

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TARPLEY-GRAHAM, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 16 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY A DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN INSTRUMENT NO. 030000637.

THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 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 HIS 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.

THE SAID OWNER BY THIS PLAT HEREBY DEDICATES IN FEE SIMPLE TO AND VEST IN THE CITY OF SALEM, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED ON THIS PLAT SET APART FOR STREETS.

THE SAID OWNER BY THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.

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

TARPLEY-GRAHAM, L.L.C.

BY: GRAHAM CONSTRUCTION, INC. (MEMBER)

BY: BJ Vaughn

ITS: member

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, BJ Vaughn, A NOTARY PUBLIC IN  
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT  
Bradley M. Graham, WHOSE  
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS  
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE  
SAME ON THIS 17th DAY OF November, 2003.

Notary Public  
MY COMMISSION EXPIRES May 31, 2005

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

THIS PLAT WAS APPROVED BY THE SALEM  
PLANNING COMMISSION ON DECEMBER 11, 2002.

THIS PLAT WAS APPROVED BY THE SALEM BOARD  
OF ZONING APPEALS ON DECEMBER 19, 2002.

THIS REVISED PLAT WAS APPROVED BY THE SALEM  
PLANNING COMMISSION ON OCTOBER 27, 2003.

APPROVED:

Melvin S. Doughty, P.E. DATE  
CITY ENGINEER, CITY OF SALEM

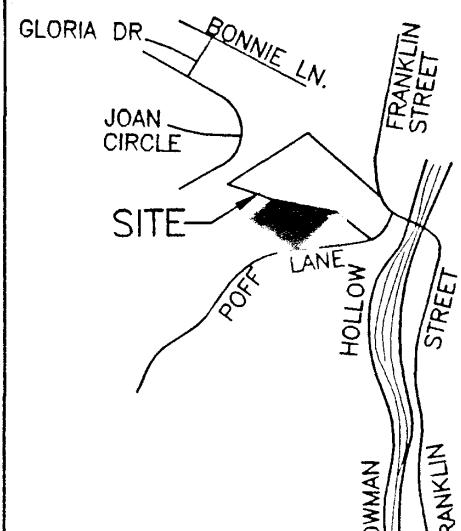
James E. Taliapero, P.E. DATE  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF  
SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE  
CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED  
TO RECORD AT 2:45 O'CLOCK P.M. ON THIS 30  
DAY OF November, 2003, IN PLAT BOOK 10, PAGE 3.

TESTE: Chance Crawford  
CLERK  
Chance Crawford  
DEPUTY CLERK

### LOT SUMMARY TABLE

LOT AREA	6.245 ACRES
R/W AREA	1.277 ACRES
OPEN SPACE	0.109 ACRES
STORMWATER MANAGEMENT	
AREA	0.210 ACRES
TOTAL AREA	7.841 ACRES



