

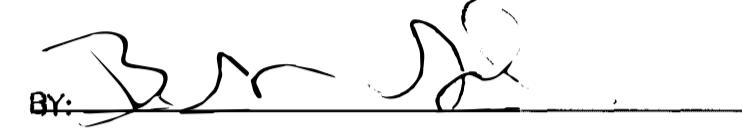
KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BGGT LLC IS THE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 3 TO 6 TO 1, INCLUSIVE AND CORNERS 3 THROUGH 6 TO 3, INCLUSIVE 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 #140001479.

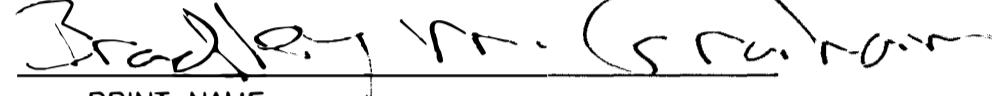
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH ITS 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:

BGGT LLC



ITS:  DATE



PRINT NAME

STATE OF VIRGINIA

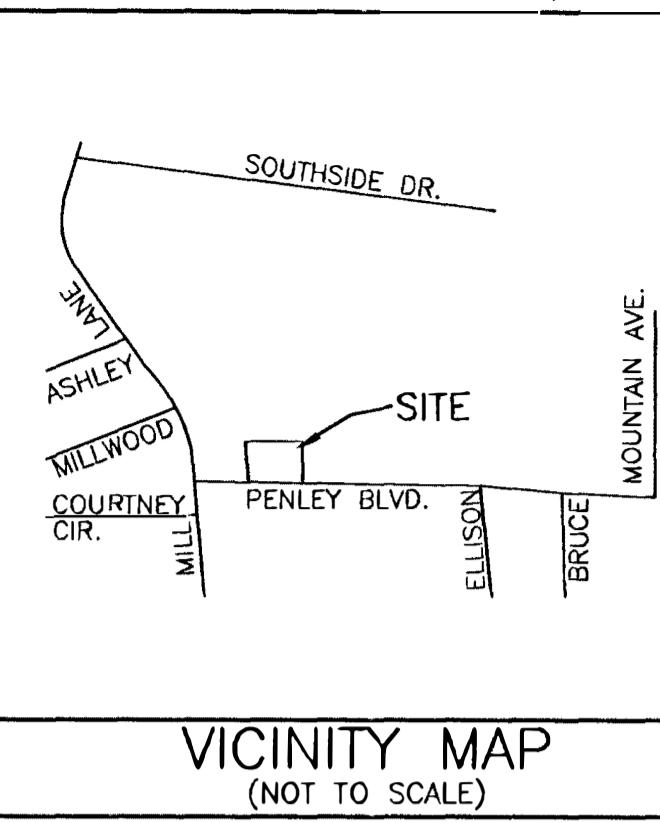
CITY OF Roanoke

I, Kenya Marie Burn, a notary public in
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
Brad R. Crawford, whose
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 16 DAY OF September, 2017.


