

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BRADLEY M. & ELIZABETH T. GRAHAM ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 TO 2 TO 10 TO 11 TO 8 TO 9 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 #160002163.

THAT TARPLEY-GRAHAM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 11 TO 10 TO 3 THROUGH 7 TO 11, 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. 76.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE 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 THEIR 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]
[Signature]
 BRADLEY M. GRAHAM
 ELIZABETH T. GRAHAM

ITS: [Signature]
[Signature]

STATE OF VIRGINIA
 City of Roanoke

I, Christy Thomas Vest, 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 28th DAY OF March, 2017.
Christy Thomas Vest
 NOTARY PUBLIC
 REG. # 7383145 MY COMMISSION EXPIRES 4/30/19

STATE OF VIRGINIA
 City of Roanoke

I, Christy Thomas Vest, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Elizabeth Graham WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28th DAY OF March, 2017.
Christy Thomas Vest
 NOTARY PUBLIC
 REG. # 7383145 MY COMMISSION EXPIRES 4/30/19

APPROVED:
Charles E. Van Allman Jr. 3/30/2017
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
 DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Talafiero, II 3/31/17
 JAMES E. TALA FERRO, 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 9:26 O'CLOCK A.M. ON THIS 3 DAY OF April, 2017, IN PLAT BOOK 14, PAGE 89.

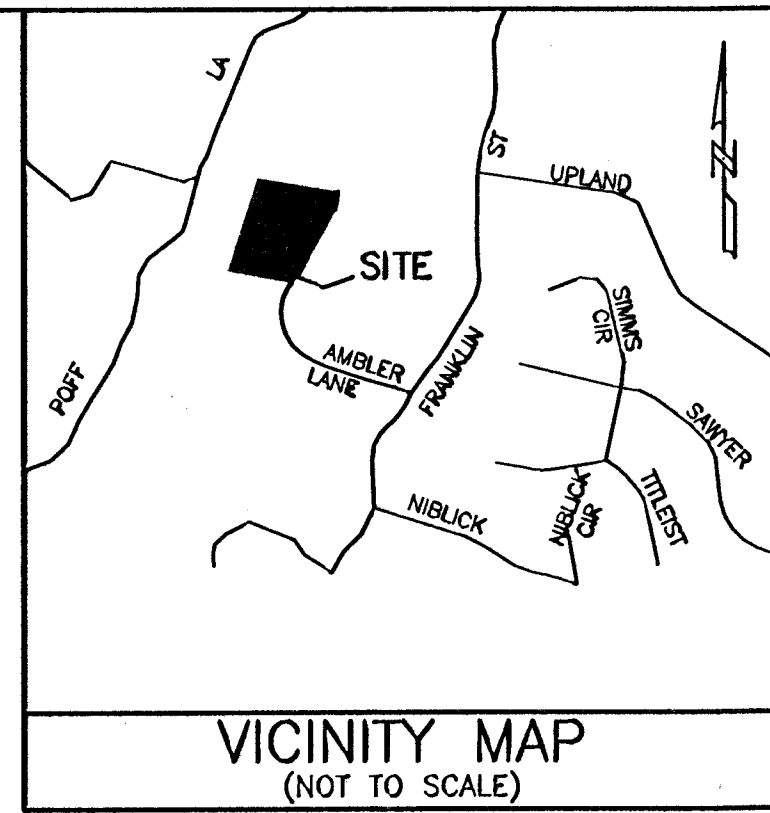
TESTE: GARY CHANCE CRAWFORD
 CLERK
[Signature]
 DEPUTY CLERK

NOTES:

- OWNER OF RECORD: BRADLEY M. & ELIZABETH T. GRAHAM INSTRUMENT #160002163 T.M. #271-1-2.3
- OWNER OF RECORD: TARPLEY-GRAHAM, LLC INSTRUMENT #140000948 & P.B. 14, PG. 76 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 #51181C0139G (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.