VICINITY MAP  
(NOT TO SCALE)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	65.68'	120.00'	33.69	S89°53'32"W	64.87'	31°21'42"
C2	125.37'	270.09'	63.84	N59°03'52"W	124.25'	26°35'45"
C3	132.98'	396.02'	67.12	N87°57'56"W	132.36'	19°14'22"
C4	195.93'	190.00'	107.68	N68°02'33"W	187.37'	59°05'07"
C5	210.68'	140.00'	131.06	N81°36'38"W	191.35'	86°13'17"
C6	26.11'	25.00'	14.39	S25°21'33"W	24.94'	59°50'20"
C7	270.75'	55.00'	44.50	N43°32'03"W	69.19'	282°03'09"
C8	20.21'	25.00'	10.70	N74°19'45"E	19.67'	46°19'33"
C9	103.76'	190.00'	53.21	N66°48'42"E	102.48'	31°17'27"
C10	33.36'	25.00'	19.69	N44°13'43"E	30.94'	76°27'26"
C11	22.35'	25.00'	11.98	N19°48'06"W	21.61'	51°13'22"
C12	272.77'	55.00'	42.85	S83°20'12"E	67.61'	284°09'10"
C13	22.35'	25.00'	11.98	S31°36'41"W	21.61'	51°13'21"
C14	33.36'	25.00'	19.69	S32°25'08"E	30.94'	76°27'26"
C15	106.61'	190.00'	54.75	S54°34'25"E	105.21'	32°08'51"
C16	144.37'	140.00'	79.35	S68°02'33"E	138.06'	59°05'07"
C17	131.84'	446.02'	66.40	S89°07'03"E	131.36'	16°56'08"
C18	135.30'	140.00'	73.46	N66°11'27"W	130.10'	55°22'22"
C19	78.90'	190.00'	40.03	N50°23'46"W	78.33'	23°47'31"
C20	27.71'	190.00'	13.88	S66°28'11"E	27.68'	8°21'20"
C21	30.80'	190.00'	15.43	N87°03'32"E	30.77'	9°17'17"
C22	83.53'	190.00'	42.45	S75°42'08"E	82.86'	25°11'24"
C23	74.26'	190.00'	37.61	S51°54'36"E	73.79'	22°23'39"
C24	7.34'	190.00'	3.67	S39°36'23"E	7.34'	2°12'47"
C25	112.69'	140.00'	59.60	S61°33'35"E	109.67'	46°07'09"
C26	97.99'	140.00'	51.10	N75°19'47"E	96.00'	40°06'08"
C27	35.86'	55.00'	18.59	N14°07'11"E	35.23'	37°21'35"
C28	63.96'	55.00'	36.15	S66°06'50"W	60.42'	66°37'44"
C29	52.05'	55.00'	28.16	S53°27'41"E	50.13'	54°13'15"
C30	52.57'	55.00'	28.49	S01°01'47"W	50.59'	54°45'40"
C31	66.31'	55.00'	37.86	S62°57'04"W	62.27'	69°04'55"
C32	9.06'	140.00'	4.53	S84°16'07"W	9.06'	3°42'29"
C33	63.16'	190.00'	31.88	S60°41'25"W	62.87'	19°02'52"
C34	40.60'	190.00'	20.38	S76°20'08"W	40.52'	12°14'35"
C35	56.76'	55.00'	31.20	S15°50'59"E	54.27'	59°07'35"
C36	51.04'	55.00'	27.52	S40°17'55"W	49.23'	53°10'15"
C37	50.00'	55.00'	26.88	N87°04'21"W	48.30'	52°05'30"
C38	62.61'	55.00'	35.19	N28°25'04"W	59.28'	65°13'08"
C39	50.90'	55.00'	27.44	N30°42'29"E	49.11'	53°01'45"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°44'15"E	57.62
L2	N23°21'00"W	11.71
L3	N02°40'00"E	28.85
L4	N52°39'34"E	45.04
L5	N51°21'02"E	27.42
L6	N52°39'34"E	30.45
L7	N38°30'00"W	83.34
L8	S38°30'00"E	83.34
L9	N46°53'18"W	93.87
L10	S19°11'51"W	89.94
L11	S19°11'51"W	89.45
L12	N44°56'00"W	72.51

CENTERLINE OF 15' WATER LINE EASEMENT		
LINE	BEARING	LENGTH
F-G	N83°46'00"W	22.35
G-H	S45°35'26"W	561.66
H-I	S34°14'13"W	68.74
I-J	S55°45'47"E	104.76
J-K	S37°36'37"W	56.73

SIGN EASEMENT TABLE		
LINE	BEARING	DISTANCE
A-B	S51°21'02"W	27.42'
B-C	N82°55'32"W	35.42'
C-D	N20°58'25"E	42.32'
D-E	N50°33'37"E	15.00'
E-A	S39°26'23"E	46.97'

THIS PLAT SUPERSEDES AND  
RENDERS NULL & VOID  
PLAT BOOK 9, PAGE 65

REVISED PLAT OF SUBDIVISION FOR<br

## NOTES:

- OWNERS OF RECORD: TARPLEY-GRAHAM, L.L.C.
- LEGAL REFERENCES: INST. NO. 030000637
- TAX MAP NUMBER: #264-1-5
- PROPERTIES CURRENTLY ZONED: R-2
- 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 ZONE X (UNSHADED). SEE FEMA MAP #51161C0039 (EFFECTIVE DATE: OCT. 18, 1995)
- UNDERGROUND UTILITY SERVICE LINES.
- SETBACKS FOR R2 ZONING  
FRONT 25'  
SIDE 10% OF LOT FRONTRAGE  
REAR 15'
- MINIMUM LOT SIZE: 9,000 SQ. FT.  
MINIMUM LOT FRONTRAGE: 80'
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SAID PROPERTY WILL BE RADED.

