

KNOW ALL MEN BY THESE PRESENTS TO WT:  
THAT VALLEY ASSOCIATES-2, LLC, A VIRGINIA LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 11 TO 1 INCLUSIVE, CONTAINING A TOTAL OF 0.422 ACRE BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY EDWIN J. POLVERINO, ET AL BY DEED DATED MAY 27, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT TO THE CITY OF SALEM, VIRGINIA AS INSTRUMENT NO. 040002227.

THAT VALLEY ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 4 THRU 8 TO 4 INCLUSIVE, CONTAINING A TOTAL OF 0.754 ACRES BEING A PORTION 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. 020002499.

THE SAID OWNERS CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTY AS SHOWN HEREON OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND VACATED LINE 4-11 SHOWN DOTTED SHOWN HEREON.

WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS.

*Edwin J. Polverino* 12/14/05  
EDWIN J. POLVERINO, MANAGER DATE  
VALLEY ASSOCIATES-2, LLC  
INST. NO. 040002227

*Edwin J. Polverino* 12/14/05  
EDWIN J. POLVERINO, MANAGER DATE  
VALLEY ASSOCIATES, LLC  
INST. NO. 020002499

STATE OF VIRGINIA  
County of Roanoke  
TO WT:

I, *Roy E. Chambers, Jr.*, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EDWIN J. POLVERINO, MANAGER OF VALLEY ASSOCIATES, LLC AND THE MANAGER OF VALLEY ASSOCIATES-2, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 1900 DAY OF DECEMBER 2005.

MY COMMISSION EXPIRES:

10-31-05

*Roy E. Chambers, Jr.*  
NOTARY PUBLIC

#### LEGEND

M.B.L.=MINIMUM BUILDING LINE  
C = CENTERLINE  
OHW = OVERHEAD WIRES  
P = UTILITY POLE

MERIDIAN OF  
D.B. 73 PG. 127



#### COORDINATES

CORNER	NORTHING	EASTING
1	3393.84	2811.36
2	3524.85	2795.27
3	3541.82	2933.43
4	3496.26	2939.03
6	3522.77	3142.35
7	3364.04	3162.47
8	3337.45	2958.53
11	3410.80	2949.52
1	3393.84	2811.36

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM.

NOTE: NON-EXCLUSIVE CROSS ACCESS EASEMENT CREATED FOR USE OF ALL TRACTS.

#### 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.
3. RESUBDIVISION FOR GEORGE C. MOORE, SR. BY T. P. PARKER & SON DATED MAY 17, 2002 AND RECORDED IN P.B. 9, PG. 14, SLIDE 169.
4. SUBDIVISION FOR VALLEY ASSOCIATES, LLC/TED POLVERINO BY T. P. PARKER & SON DATED JAN. 21, 2004 AND RECORDED IN P.B. 10, PG. 12, SLIDE 179.

#### 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.
4. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.
5. THIS PROPERTY IS ZONED HBD (HIGHWAY BUSINESS DISTRICT) AS PER THE DATE OF THIS MAP.

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 10:53 O'CLOCK A M. ON THIS 20<sup>th</sup> DAY OF DECEMBER, 2005.

TESTE: CHANCE CRAWFORD

CLERK  
*Chance Crawford*  
DEPUTY CLERK

CLOSED BY LRD 11/23/05

50' 25' 0' 50' 100'  
1" = 50'

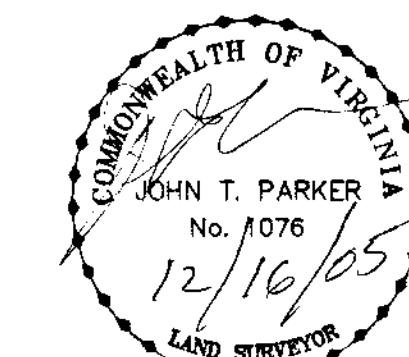
GRAPHIC SCALE

PROPERTY OF  
WALDROP ENTERPRISES LIMITED PARTNERSHIP  
TM # 138-1-11  
D.B. 179, PG. 554

216.32' TRACT "B"  
PROPERTY OF  
VALLEY ASSOCIATES, LLC  
TM # 138-1-8.1  
INSTR. NO 030000151

414.31' TO WEST MAIN STREET  
PROPERTY OF  
RENT-A-SPACE, INC.  
TM # 138-1-6  
D.B. 296 PG. 529

THIS SUBDIVISION IS PLATTED FROM RECORDS CORNERS 5-10-9 ONLY STAKED. VALLEY ASSOCIATES, LLC IS AN OWNER OF RECORD, SEE INST. NO. 020002499. VALLEY ASSOCIATES-2, LLC IS AN OWNER OF RECORD SEE INST. NO. 040002227.



1,434.86' TO TURNER ROAD  
TRACT "A"  
PROPERTY OF  
VALLEY ASSOCIATES, LLC  
TM # 138-1-8  
INSTR. NO 030000151  
20' PUBLIC UTILITY EASEMENT  
APRON  
55'  
S 8250' W  
HYDRANT

WEST MAIN STREET  
U.S. ROUTE 11-460  
80' R/W

#### RESUBDIVISION FOR VALLEY ASSOCIATES, LLC AND VALLEY ASSOCIATES-2, LLC

SHOWING COMBINATION OF TRACT "C" (0.442 ACRE)  
VALLEY ASSOCIATES, LLC/TED POLVERINO MAP  
P.B. 10, PG. 12, SLIDE 179  
AND PARCEL "B" (0.754)  
GEORGE C. MOORE, SR. MAP  
P.B. 9, PG. 14, SLIDE 169  
CREATING HEREON PARCEL "B-1" (0.698 ACRE)  
AND TRACT "C-1" (0.478 ACRE)

SITUATE OFF WEST MAIN STREET - U.S. ROUTE 11-460

SALEM, VIRGINIA  
TAX # 138-1-8.2  
TAX # 138-1-10.1  
DRAWN: Z/LRD/23  
CALC: LRD

SCALE: 1" = 50'  
DATE: NOV. 23, 2005  
W.O. 05-0687  
REV: DEC. 14, 2005

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

P.B. 11, PG. 32, SLIDE 192