

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT TARPLEY-GRAHAM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 27 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 #140000948.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREET R/W LOCATED SOLELY ALONG FRANKLIN ROAD CONSISTING OF 0.784 ACRE TOTAL.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF SALEM THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER HEREBY CERTIFIES THAT HE 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 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.

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

TARPLEY-GRAHAM, LLC

BY: *[Signature]* ITS: *[Signature]*

STATE OF VIRGINIA COMMONWEALTH AT LARGE
I, Caroline Wilson, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Dyad Graham WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6 DAY OF October, 2014.

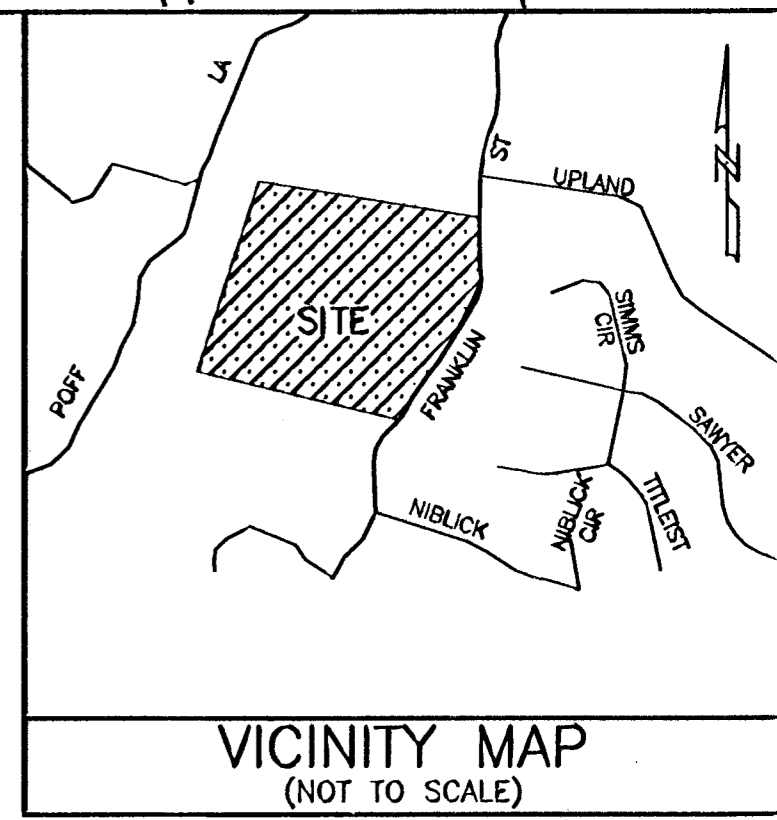
Caroline R. Wilson
NOTARY PUBLIC
REG. # 7603208 MY COMMISSION EXPIRES 12/31/18



NOTES:

- OWNER OF RECORD: TARPLEY-GRAHAM, LLC INSTRUMENT #140000948 T.M. #271-1-1
- T.M. #271-1-1 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" 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.
- THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE STORMWATER MANAGEMENT PONDS ON THE OPEN SPACE LOTS 19 AND 20.
- THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE OPEN SPACE LOTS 19 AND 20.
- 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.

Point	Northing	Easting
1	1874.4923	8384.7268
2	1983.8109	8221.2565
3	2057.8977	8038.4775
4	2124.8252	7935.7839
5	2142.2622	8008.8734
6	2163.5829	7994.9800
7	2275.1593	7815.7613
8	2453.5314	7503.1123
9	3326.4783	7749.3088
10	3312.7450	7801.5332
11	3181.0261	8308.3097
12	3012.8448	8781.1768
13	3120.7778	8777.0893
14	3174.9820	8818.4709
15	3187.3427	8854.5132
16	3266.7513	8905.1020
17	3262.7373	8922.8434
18	3055.9722	8857.9831
19	2858.2582	8842.8605
20	2540.3039	8783.8838
21	2493.9692	8829.4498
22	2211.4115	8651.1692
23	2150.5232	8581.5384
24	2001.8667	8494.0283
25	1918.3854	8388.8258
26	1919.1348	8387.6229
27	1891.1921	8364.6117



