

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 24 TO 1, AND IS A PORTION OF THE LAND 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.

THAT TARPLEY-GRAHAM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 15 THROUGH 19 TO 25 THROUGH 29 TO 15, AND IS A PORTION OF THE LAND 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.

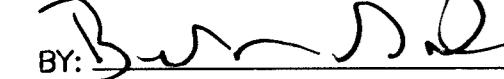
THAT TARPLEY-GRAHAM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 31 THROUGH 35 TO 20 TO 31, AND IS A PORTION OF THE LAND LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #140000948 & P.B. 14, PG. 89.

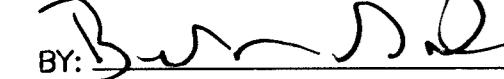
THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SALEM IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREET R/W LOCATED SOLELY ALONG FRANKLIN ROAD CONSISTING OF 0.848 ACRE TOTAL.

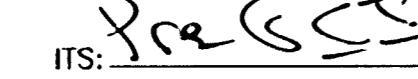
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF 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:

TARPLEY-GRAHAM, LLC



BY: 

ITS: 



PRINT NAME

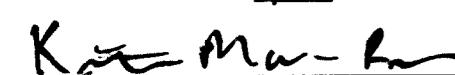
DATE:

6/15/2017

STATE OF VIRGINIA

City of Roanoke

I, Bradley M. Cranen, a notary public in and for the aforesaid state do hereby certify that Bradley M. Cranen, whose name is signed to the foregoing instrument, has personally appeared before me and acknowledged the same on this 13 day of October, 2017.

 REG. # 7133394

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/2021

APPROVED:



10/16/2017

CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE

DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

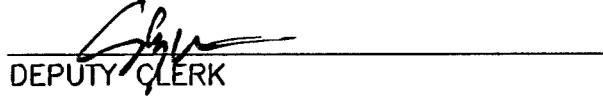


10/16/17

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 9:30 O'CLOCK A.M. ON THIS 15 DAY OF November, 2017, IN PLAT BOOK 15, PAGE 16.

TESTE: GARY CHANCE CRAWFORD
CLERK



DEPUTY CLERK

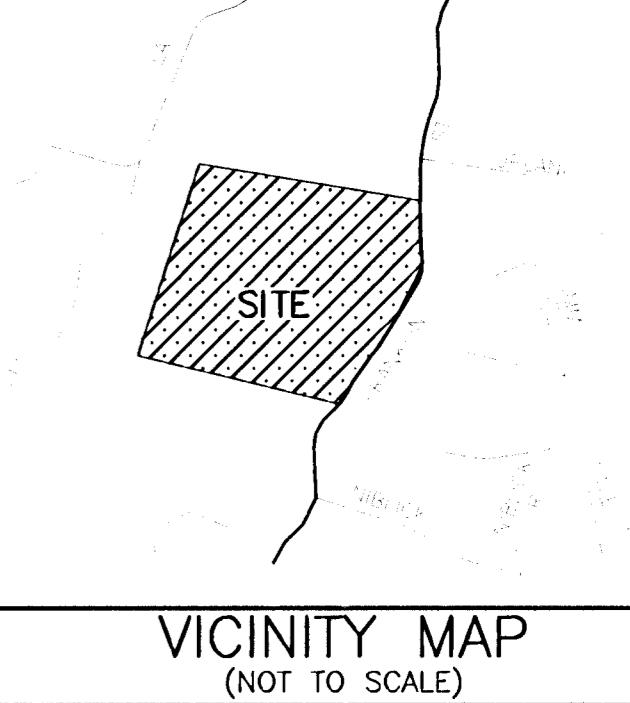
NOTES:

- OWNER OF RECORD: TARPLEY-GRAHAM, LLC
INSTRUMENT #140000948
T.M. #271-1-1.6 (P.B. 14, PG. 69)
- OWNER OF RECORD: TARPLEY-GRAHAM, LLC
INSTRUMENT #140000948
T.M. #271-1-2.5 (P.B. 14, PG. 89)
- OWNER OF RECORD: TARPLEY-GRAHAM, LLC
INSTRUMENT #140000948
T.M. #271-1-3 (P.B. 14, PGS. 13-14)
- OWNER OF RECORD: TARPLEY-GRAHAM, LLC
INSTRUMENT #140000948
T.M. #271-1-1.5 (P.B. 14, PGS. 13-14)
- PROPERTIES ARE 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.

