

KNOW ALL MEN BY THESE PRESENTS, TO WIT,
 THAT NEW CENTURY DEVELOPMENT CO., LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 14 TO 1, INCLUSIVE WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO NEW CENTURY DEVELOPMENT CO., LLC BY DEEDS DATED AUGUST 29, 2003, RECORDED ON SEPTEMBER 3, 2003 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM IN INSTRUMENT NO. 030004744 AND INSTRUMENT NO. 030004745, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO JAMES O. BECKNER, II AND CHARLES M. MCGUIRE, TRUSTEES, EITHER OF WHOM MAY ACT, SECURING NATIONAL BANK OF COMMERCE, BENEFICIARY, DATED SEPTEMBER 3, 2003, AND RECORDED IN THE AFORESAID CLERK'S IN INSTRUMENT NO. 030004746.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 8th DAY OF September, 2003.

NEW CENTURY DEVELOPMENT CO., LLC
John F. Shoulders, Jr. 9/8/03
 JOHN F. SHOULDERS, JR., MANAGING MEMBER DATE
James O. Beckner, II 9-8-03
 JAMES O. BECKNER, II, TRUSTEE DATE

STATE OF VIRGINIA
 County of Roanoke
 I, Linda T. Smiley, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JOHN F. SHOULDERS, MANAGING MEMBER OF NEW CENTURY DEVELOPMENT CO., LLC WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND STATE AND ACKNOWLEDGED THE SAME ON Sept 8, 2003. MY COMMISSION EXPIRES March 31, 2007.
Linda T. Smiley
 NOTARY PUBLIC

STATE OF VIRGINIA
 City of Roanoke
 I, Susan K Heck, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JAMES O. BECKNER, II, TRUSTEE, SECURING NATIONAL BANK OF COMMERCE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID JURISDICTION AND STATE AND ACKNOWLEDGED THE SAME ON Sept 8, 2003. MY COMMISSION EXPIRES Sept 30, 2006.
Susan K Heck
 NOTARY PUBLIC

