

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 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, PG. 69.

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

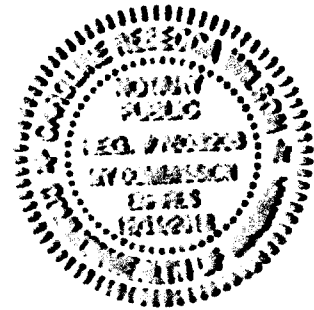
BY: [Signature]  
INSTRUMENT #140000948

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 14th DAY OF August, 2016.  
Caroline R. Wilson  
NOTARY PUBLIC  
REG. # 7103208 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. 8/19/2016  
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE  
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro, II 8/22/16  
JAMES E. TALIAFERRO, II, P.E. L.S. DATE  
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

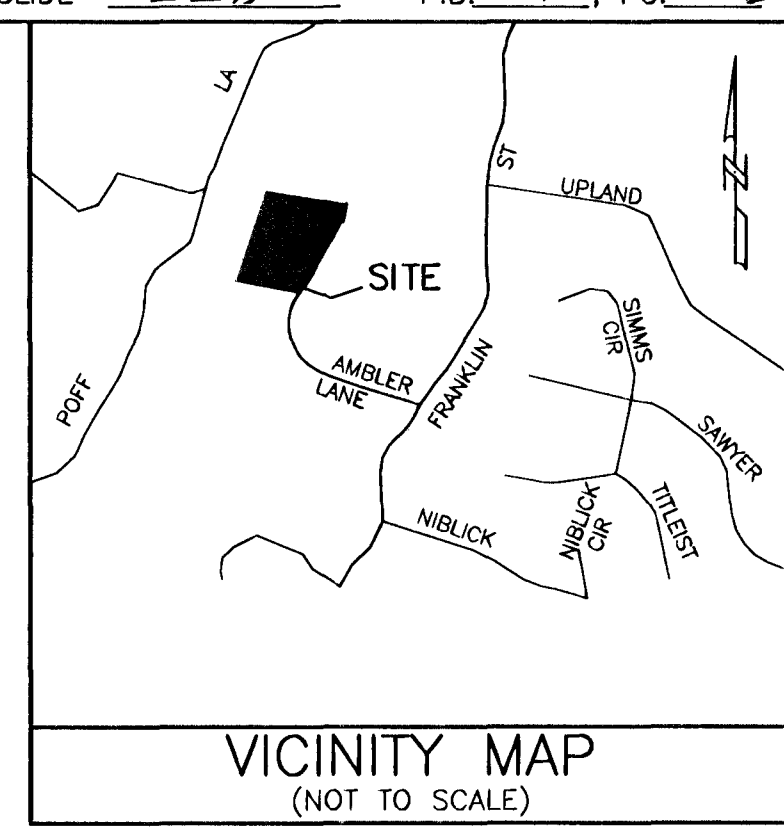
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 4:20 O'CLOCK P.M. ON THIS 22nd DAY OF August, 2016, IN PLAT BOOK 14, PAGE 76.