THIS PLAT WAS APPROVED BY THE SALEM PLANNING COMMISSION ON 03/12/2014

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	190.01'	229.57'	N01°57'38"W	215.88'	69°13'17"	131.14'
C2	190.01'	25.33'	N32°45'09"W	25.31'	07°38'18"	12.68'
C3	190.01'	89.40'	N15°27'19"W	88.58'	26°57'24"	45.54'
C4	190.01'	101.00'	N13°15'01"E	99.82'	30°27'17"	51.72'
C5	190.01'	13.84'	S30°33'50"W	13.83'	04°10'21"	6.92'
C6	430.00'	283.73'	N15°48'22"E	259.62'	35°08'29"	136.16'
C7	430.00'	69.83'	S28°45'28"W	68.76'	09°10'18"	34.49'
C8	430.00'	100.23'	S17°29'40"W	100.00'	13°21'17"	50.34'
C9	430.00'	94.67'	N04°30'35"E	94.48'	12°36'53"	47.53'
C10	270.00'	183.68'	N15°34'07"E	181.18'	34°43'59"	84.44'
C11	50.00'	57.96'	N00°18'33"W	54.77'	66°25'19"	32.73'
C12	50.00'	215.04'	N89°43'27"E	83.87'	246°25'19"	78.38'
C13	230.00'	139.43'	S15°34'07"W	137.30'	34°43'59"	71.93'
C14	470.00'	288.27'	S15°48'22"W	283.77'	35°08'29"	148.83'
C15	150.03'	239.25'	S13°13'31"E	214.70'	91°22'15"	153.66'
C16	150.03'	92.65'	S14°48'08"W	91.19'	35°23'01"	47.86'
C17	150.03'	148.60'	S30°55'02"E	140.84'	55°59'14"	79.75'
C18	420.00'	74.57'	S53°51'42"E	74.47'	10°10'21"	37.38'
C19	328.84'	63.31'	S54°19'30"E	63.22'	11°05'58"	31.76'
C20	23.00'	33.20'	N82°04'51"E	30.81'	76°05'20"	19.56'
C21	160.00'	70.18'	S31°28'12"W	69.62'	25°07'56"	35.66'
C22	200.00'	313.30'	N81°47'21"E	282.24'	89°45'18"	199.15'

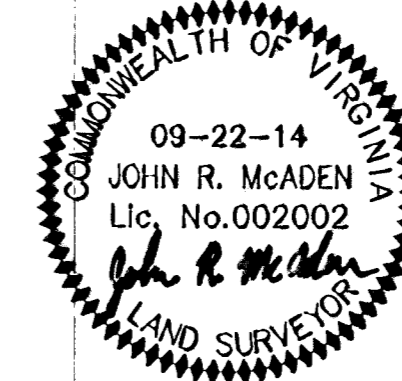
LINE	BEARING	DISTANCE
L1	S75°16'00"E	54.00'
L2	N13°30'00"E	111.00'
L3	N36°00'00"E	67.00'
L4	N72°00'00"E	40.00'
L5	N32°30'00"E	94.15'
L6	S77°15'10"E	18.19'
L7	S26°58'00"W	130.10'
L8	S44°32'00"E	65.00'
L9	S48°50'00"W	92.50'
L10	S51°34'00"W	134.30'
L11	N58°05'41"W	1.42'
L12	S39°28'19"W	36.20'
L13	S00°23'41"E	18.70'
L14	N42°12'13"W	90.35'
L15	N36°25'07"E	21.71'
L16	N33°20'37"E	117.68'
L17	S33°20'37"W	88.50'
L18	S33°20'37"W	31.18'
L19	N01°47'52"W	12.95'
L20	N32°56'07"E	37.20'
L21	S01°47'52"E	12.95'
L22	S33°20'37"W	117.68'
L23	S58°56'53"E	141.67'
L24	S48°48'51"E	52.50'
L25	S48°50'00"W	92.89'
L26	S49°25'09"W	115.71'

20' PRIVATE ACCESS EASEMENT						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
B-C	87.90'	109.35'	N51°29'21"W	102.43'	71°16'48"	63.02'