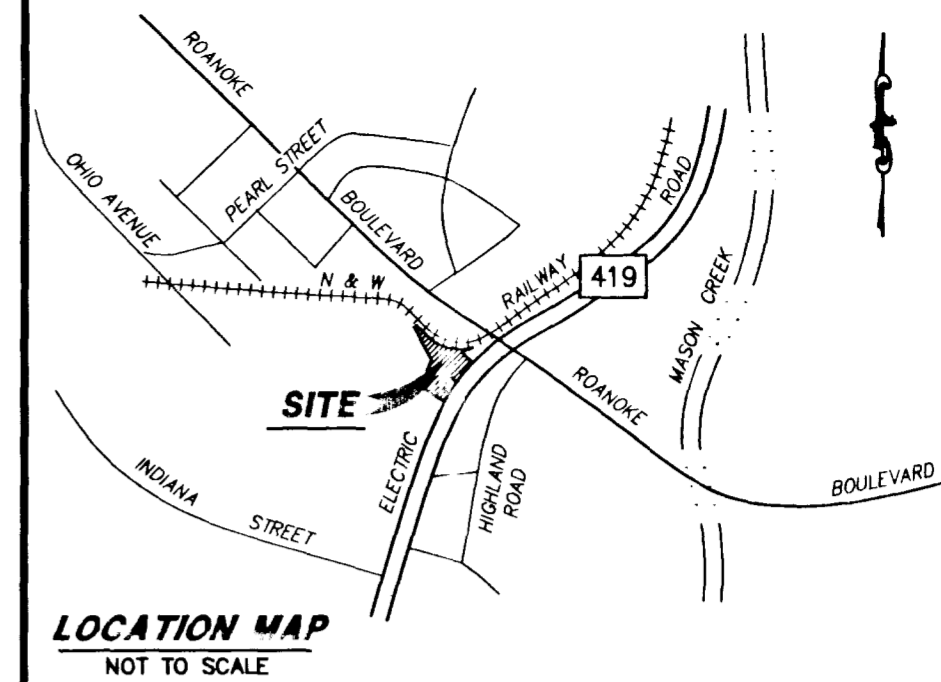
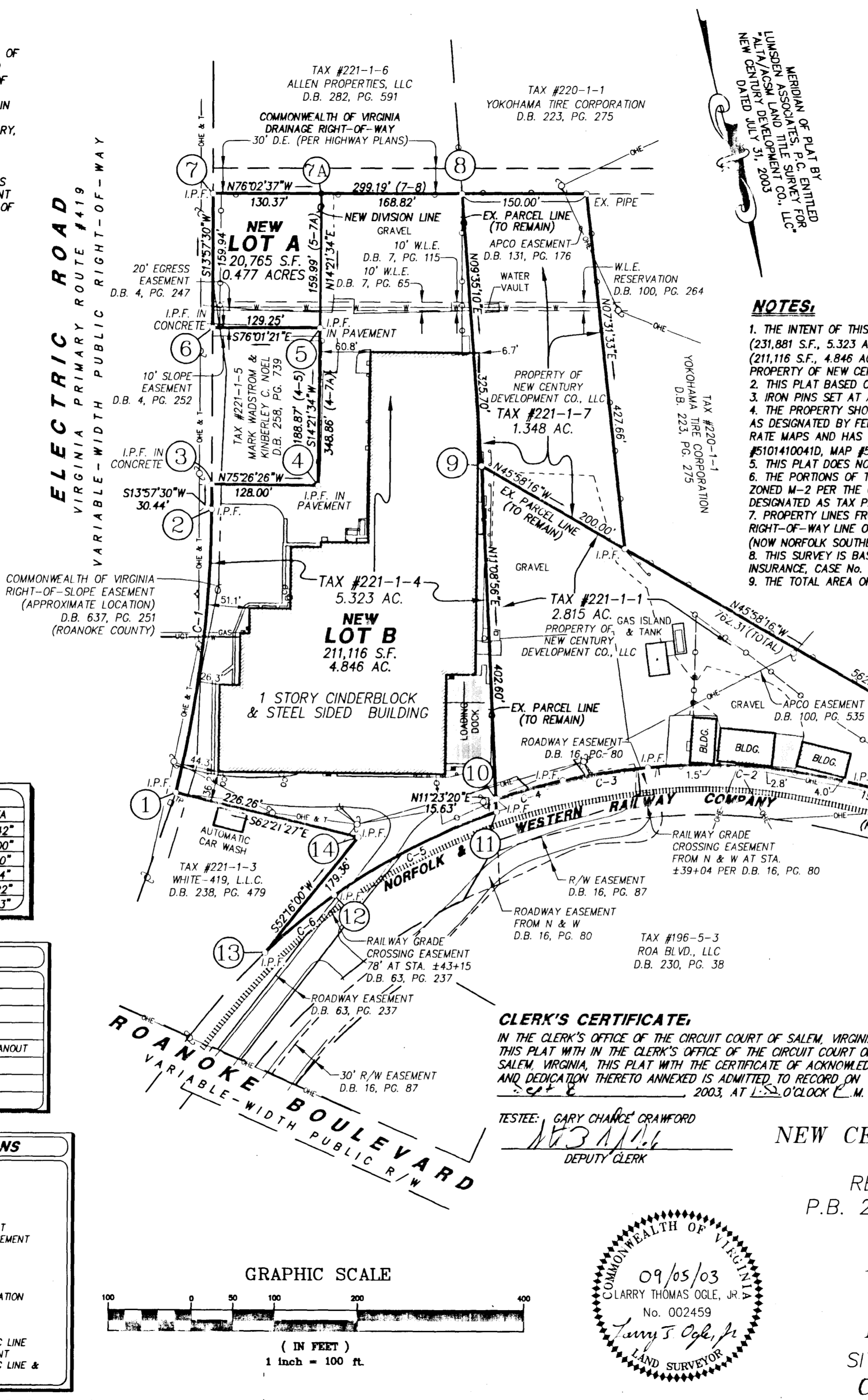
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1472.39'	345.08'	173.33'	344.29'	S 20°51'43" W	13°25'42"
C2	746.78'	239.82'	120.95'	238.79'	S 72°08'56" E	18°24'00"
C3	849.02'	103.73'	51.93'	103.66'	S 84°50'56" E	7°00'00"
C4	746.78'	83.46'	41.78'	83.42'	N 88°26'58" E	6°24'14"
C5	731.78'	220.39'	111.04'	219.56'	N 76°16'45" E	17°15'22"
C6	834.02'	108.21'	54.18'	108.14'	N 63°56'03" E	7°26'03"

LEGEND	
	UTILITY POLE
	TELEPHONE PEDESTAL
	GUY WIRE
	EXISTING PAVEMENT
	SANITARY SEWER CLEANOUT
	CONCRETE PAVEMENT
	CHAINLINK FENCE
	GUARDRAIL

ABBREVIATIONS	
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
CHD.	CHORD
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
AC.	ACRES
S.F.	SQUARE FEET
EX.	EXISTING
I.P.F.	IRON PIN FOUND
STA.	RAILROAD PLAN STATION
R/W	RIGHT-OF-WAY
S	SANITARY SEWER
W	WATERLINE
OHE	OVERHEAD ELECTRIC LINE
W.L.E.	WATERLINE EASEMENT
OHE & T	OVERHEAD ELECTRIC LINE & TELEPHONE LINE