- LOT 21 IS IN F.E.M.A. DEFINED ZONES "X" SHADED, "X" UNSHADED "AE", AND "AE" FLOODWAY. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0139G (EFFECTIVE DATE: 09/28/07) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. LOTS 12-20 ARE IN "X" UNSHADED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE STORMWATER MANAGEMENT PONDS ON THE OPEN SPACE LOTS 21 AND 22.
- THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE OPEN SPACE LOTS 21 AND 22.
- 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 THE ROAD SURFACE AND BASE. RESPONSIBILITY FOR THE ROAD MAINTENANCE IS WITH THE HERITAGE DOWNS HOMEOWNERS ASSOCIATION OR DESIGNEE.
- PARCELS SHOWN HEREON ARE A PART OF THE "HERITAGE DOWNS" COMMON PLAN OF DEVELOPMENT. "HERITAGE DOWNS" COMPREHENSIVE PLAN APPROVED ON 9/15/2015.
- AMBLER LANE WAS CREATED BY PLAT BOOK 14, PAGES 13-14.
- ORIGINAL OPEN SPACE LOT 20 (P.B. 14, PGS. 13-14) HEREBY CHANGED TO OPEN SPACE LOT 22. NO CHANGES MADE TO LOT LINES OR EASEMENTS WITHIN SAID PARCEL
- ORIGINAL OPEN SPACE LOT 19 (P.B. 14, PGS. 13-14) HEREBY CHANGED TO OPEN SPACE LOT 21.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- DEEDED CORNER
- ◎ SANITARY SEWER MANHOLE
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.Y.S. SIDE YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- S.S.E. SANITARY SEWER EASEMENT
- PVT. PRIVATE



VICINITY MAP
(NOT TO SCALE)

COORDINATE LIST (ASSUMED)

Point	Northing	Easting
1	3266.751	8905.102
2	3060.625	8833.141
3	2603.137	8815.833
4	2540.304	8783.864
5	2512.275	8811.440
6	2227.833	8631.970
7	2166.685	8562.039
8	2018.095	8474.571
9	1942.826	8386.693
10	1938.580	8356.173
11	1975.447	8304.821
12	2010.044	8265.335
13	2053.962	8205.193
14	2127.039	8083.823
15	2247.866	8011.460
16	2130.152	8267.882
17	2332.471	8377.369
18	2767.759	8512.025
19	2863.528	8220.018
20	3132.310	8394.134
21	3012.845	8751.177
22	3120.778	8777.089
23	3174.982	8816.471
24	3187.343	8854.513
25	2852.646	8212.968
26	2770.381	8176.117
27	2707.433	8176.524
28	2434.348	8099.388
29	2336.040	8034.704
30	2349.492	8043.556
31	2960.788	8283.023
32	3035.592	8225.813
33	3205.118	7990.100
34	3252.022	8004.361
35	3161.026	8308.310
36	3136.583	8381.361

PLAT OF SURVEY
SHOWING THE VACATION AND
SUBDIVISION OF PROPERTY OWNED BY
TARPLEY-GRAHAM, LLC
RECORDED IN INSTRUMENT #140000948
P.B. 14, PGS. 13-14

P.B. 14, PG. 69

P.B. 14, PG. 89

TO BE KNOWN AS
HERITAGE DOWNS

PHASE 7

CREATING HERON

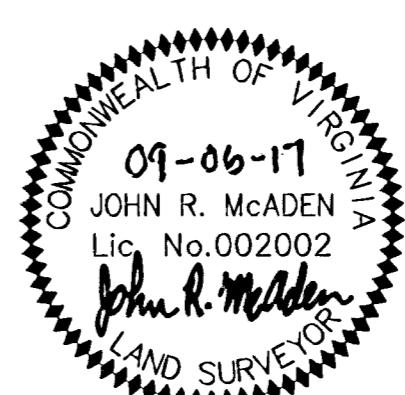
LOTS 12 THROUGH 20
OPEN SPACE LOTS 21 & 22,

