

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRAHAM THOMAS HOMEBUILDER LLC BY MERGER WITH BGGT LLC IS THE THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 3 TO 6 TO 1, INCLUSIVE AND CORNERS 3 THROUGH 6 TO 3, INCLUSIVE 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 #140001479.

THE SAID OWNER HEREBY CERTIFIES THAT IT 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 ITS 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.

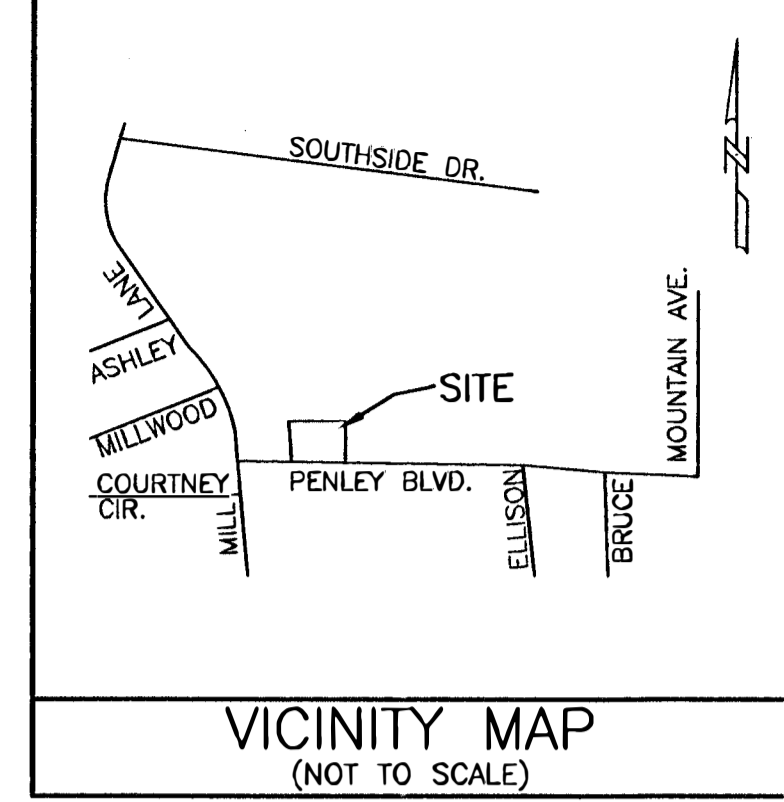
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

GRAHAM THOMAS HOMEBUILDER LLC BY MERGER WITH BGGT LLC

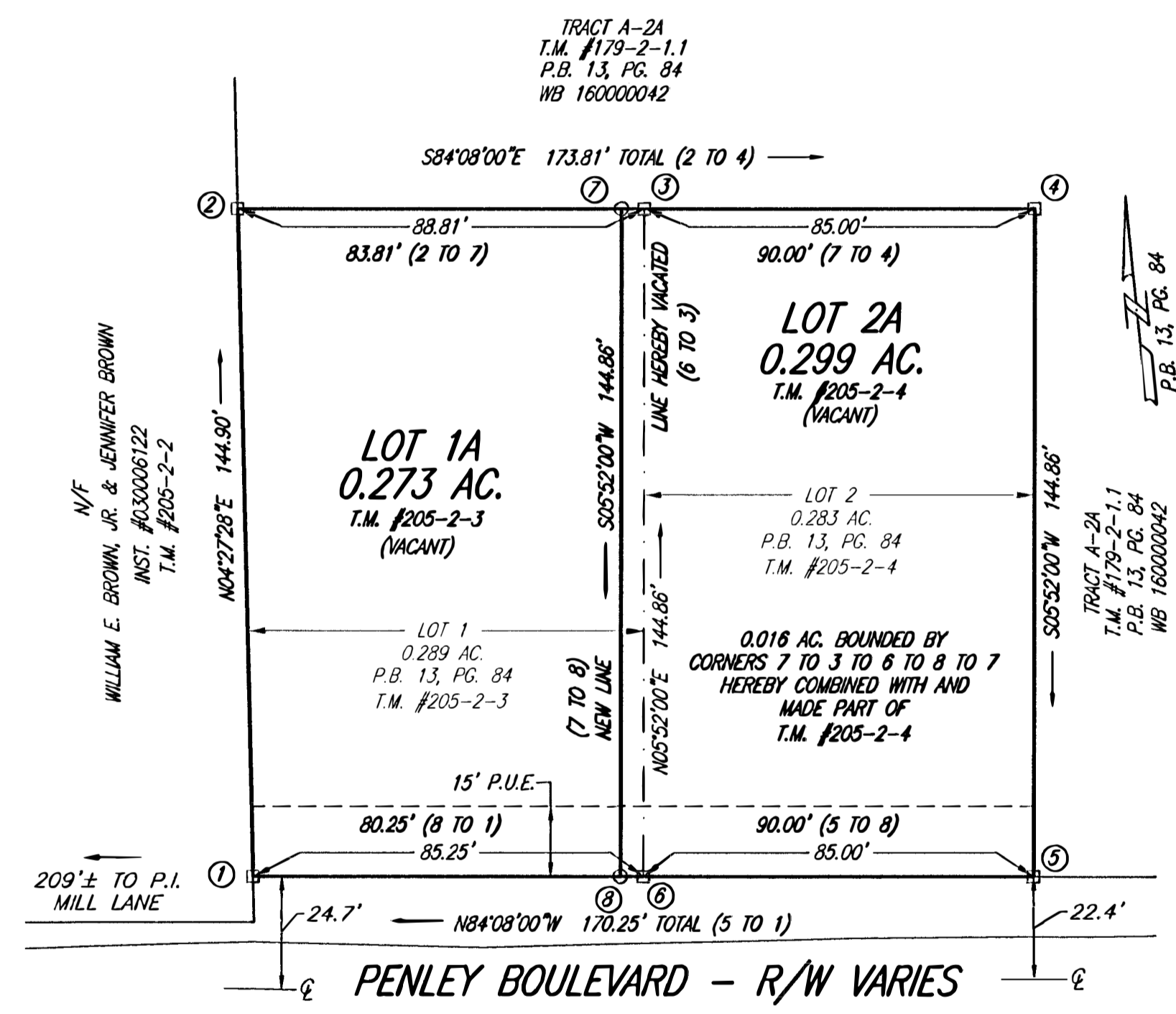
BY: Bradley M. Graham ITS: Pres GTH LLC 10/26/2017 DATE