20' PRIVATE ACCESS EASEMENT		
LINE	BEARING	DISTANCE
A-B	N87°48'02"W	179.17'
C-D	S10°30'40"E	119.13'

20' PUBLIC SANITARY SEWER ESM'T		
LINE	BEARING	DISTANCE
E-F	S63°11'34"E	201.73'
F-G	N46°11'27"E	270.12'
G-H	S86°20'48"E	88.97'

20' PUBLIC DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
J-K	N78°48'08"W	75.00'



PLAT OF SURVEY SHOWING THE SUBDIVISION OF PROPERTY OWNED BY TARPLEY-GRAHAM, LLC RECORDED IN INSTRUMENT #140000948 TO BE KNOWN AS HERITAGE DOWNS PHASE 1 CREATING HEREON LOTS 4, 5, 6, & 7, OPEN SPACE LOTS 19 & 20, TRACTS B1 & B2, & AMBLER LANE (PRIVATE) AND DEDICATING 0.784 ACRE ALONG FRANKLIN STREET TO THE CITY OF SALEM FOR RIGHT-OF-WAY PURPOSES SITUATE ALONG FRANKLIN STREET CITY OF SALEM, VIRGINIA DATED SEPTEMBER 22, 2014 JOB #R1300118.01 SCALE: 1"=80' SHEET 1 OF 2

APPROVED: *[Signature]* 10/8/2014
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

[Signature] 10/8/14
JAMES E. TALIAFERRO, II, P.E. L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

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.

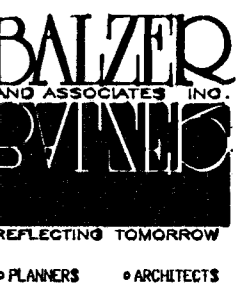
[Signature]
JOHN R. MCADEN 002002

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 9:33 O'CLOCK A.M. ON THIS 14 DAY OF Oct., 2014, IN PLAT BOOK 14, PAGE 13.

TESTE: GARY CHANCE CRAWFORD
CLERK
[Signature]
DEPUTY CLERK

DRN: SCB
CHK: JRM

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



ACREAGE TABLE

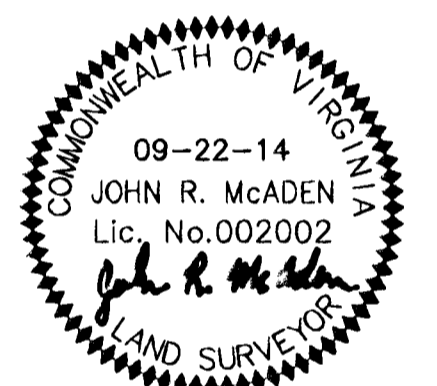
3.397 ACRES FOR LOTS 4 THROUGH 7
13.042 ACRES IN OPEN SPACE LOTS 19 & 20
0.784 ACRE DEDICATED FOR RIGHT OF WAY ALONG FRANKLIN ST.
10.426 ACRES TRACTS B1 & B2 FOR FUTURE DEVELOPMENT
+ 1.590 ACRES AMBLER LANE (PRIVATE R/W)
29.239 ACRES TOTAL SHOWN ON PLAT

