

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRAHAM THOMAS HOMEBUILDER LLC BY MERGER WITH BGGT LLC IS THE THE FEES 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: Braden M. Graham

ITS: *Rece G. C. I. re: 2017 GTH. LLC 10/26/2017*
DATE

Braden M. Graham
PRINT NAME

STATE OF VIRGINIA

CITY OF Roanoke

I, KELLY MANE GUNN, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT *Braden 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.

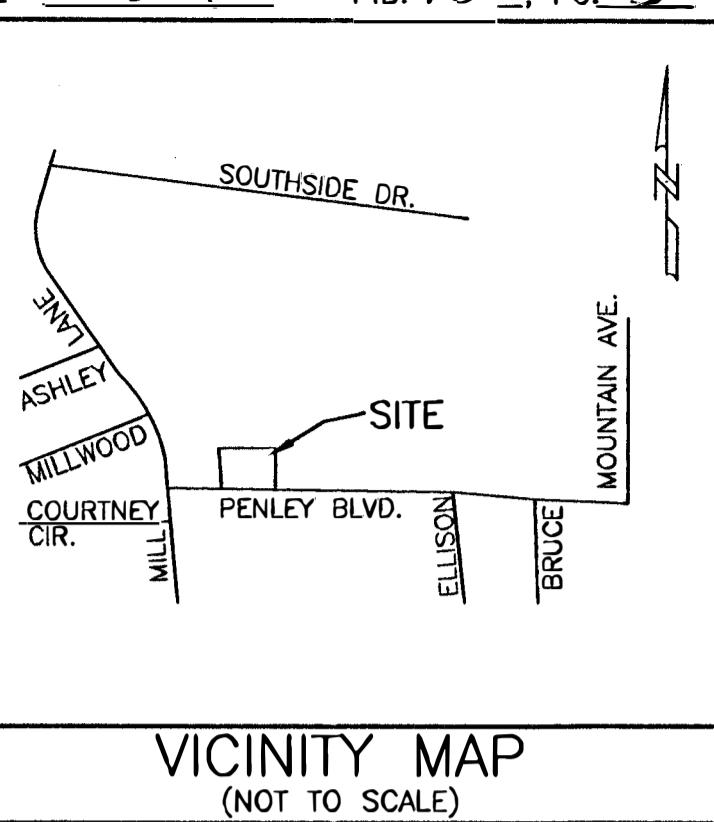
Kelly M. Gunn REG. # 7783394
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/2021



NOTES:

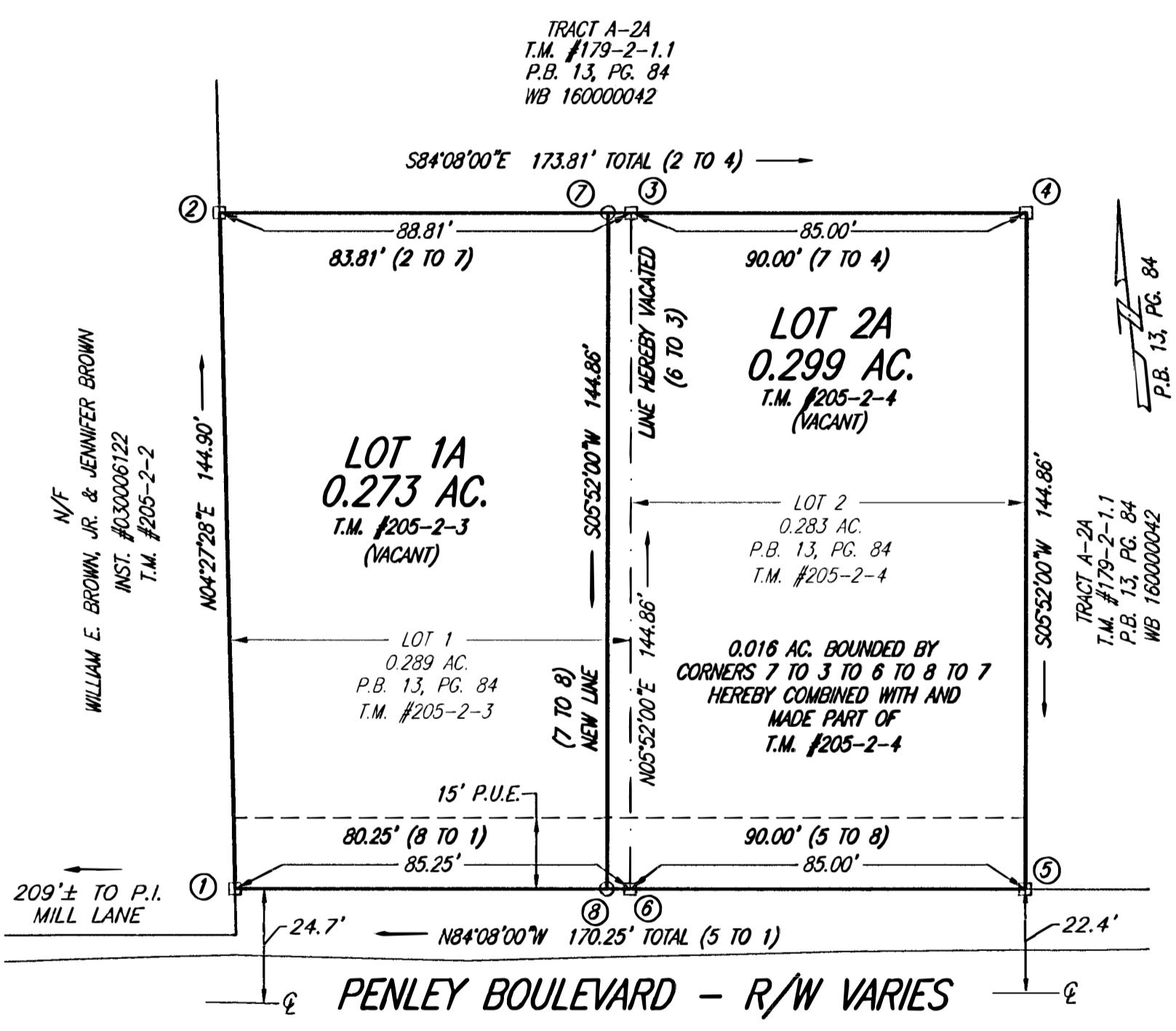
1. OWNER OF RECORD: GRAHAM THOMAS HOMEBUILDER LLC BY MERGER WITH BGGT LLC
2. LEGAL REFERENCE: INSTRUMENT #140001479
3. PROPERTY IS CURRENTLY ZONED RSF
4. THE CURRENT TAX MAP NUMBER: 205-2-3 (LOT 1) & 205-2-4 (LOT 2)
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY 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.



VICINITY MAP
(NOT TO SCALE)

| 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. 10/24/2017
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliroffo II 10/26/17
JAMES E. TALIAFERRO II, P.E. LS 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 10:57 O'CLOCK A.M. ON THIS 31st DAY OF OCT, 2017, IN PLAT BOOK 5, PAGE 12.

TESTE: GARY CHANCE CRAWFORD

Gary C. Crawford
CLERK
DEPUTY CLERK

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

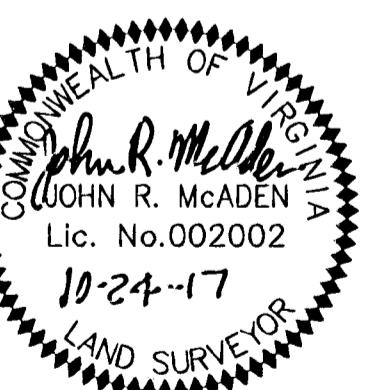
DATED AUGUST 30, 2017

REVISED 10-24-17

JOB #05170216.HS

SCALE 1'= 30'

REVISION DUE TO ENTITY
MERGER WITH BGGT, LLC
TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



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