NOTARY PUBLIC
REG. # 117814
MY COMMISSION EXPIRES 11/20/2021

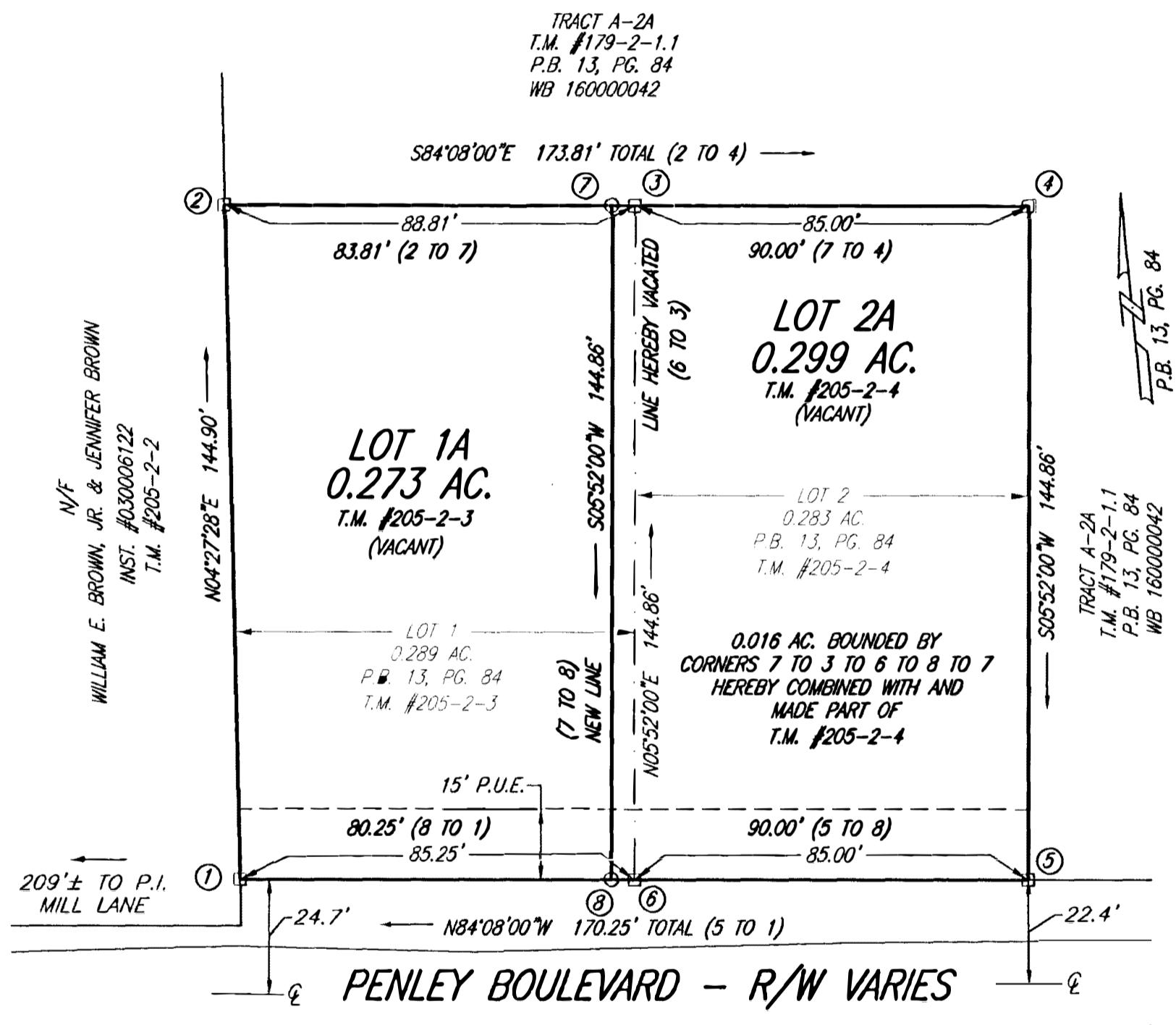
NOTES:

1. OWNER OF RECORD: BGGT LLC
2. LEGAL REFERENCE: INSTRUMENT #140001479
3. PROPERTY IS CURRENTLY ZONED RSF
4. THE CURRENT TAX MAP NUMBER: 205-2-3 (LOT 1) & 205-2-4 (LOT 2)
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" UNSHADED. SEE FEMA MAP #51161C0139G (REVISED DATE: SEPTEMBER 28, 2007)
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



VICINITY MAP
(NOT TO SCALE)

LEGEND	
<input type="checkbox"/> IRON PIN SET	
<input type="checkbox"/> PLATTED CORNER	

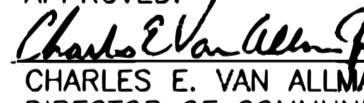


COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	10098.731	20437.057
2	10243.196	20448.320
3	10234.118	20536.663
4	10225.430	20621.218
5	10081.330	20606.411
6	10090.018	20521.857
7	10234.629	20531.689
8	10090.529	20516.883

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


John R. McAden

002002

APPROVED:
 9/27/2017
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

 9/27/17
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 3:21 O'CLOCK P.M. ON THIS 15th
DAY OF October, 2017 IN PLAT BOOK 15, PAGE 9.

TESTE: GARY CHANCE CRAWFORD

CLERK

DEPUTY CLERK

VACATION AND COMBINATION PLAT
FROM RECORDS FOR
BGGT LLC
SHOWING 0.016 ACRE OF
LOT 1 (TAX MAP #205-2-3) P.B. 13, PG. 84 BEING
COMBINED WITH LOT 2 (T.M. #205-2-4) P.B. 13, PG. 84
FROM RECORDS

CREATING HEREON
LOT 1A - 0.273 ACRE &
LOT 2A - 0.299 ACRE
SITUATE ALONG PENLEY BOULEVARD
CITY OF SALEM, VIRGINIA
DATED AUGUST 30, 2017
JOB #05170216.HS
SCALE 1' = 30'



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

BALZER
AND ASSOCIATES INC.
BYTES
REFLECTING TOMORROW
•PLANNERS •ARCHITECTS •SURVEYORS
•ENGINEERS