

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT VALLEY ASSOCIATES, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 11 TO 1 INCLUSIVE, CONTAINING A TOTAL OF 1.740 ACRES BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY GARRETT E. MCGUIRE BY DEED DATED JANUARY 6, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT TO THE CITY OF SALEM, VIRGINIA AS INSTRUMENT NO. 030000151.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE PROPERTY AS SHOWN HEREON OF ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND DEDICATED THE 20' PUBLIC UTILITY EASEMENT SHOWN HEREON TO THE CITY OF SALEM, VIRGINIA.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Edwin J. Polverino 1/28/04
EDWIN J. POLVERINO, MANAGER DATE
VALLEY ASSOCIATES, LLC
INST. NO. 030000151

REFERENCE MAPS:

1. SURVEY FOR FLEETWOOD CUSTOM CONSTRUCTION, INC. & HARLESS H. & MARTHA C. SCOTT BY T. P. PARKER & SON DATED OCT. 21, 1977.
2. SURVEY FOR ROBERT C. GALLAGHER BY T. P. PARKER & SON DATED DEC. 29, 1986.

STATE OF VIRGINIA
County of ROANOKE TO WIT:

I, LINDA R. DUFFY, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EDWIN J. POLVERINO, MANAGER OF VALLEY ASSOCIATES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 28th DAY OF JANUARY, 2004.

MY COMMISSION EXPIRES:
7/31/2007

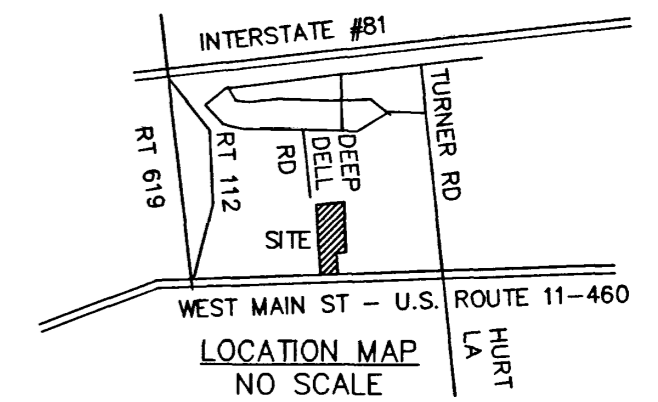
Linda R. Duffy
NOTARY PUBLIC

LEGEND

- M.B.L. = MINIMUM BUILDING LINE
- CL = CENTERLINE
- OHW = OVERHEAD WIRES
- X- = EXISTING FENCE
- ⊕ = UTILITY POLE
- W/ = WITH

