°24'31"W	94.17'	140°41'15"
C7	50.00'	92.27'	S19°22'50"W	79.72'	139.98"

AMBLER LANE WAS CREATED BY PLAT BOOK 14, PAGES 13-14 AND IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS. CURRENT AT THE TIME OF SUCH REQUEST ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

BALZER
AND ASSOCIATES INC.
BVINCO
REFLECTING TOMORROW

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
• PLANNERS • ARCHITECTS • SURVEYORS
• ENGINEERS •