

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 11 TO 1, 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, PGS. 13-14.

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
City of Roanoke

I, Caroline Rebecca Wilson, 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 19th DAY OF August, 2015.
Caroline R. Wilson
NOTARY PUBLIC
REG. # 7609208 MY COMMISSION EXPIRES 12/31/18

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.

APPROVED:
Charles E. Van Allman, Jr. 8/20/2015
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

James E. Taliaferro, II 8/20/15
JAMES E. TALIAFERRO, II, P.E. L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

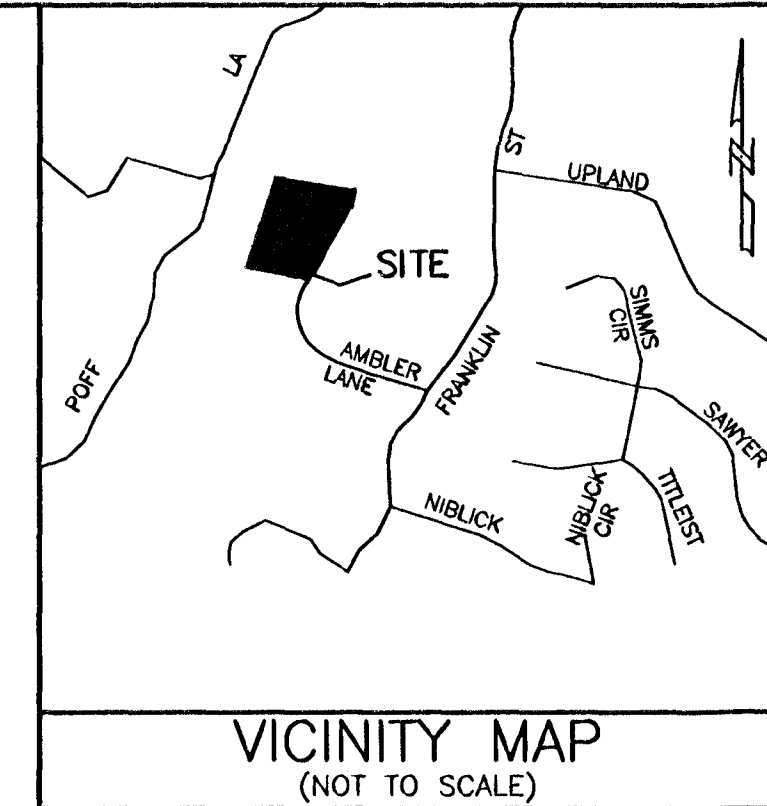
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:24 O'CLOCK A.M. ON THIS 28 DAY OF August, 2015, IN PLAT BOOK 14, PAGE 44.