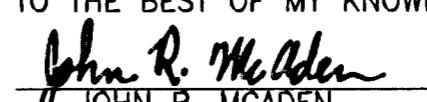
AND

DEDICATING 0.848 ACRE ALONG FRANKLIN STREET
TO THE CITY OF SALEM
FOR RIGHT-OF-WAY PURPOSES
SITUATE ALONG FRANKLIN STREET
CITY OF SALEM, VIRGINIA
DATED SEPTEMBER 6, 2017
JOB #05170227.HS

SCALE: 1"-80'

SHEET 1 OF 2



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

John R. McAden
002002
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018
TEL: 540-772-9580 FAX: 540-772-8050
DRN: SCB CHK: JRM

BALZER
AND ASSOCIATES INC.
BALZER
VINEC
REFLECTING TOMORROW
• PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S26°58'00" W	70.50'	
L2	S44°32'00" E	39.32'	
L3	S48°50'00" W	92.89'	
L4	S21°53'44" W	136.91'	
L5	S03°55'57" W	166.75'	
L6	S01°32'53" W	81.74'	
L7	S45°38'08" W	80.70'	
L8	S25°28'33" W	37.59'	
L9	S36°49'58" W	31.58'	
L10	S07°08'30" W	40.56'	
L11	S38°42'31" W	109.22'	
L12	N48°46'31" W	52.50'	
L13	N01°47'52" W	12.95'	
L14	N16°54'42" E	49.02'	
L15	N13°30'00" E	111.00'	
L16	N36°00'00" E	67.00'	
L17	N72°00'00" E	40.00'	
L18	N32°30'00" E	94.15'	
L19	S33°56'17" W	184.18'	
L20	N16°01'47" E	233.10'	
L21	N71°30'00" W	21.69'	

AMBLER LANE SERVING THESE LOTS 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.

CITY OF SALEM
"MOWLES SPRING PARK"
P.B. 6, PG. 58
T.M. #270-1-1

N/F
ROBERT C. & TERRY L. HAYNIE
D.B. 110, PG. 755
T.M. #264-4-5

N/F
GINGER S. KIRBY
D.B. 321, PG. 727
T.M. #264-1-2

EXISTING OPEN SPACE LOT 20
4.452 ACRES
P.B. 14, PG. 69
T.M. #271-1-1.6

LOT DESIGNATION HEREBY CHANGED TO
LOT 22
4.542 ACRES
NO CHANGES TO BOUNDARY

EXISTING VARIABLE WIDTH
PRIVATE GRAZING EASEMENT
P.B. 14, PGS. 13 & 14

LEGEND
O IRON PIN SET
"NEW LOT CORNER"

N/F
PEGGY DIANE MULLINS
INST. #110002670
T.M. #264-2-1
TRACT 1
P.B. 5, PG. 58



PLAT OF SURVEY SHOWING THE VACATION
AND SUBDIVISION OF PROPERTY OWNED BY
TARPLEY-GRAHAM, LLC
RECORDED IN INSTRUMENT #140000948

P.B. 14, PGS. 13-14

P.B. 14, PG. 69

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TO BE KNOWN AS

HERITAGE DOWNS

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CREATING HEREON

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DEDICATING 0.848 ACRE ALONG FRANKLIN STREET

TO THE CITY OF SALEM

FOR RIGHT-OF-WAY PURPOSES

SITUATE ALONG FRANKLIN STREET

CITY OF SALEM, VIRGINIA

DATED SEPTEMBER 6, 2017

JOB #05170227.HS

SCALE: 1"=80'

SHEET 2 OF 2

N/F
JOHN R. GRAYBILL, JR.
JESSIE H. GRAYBILL
D.B. 298, PG. 602
T.M. #290-1-2

LOT 21
7.397 ACRES
OPEN SPACE

FLOODWAY
FRANKLIN STREET - R/W VARIES

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.

0.848 ACRE HEREBY DEDICATED
TO THE CITY OF SALEM
FOR RIGHT OF WAY PURPOSES
(HATCHED AREA)

0 40 80 160 320

SCALE: 1" = 80'

DRN: SCB CHK: JRM

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

TEL: 540-772-9580 FAX: 540-772-8050

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