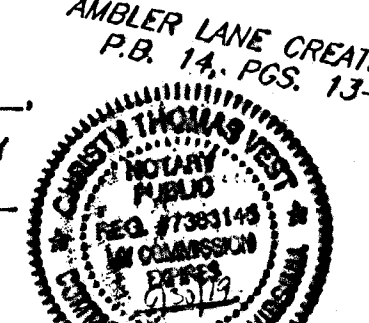
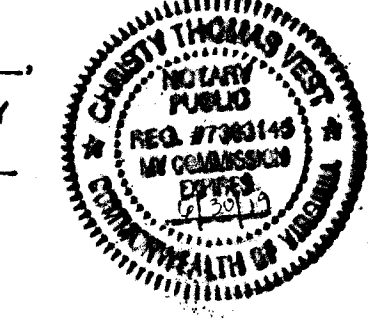
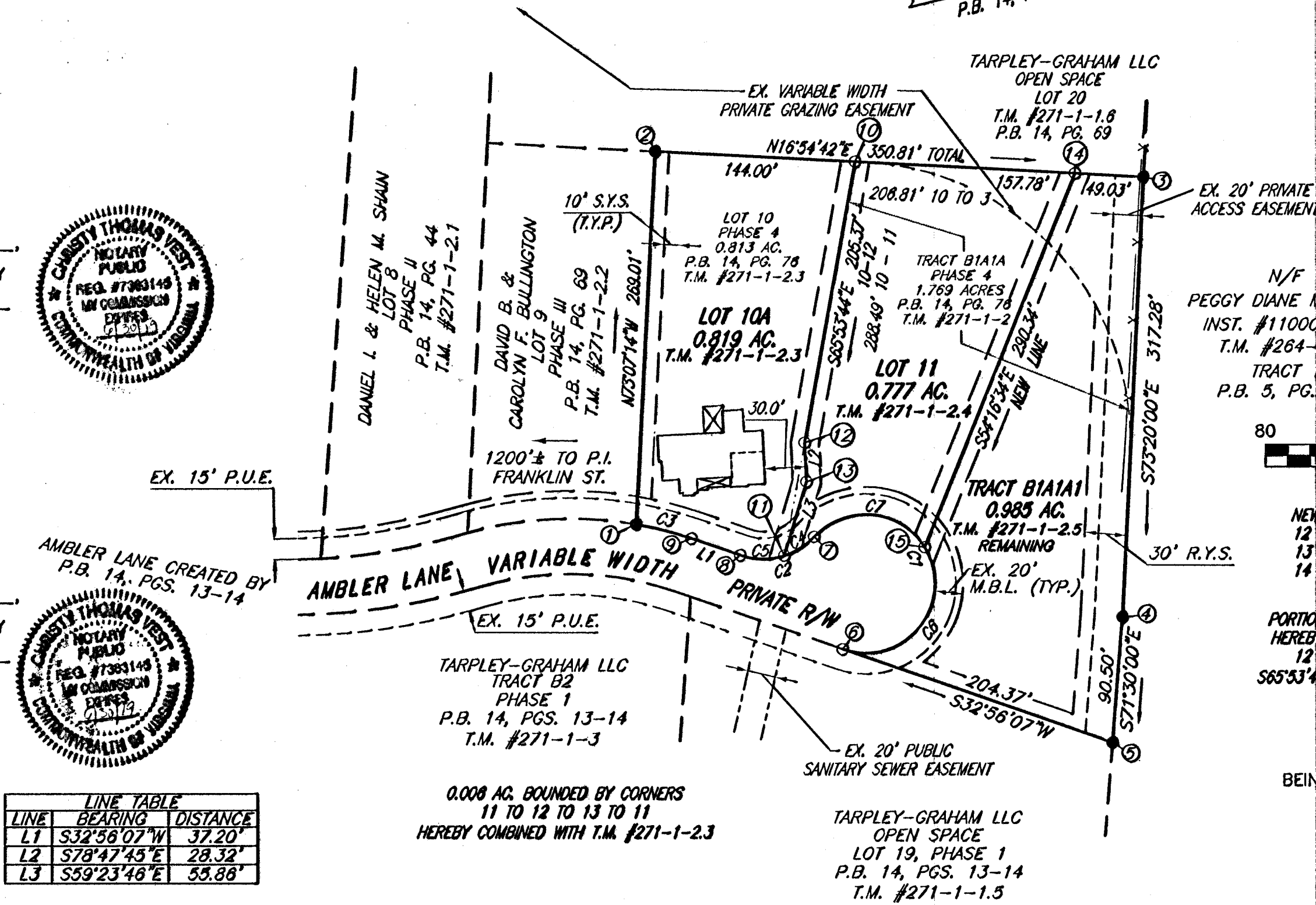
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- 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 | 2838.278 | 8159.731 |
| 2 | 2916.385 | 7902.312 |
| 3 | 3252.022 | 8004.361 |
| 4 | 3161.028 | 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 | 2938.340 | 8207.531 |
| 12 | 2970.284 | 8131.664 |
| 13 | 2984.780 | 8159.448 |
| 14 | 3205.118 | 7990.100 |
| 15 | 3035.592 | 8225.813 |



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S32°58'07"W | 37.20' |
| L2 | S78°47'45"E | 28.32' |
| L3 | S59°23'46"E | 55.86' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE | TANGENT |
|---------|---------|------------|---------------|--------------|-------------|---------|
| C1 TOT. | 50.00' | 215.04' | S89°43'27"W | 83.67' | 246°25'19" | 78.38' |
| C2 TOT. | 50.00' | 57.96' | S00°18'33"E | 54.77' | 66°25'19" | 32.73' |
| C3 | 270.00' | 41.16' | S29°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' |
| C6 | 50.00' | 122.77' | N37°24'31"W | 94.17' | 140°41'15" | 139.98' |
| C7 | 50.00' | 92.27' | S19°22'50"W | 79.72' | 105°44'03" | 66.03' |

0.008 AC. BOUNDED BY CORNERS 11 TO 12 TO 13 TO 11 HEREBY COMBINED WITH T.M. #271-1-2.3

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.

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 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 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

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