TESTE: GARY CHANCE CRAWFORD
CLERK
[Signature]
DEPUTY CLERK

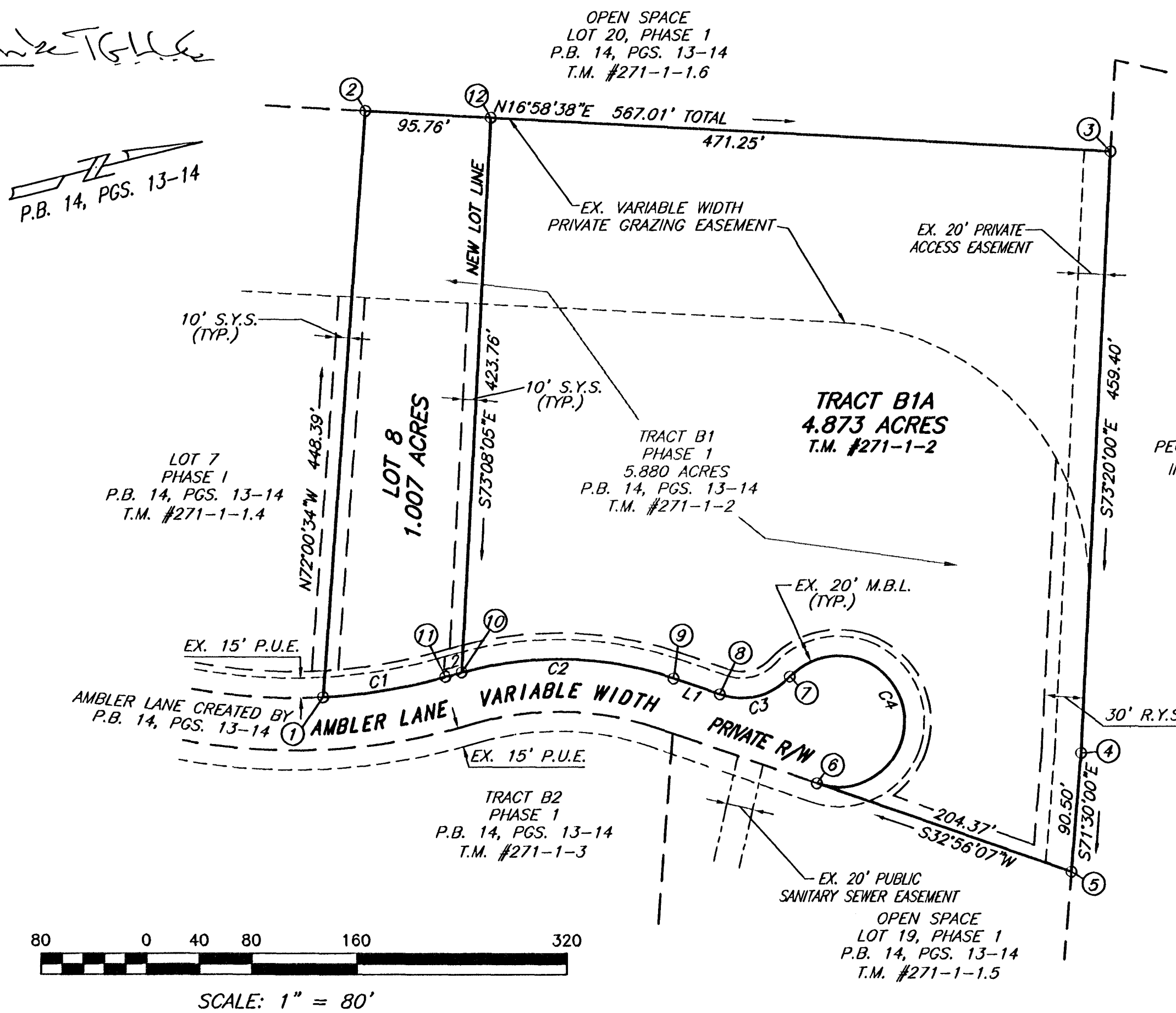
NOTES:

- OWNER OF RECORD: TARPLEY-GRAHAM, LLC INSTRUMENT #140000948 & P.B. 14, PGS. 13-14 T.M. #271-1-2
- T.M. #271-1-2 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.
- LOT 8 IS A PART OF THE "HERITAGE DOWNS" COMMON PLAN OF DEVELOPMENT.
- "HERITAGE DOWNS" COMPREHENSIVE PLAN APPROVED ON 3/12/2014.

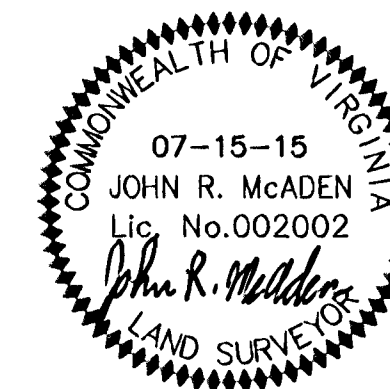
COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	2611.988	8129.115
2	2750.478	7702.646
3	3292.784	7868.209
4	3161.026	8308.310
5	3132.310	8394.134
6	2960.788	8283.023
7	2960.385	8199.358
8	2905.614	8199.621
9	2874.393	8179.397
10	2719.127	8136.137
11	2706.178	8136.543
12	2842.067	7730.607



LEGEND	
O	IRON PIN SET
M.B.L.	MINIMUM BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.Y.S.	SIDE YARD SETBACK
R.Y.S.	REAR YARD SETBACK



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



RESUBDIVISION PLAT FROM RECORDS FOR TARPLEY-GRAHAM, LLC BEING THE RESUBDIVISION OF TRACT B1 HERITAGE DOWNS - PHASE 1 PLAT BOOK 14, PAGES 13-14 TO BE KNOWN AS HERITAGE DOWNS PHASE 2 CREATING HEREON LOT 8 (1.007 ACRES) & TRACT B1A (4.873 ACRES) SITUATE AMBLER LANE (PRIVATE) CITY OF SALEM, VIRGINIA DATED JULY 15, 2015 JOB #R1300116.01-PHASE 2 SCALE: 1"=80'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	430.00'	94.67'	N04°30'35"E	94.48'	12°36'53"	47.53'
C2	270.00'	163.68'	N15°34'07"E	161.18'	34°43'59"	84.44'
C3	50.00'	57.96'	N00°16'33"W	54.77'	66°25'19"	32.73'
C4	50.00'	215.04'	N89°43'27"E	83.67'	246°25'19"	76.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32°56'07"E	37.20'
L2	N01°47'52"W	12.95'

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 HIGHWAYS AND 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 HIGHWAY AND TRANSPORTATION.

I HEREBY CERTIFY THAT THIS PLAT IS FROM RECORDS 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