MERIDIAN OF
D.B. 73 PG. 127

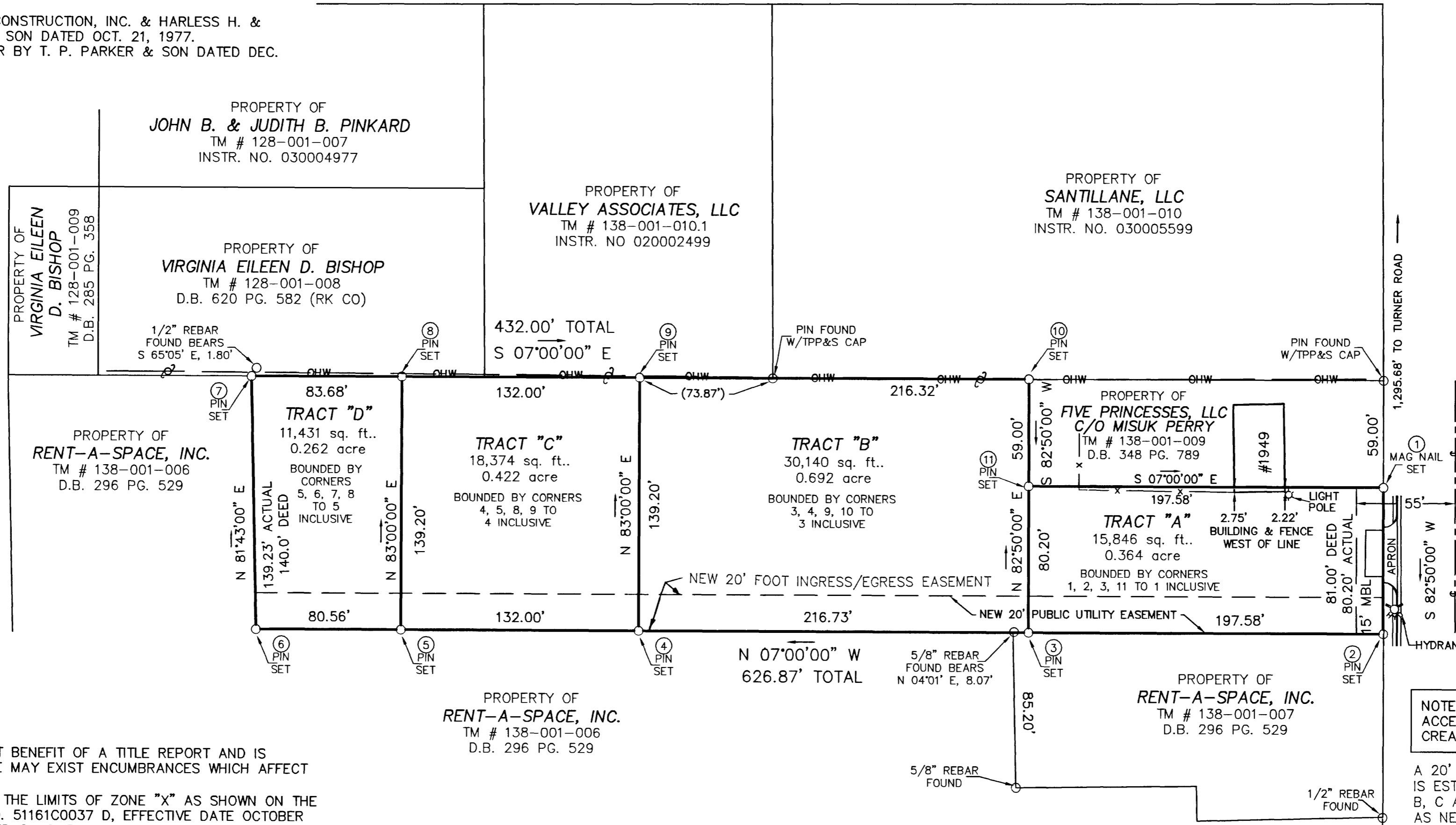
INST. NO. 04-502



COORDINATES

CORNER	NORTHING	EASTING
1	2992.62	2941.42
2	2982.61	2861.85
3	3178.72	2837.77
4	3393.84	2811.36
5	3524.85	2795.27
6	3604.81	2785.45
7	3624.87	2923.24
8	3541.82	2933.43
9	3410.80	2949.52
10	3196.09	2975.88
11	3188.73	2917.34
1	2992.62	2941.42

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0037 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 3:43 O'CLOCK P.M. ON THIS 13 DAY OF FEBRUARY, 2004.

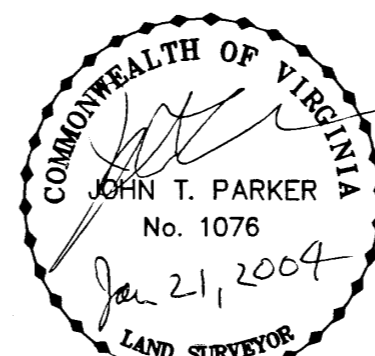
TESTE:
CHANCE CRAWFORD
CLERK
BY: *Carol W. Waddy*
DEPUTY CLERK

APPROVED:

James E. Taliaferro, II 2/11/04
JAMES E. TALIAFERRO, II, P.E., L.S. DATE
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

Melvin B. Doughty 02/11/04
MELVIN B. DOUGHTY, P.E. - CITY ENGINEER DATE
CITY OF SALEM, VIRGINIA

THIS SUBDIVISION IS BASED ON A CURRENT FIELD SURVEY. VALLEY ASSOCIATES, LLC IS THE OWNER OF RECORD, SEE INST. NO. 030000151.



SUBDIVISION FOR
VALLEY ASSOCIATES, LLC/TED POLVERINO
SHOWING DIVISION OF 1.740 ACRE TRACT CREATING HEREON TRACT "A" (0.364 ACRE), TRACT "B" (0.692 ACRE), TRACT "C" (0.422 ACRE) AND TRACT "D" (0.262 ACRE) SITUATE ON WEST MAIN STREET - U.S. ROUTE 11-460 SALEM, VIRGINIA

TAX # 138-001-008 SCALE: 1" = 50'
DRAWN: Z/LRD/17 DATE: DEC. 1, 2003
CALC: LRD W.O. 03-0833
N.B. JR-244 REV: JAN. 21, 2004

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153
540-387-1153