Bradley M. Graham  
PRINT NAME

- NOTES:
1. OWNER OF RECORD: GRAHAM THOMAS HOMEBUILDER LLC BY MERGER WITH BGGT LLC
  2. LEGAL REFERENCE: INSTRUMENT #140001479
  3. PROPERTY IS CURRENTLY ZONED RSF
  4. THE CURRENT TAX MAP NUMBER: 205-2-3 (LOT 1) & 205-2-4 (LOT 2)
  5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  6. PROPERTY IS IN F.E.M.A. DEFINED ZONE "X" UNSHADED. SEE FEMA MAP #51161C0139G (REVISED DATE: SEPTEMBER 28, 2007)
  7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



STATE OF VIRGINIA  
City OF Roanoke  
 I, Kurtin Mancum, 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 26 DAY OF October, 2017.  
Kurtin Mancum REG. # 7733394  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11/30/2021



LEGEND

- IRON PIN SET
- PLATTED CORNER

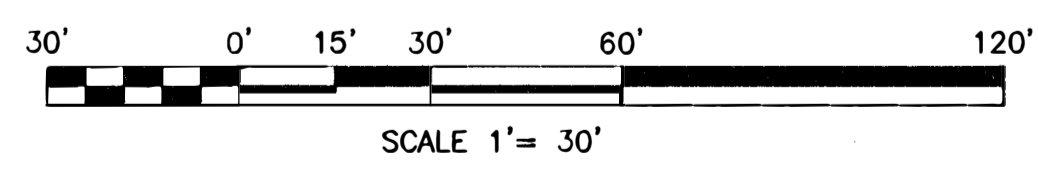
COORDINATE LIST (ASSUMED)

Point	Northing	Easting
1	10098.731	20437.057
2	10243.196	20448.320
3	10234.118	20536.663
4	10225.430	20621.218
5	10081.330	20606.411
6	10090.018	20521.857
7	10234.629	20531.689
8	10090.529	20516.883

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

APPROVED:  
Charles E. Van Allman Jr. 10/26/2017  
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE  
 DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro II 10/26/17  
 JAMES E. TALIAFERRO II, P.E. L.S. DATE  
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

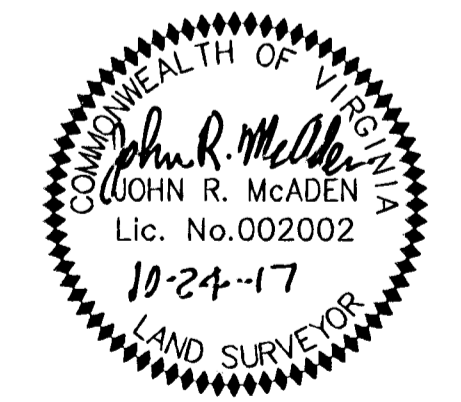


THIS PLAT SUPERSEDES AND RENDERS NULL AND VOID PLAT RECORDED IN PLAT BOOK 15, PAGE 9

VACATION AND COMBINATION PLAT FROM RECORDS FOR GRAHAM THOMAS HOMEBUILDER LLC

SHOWING 0.016 ACRE OF LOT 1 (TAX MAP #205-2-3) P.B. 13, PG. 84 BEING COMBINED WITH LOT 2 (T.M. #205-2-4) P.B. 13, PG. 84 FROM RECORDS

CREATING HEREON LOT 1A - 0.273 ACRE & LOT 2A - 0.299 ACRE SITUATE ALONG PENLEY BOULEVARD CITY OF SALEM, VIRGINIA DATED AUGUST 30, 2017 REVISED 10-24-17 JOB #05170216.HS SCALE 1" = 30'



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 10:57 O'CLOCK A.M. ON THIS 31st DAY OF Oct, 2017, IN PLAT BOOK 15, PAGE 13.

TESTE: GARY CHANCE CRAWFORD  
 CLERK  
Gary Chance Crawford  
 DEPUTY CLERK

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