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	5580.15146	5649.76729
2	5258.43269	5527.15962
3	5228.89154	5519.81699
4	5261.06874	5395.92741
5	5078.09923	5349.08685
6	5046.88008	5474.50985
7	4891.66288	5435.92973
8	4963.82251	5145.57194
9	5284.97190	5199.80989
10	5679.97510	5277.65689
11	5695.29638	5280.74311
12	5747.37424	5494.03900
13	5794.89092	5591.17898
14	5885.12642	5449.33096
1	5580.15146	5649.76729

TOTAL AREA = 5.323 ACRES

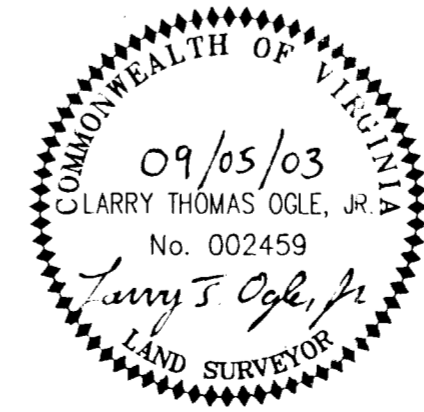


NOTES:

1. THE INTENT OF THIS PLAT IS TO RESUBDIVIDE EXISTING CITY OF SALEM TAX PARCEL #221-1-4 (231,881 S.F., 5.323 AC.) BY CREATING NEW LOT "A" (20,765 S.F., 0.477 AC.) AND NEW LOT "B" (211,116 S.F., 4.846 AC.). EXISTING TAX PARCELS 221-1-1 AND 221-1-7 ARE ALSO THE PROPERTY OF NEW CENTURY DEVELOPMENT CO., LLC, BUT ARE NOT PART OF THIS RESUBDIVISION.
2. THIS PLAT BASED ON A CURRENT FIELD SURVEY.
3. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
4. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #5101410041D, MAP #51161C0041D DATED OCTOBER 15, 1993. "ZONE X"
5. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES.
6. THE PORTIONS OF THIS PROPERTY DESIGNATED AND TAX PARCELS 221-1-1 AND 221-1-7 ARE ZONED M-2 PER THE CITY OF SALEM ZONING ORDINANCE. THE PORTION OF THE PROPERTY DESIGNATED AS TAX PARCEL 221-1-4 IS ZONED M-1.
7. PROPERTY LINES FROM CORNERS 11 THROUGH 18, INCLUSIVE FOLLOW THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CATAWBA BRANCH OF THE NORFOLK & WESTERN RAILWAY PROPERTY (NOW NORFOLK SOUTHERN) AS PER PRIOR CONVEYANCES.
8. THIS SURVEY IS BASED ON A LAWYER'S TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE, CASE No. r0234 DATED JUNE 20, 2003.
9. THE TOTAL AREA OF TAX PARCELS 221-1-1, 221-1-4 AND 221-1-7 IS 9.486 AC.

CLERK'S CERTIFICATE:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON 9/8/03 AT 1:22 O'CLOCK P.M.

TESTEE: GARY CHANCE CRAWFORD
 DEPUTY CLERK



APPROVED:
Joseph E. Yates, Jr. 9/8/03
 JAMES E. CALAMERRO, P.E., L.S.
 EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION
Melvin B. Doughty, P.E. 9/8/03
 MELVIN B. DOUGHTY, P.E.
 CITY ENGINEER, CITY OF SALEM

RESUBDIVISION FOR
NEW CENTURY DEVELOPMENT CO., LLC
 OF 5.323 ACRES
 REVISED MAP OF FAIRFIELD MAP
 P.B. 2, PG. 115 (ROANOKE COUNTY, VA)
 TO CREATE HEREON NEW
LOT A (0.477 AC.)
 AND NEW
LOT B (4.846 AC.)
 SITUATED ALONG ELECTRIC ROAD
 CITY OF SALEM, VIRGINIA

PHONE: (540) 774-4411
 FAX: (540) 772-9445
 E-MAIL: MAIL@LUMSDENPC.COM
 4664 BRAMBLETON AVENUE, SW
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018
LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA
 DATE: SEPTEMBER 5, 2003
 COMM. NO.: 2003-181
 SCALE: 1" = 100'
 CADD FILE: FA\2003\03181\SUR\03181R01.DWG
 SHEET 1 OF 1