

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT LANCE B. & DEBRA M. DUNCAN ARE THE FEE SIMPLE OWNERS 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 D.B. 182, PG. 718 & P.B. 13, PGS. 99-100.

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

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:

Lance B. Duncan
LANCE B. DUNCAN

Debra M. Duncan
DEBRA M. DUNCAN

TARPLEY-GRAHAM, LLC
BY: Bradley M. Graham
BRADLEY M. GRAHAM

STATE OF VIRGINIA
City of Salem
I, John A. Brubaker Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LANCE B. & DEBRA M. DUNCAN, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF June, 2017.
John A. Brubaker Jr.
NOTARY PUBLIC
REG. # 7014813 MY COMMISSION EXPIRES 1/31/2018

STATE OF VIRGINIA
City of Salem
I, John A. Brubaker Jr., A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Bradley M. Graham, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 20th DAY OF June, 2017.
John A. Brubaker Jr.
NOTARY PUBLIC
REG. # 7014813 MY COMMISSION EXPIRES 1/31/2018

APPROVED:
Charles E. Van Allman Jr. 6/26/2017
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM
James E. Taliaferro II 6/29/17
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 9:41 O'CLOCK A.M. ON THIS 27th DAY OF June, 2017, IN PLAT BOOK 14, PAGE 97.

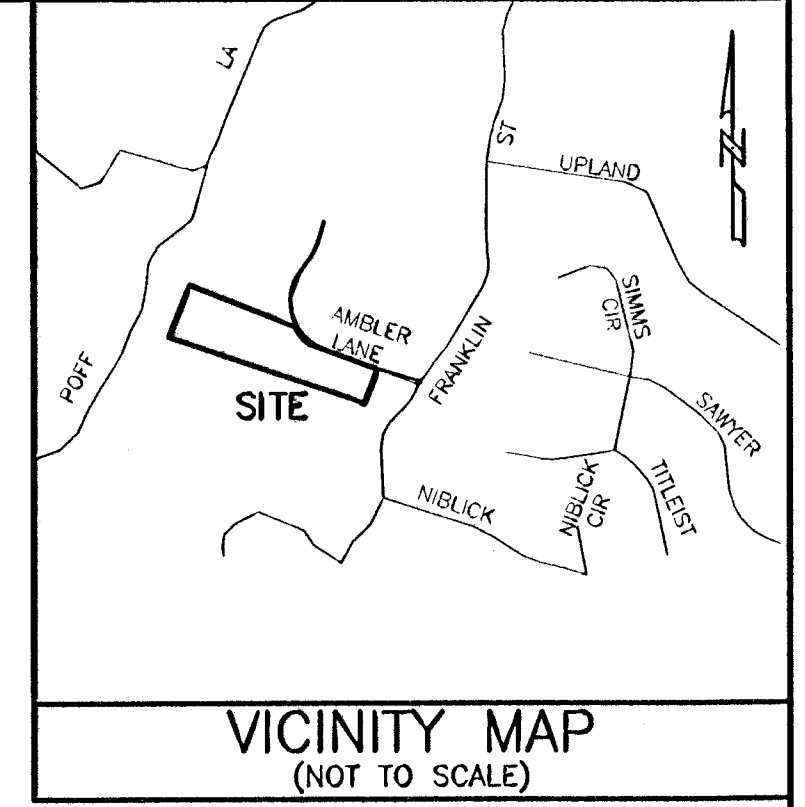
TESTE: GARY CHANCE CRAWFORD
CLERK
Gary Chance Crawford
DEPUTY CLERK

NOTES:

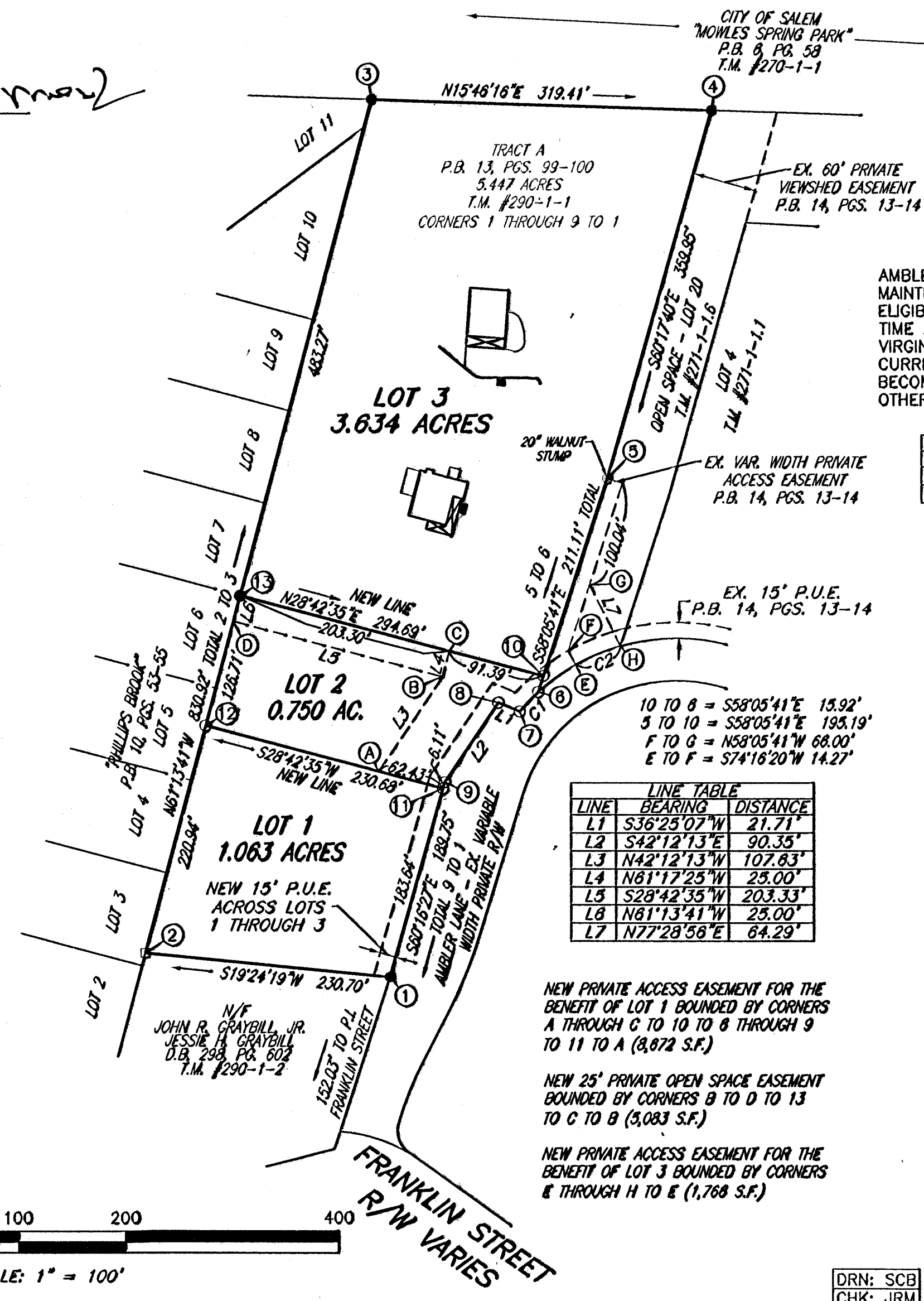
- 1. OWNER OF RECORD: LANCE B. & DEBRA M. DUNCAN D.B. 182, PG. 718 & P.B. 13, PGS. 99-100 T.M. #290-1-4
- 2. PROPERTY IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT).
- 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 4. PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" UNSHADED SEE F.E.M.A. PANEL #51161C0139G (EFFECTIVE DATE:09/28/07)
- 5. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- 6. ALL EASEMENTS SHOWN HEREON ARE NEW UNLESS NOTED AS ("EX.") EXISTING
- 7. PARCELS SHOWN HEREON ARE A PART OF THE "HERITAGE DOWNS" COMMON PLAN OF DEVELOPMENT. "HERITAGE DOWNS" COMPREHENSIVE PLAN APPROVED ON 9/15/2015.
- 8. 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.
- 9. SIGNATURE BLOCK ADDED FOR TARPLEY-GRAHAM, LLC FOR THE GRANTING OF THE NEW PRIVATE ACCESS EASEMENT ACROSS OPEN SPACE LOT 20 FOR THE BENEFIT OF LOT 3 ONLY.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT



P.B. 13, PGS. 99-100



LINE TABLE

LINE	BEARING	DISTANCE
L1	S36°25'07"W	21.71'
L2	S42°12'13"E	90.35'
L3	N42°12'13"W	107.83'
L4	N81°17'25"W	25.00'
L5	S28°42'35"W	203.33'
L6	N61°13'41"W	25.00'
L7	N77°28'58"E	64.29'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	190.01'	25.33'	S32°45'09"E	25.31'	7°38'16"	12.68'
C2	190.01'	45.60'	S08°51'09"E	45.49'	13°45'02"	22.91'

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.

RESUBDIVISION PLAT FOR LANCE B. & DEBRA M. DUNCAN BEING THE RESUBDIVISION OF TRACT A PLAT BOOK 13, PAGES 99-100 TO BE KNOWN AS HERITAGE DOWNS PHASE 6 CREATING HEREON LOT 1 (1.083 ACRE) LOT 2 (0.750 ACRES) LOT 3 (3.834 ACRES) SITUATE AMBLER LANE (PRIVATE) CITY OF SALEM, VIRGINIA DATED JUNE 8, 2017 JOB #05170159.HS SCALE: 1"=100'



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