TESTE: GARY CHANCE CRAWFORD  
CLERK  
[Signature]  
DEPUTY CLERK

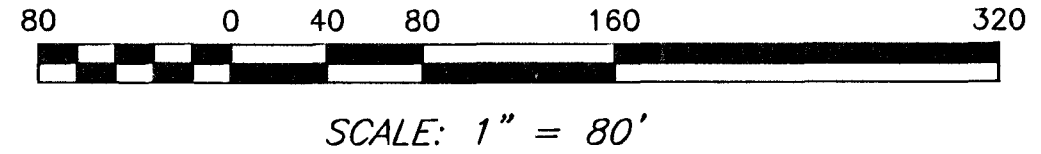
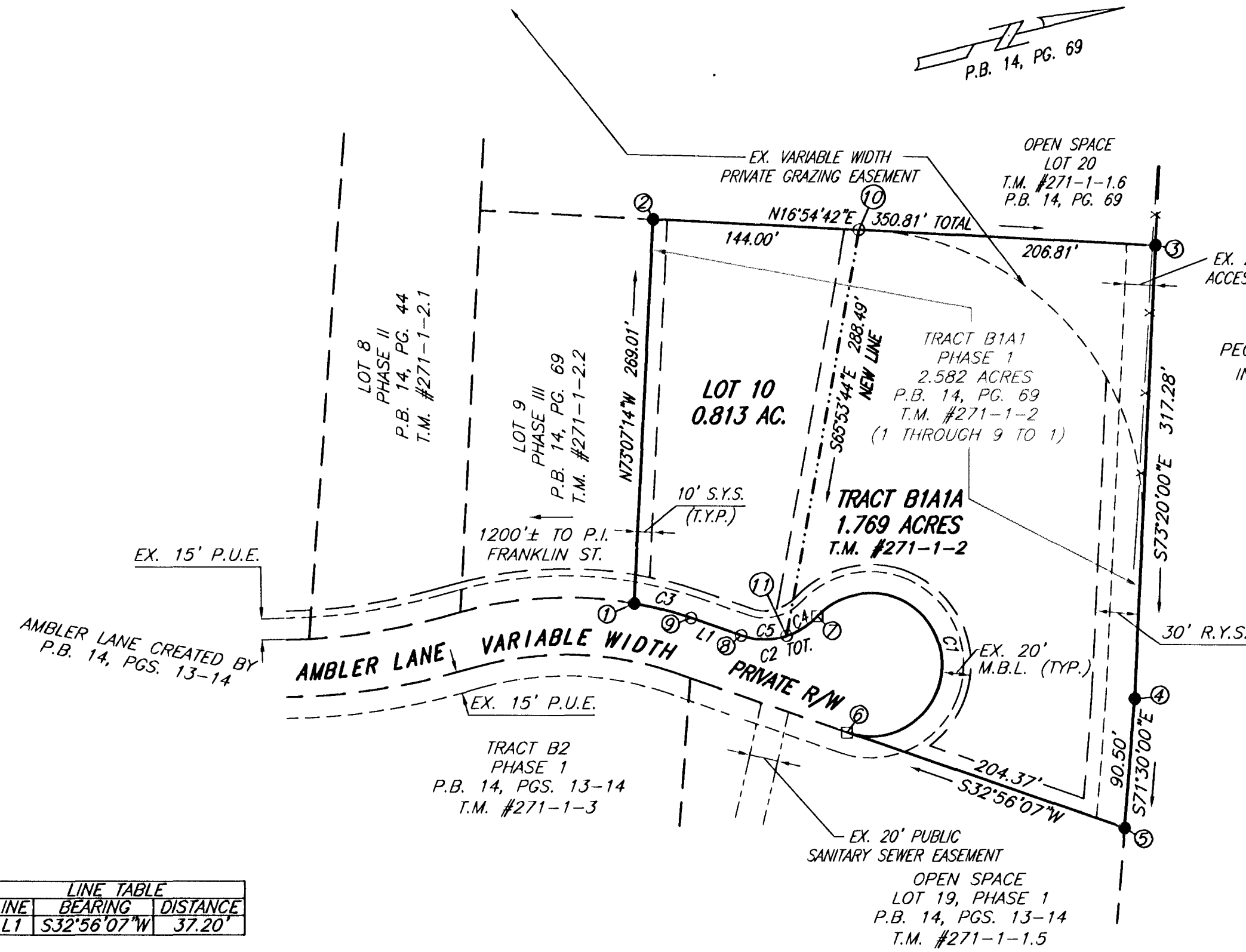
NOTES:

- OWNER OF RECORD: TARPLEY-GRAHAM, LLC INSTRUMENT #140000948 & P.B. 14, PG. 69 T.M. #271-1-2
- 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.

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



COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	2838.276	8159.731
2	2916.385	7902.312
3	3252.022	8004.361
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	3054.157	7944.201
11	2936.340	8207.531



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°56'07"W	37.20'

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'	41.16'	S28°34'03"W	41.12'	8°44'07"	20.62'
C4	50.00'	25.68'	S18°46'27"E	25.40'	29°25'30"	13.13'
C5	50.00'	32.29'	S14°26'12"W	31.73'	36°59'48"	16.73'

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 A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden  
JOHN R. MCADEN 002002

DRN: SCB  
CHK: JRM  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

RESUBDIVISION PLAT FOR TARPLEY-GRAHAM, LLC BEING THE RESUBDIVISION OF TRACT B1A1 HERITAGE DOWNS - PHASE 1 PLAT BOOK 14, PAGE 69 TO BE KNOWN AS HERITAGE DOWNS PHASE 4 CREATING HEREON LOT 10 (0.813 ACRE) TRACT B1A1A (1.769 ACRES) SITUATE AMBLER LANE (PRIVATE) CITY OF SALEM, VIRGINIA DATED AUGUST 16, 2016 JOB #R1300116.01-PHASE 4 SCALE: 1"=80'

