

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 9 TO 1, AND CORNERS 10 TO 11 TO 6 TO 13 THROUGH 19 TO 10, 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 & 44.

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]*

INSTRUMENT #140000948

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 17th

DAY OF May, 2016.

Caroline R. Wilson

NOTARY PUBLIC REG. # 1403206

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:

[Signature] 5/18/2016
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
CITY ENGINEER, CITY OF SALEM

[Signature] 5/18/16
JAMES E. TALIAFERRO, II, P.E. L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

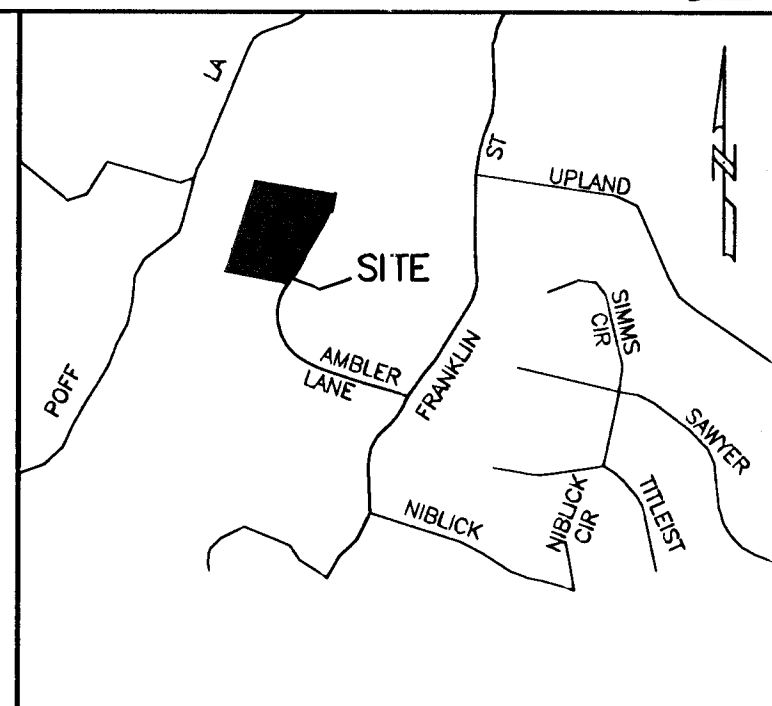
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:15 O'CLOCK A.M. ON THIS 19 DAY OF May, 2016, IN PLAT BOOK 14, PAGE 69