P.B. 13, PGS. 99-100

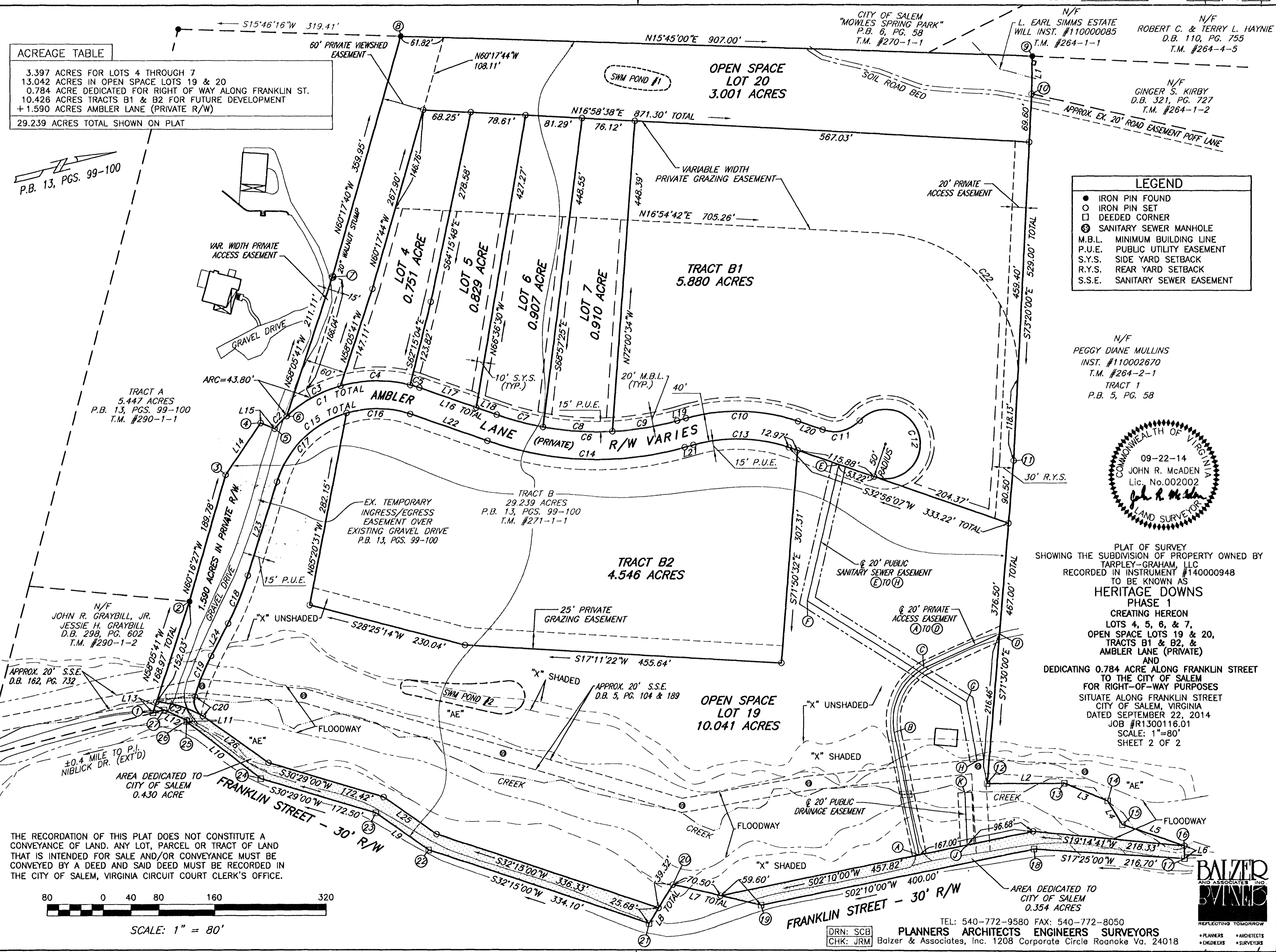
LEGEND

- IRON PIN FOUND
- IRON PIN SET
- DEEDED CORNER
- ⊙ SANITARY SEWER MANHOLE
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.Y.S. SIDE YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- S.S.E. SANITARY SEWER EASEMENT

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



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
TARPLEY-GRAHAM, LLC
RECORDED IN INSTRUMENT #140000948
TO BE KNOWN AS
HERITAGE DOWNS
PHASE 1
CREATING HEREON
LOTS 4, 5, 6, & 7,
OPEN SPACE LOTS 19 & 20,
TRACTS B1 & B2, &
AMBLER LANE (PRIVATE)
AND
DEDICATING 0.784 ACRE ALONG FRANKLIN STREET
TO THE CITY OF SALEM
FOR RIGHT-OF-WAY PURPOSES
SITUATE ALONG FRANKLIN STREET
CITY OF SALEM, VIRGINIA
DATED SEPTEMBER 22, 2014
JOB #R1300116.01
SCALE: 1"=80'
SHEET 2 OF 2



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.



SCALE: 1" = 80'

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