TESTE: GARY CHANCE CRAWFORD
CLERK
[Signature]
DEPUTY CLERK

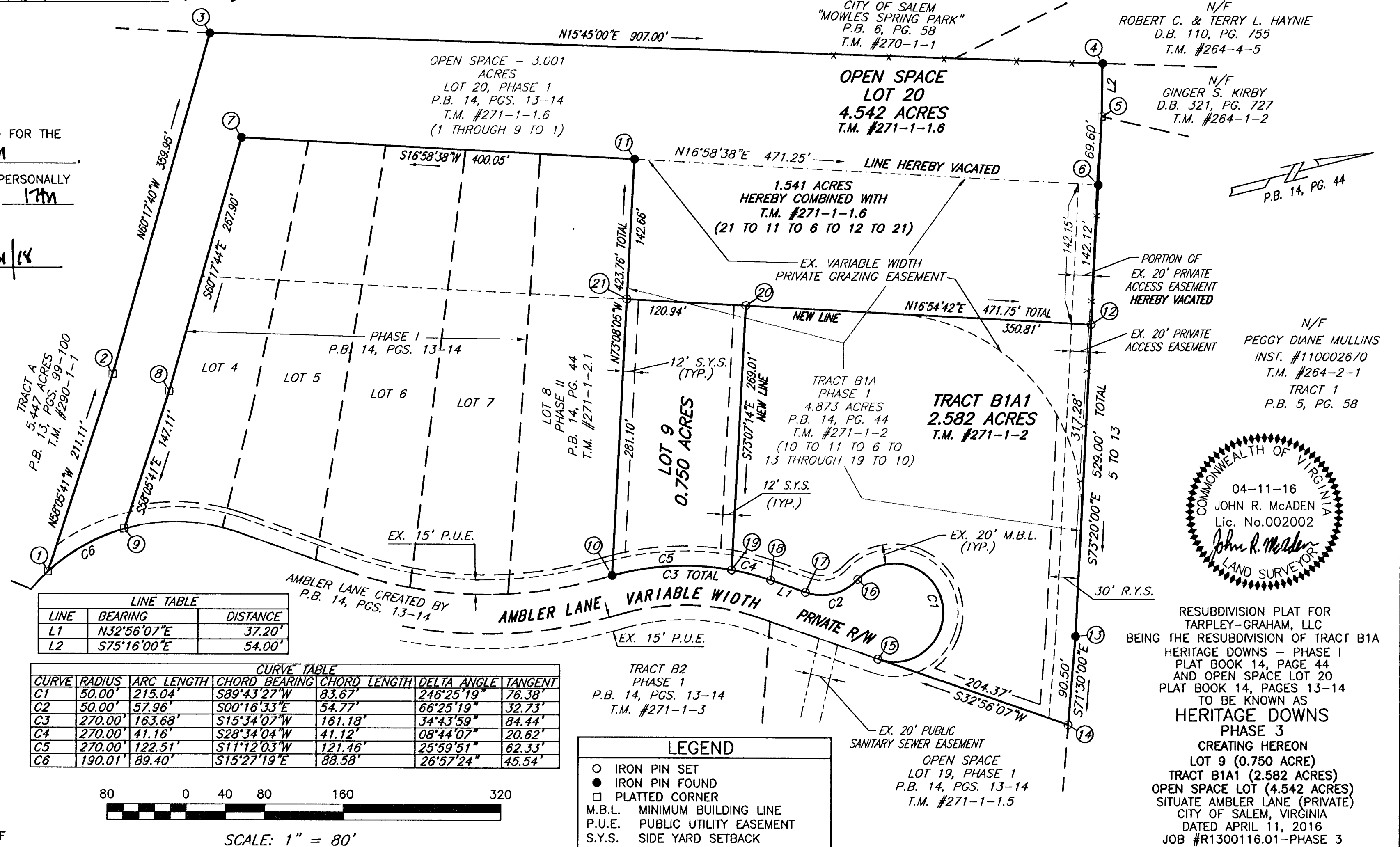
NOTES:

- OWNER OF RECORD: TARPLEY-GRAHAM, LLC INSTRUMENT #140000948 & P.B. 14, PGS. 13-14 & 44. T.M. #271-1-2 & 271-1-1.6
- 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.

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	2163.583	7994.980
2	2275.159	7815.761
3	2453.531	7503.112
4	3326.478	7749.309
5	3312.745	7801.533
6	3292.784	7868.209
7	2459.455	7613.798
8	2326.704	7846.494
9	2248.956	7971.376
10	2719.127	8136.137
11	2842.067	7730.607
12	3252.022	8004.361
13	3161.026	8308.310
14	3132.310	8394.134
15	2960.788	8283.023
16	2960.385	8199.358
17	2905.614	8199.621
18	2874.393	8179.397
19	2838.276	8159.731
20	2916.385	7902.312
21	2800.678	7867.132



VICINITY MAP (NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32°56'07"E	37.20'
L2	S75°16'00"E	54.00'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	215.04'	S89°43'27"W	83.67'	246°25'19"	76.38'
C2	50.00'	57.96'	S00°16'33"E	54.77'	66°25'19"	32.73'
C3	270.00'	163.68'	S15°34'07"W	161.18'	34°43'59"	84.44'
C4	270.00'	41.16'	S28°34'04"W	41.12'	08°44'07"	20.62'
C5	270.00'	122.51'	S11°12'03"W	121.46'	25°59'51"	62.33'
C6	190.01'	89.40'	S15°27'19"E	88.58'	26°57'24"	45.54'



SCALE: 1" = 80'

LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
□	PLATTED CORNER
---	M.B.L. MINIMUM BUILDING LINE
- - -	P.U.E. PUBLIC UTILITY EASEMENT
---	S.Y.S. SIDE YARD SETBACK

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

[Signature]
JOHN R. MCADEN 002002

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

