

KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT NEW CENTURY DEVELOPMENT CO. LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 22 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200501018.
THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.
THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN WHEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.
WHEN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

NEW CENTURY DEVELOPMENT CO. LLC
BY: John F. Shoulders Jr. ITS: Managing Member

STATE OF VIRGINIA
COMMONWEALTH AT LARGE
I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John F. Shoulders Jr., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30 DAY OF August, 2005.

Jessica L. Nash
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-08

ACREAGE TABLE	
8.785 ACRES -- LOTS 1 THRU 9	
+ 0.992 ACRE -- IN R/W DEDICATION	
9.777 ACRES -- TOTAL SHOWN ON PLAT	

TAX MAP NUMBER TABLE		
LOT #	OLD TAX MAP #	PROPOSED PARCEL ID #
1	018.18-03-05.00-0000	018.18-05-01.00-0000
2	018.18-03-04.00-0000	018.18-05-02.00-0000
3	018.18-03-04.00-0000	018.18-05-03.00-0000
4	018.18-03-04.00-0000	018.18-05-04.00-0000
5	018.18-03-04.00-0000	018.18-05-05.00-0000
6	018.18-03-04.00-0000	018.18-05-06.00-0000
7	018.18-03-04.00-0000	018.18-05-07.00-0000
8	018.18-03-04.00-0000	018.18-05-08.00-0000
9	018.18-03-04.00-0000	018.18-05-09.00-0000
STORMWATER MANAGEMENT LOT	018.18-03-04.00-0000	018.18-05-10.00-0000

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: Denise Dwyer 8/31/05
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 15:50 O'CLOCK P.M. ON THIS 31 DAY OF Aug, 2005, IN PLAT BOOK 29, PAGE 106.

TESTE: STEVEN A. MCGRAW John R. McAden
CLERK DEPUTY CLERK

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

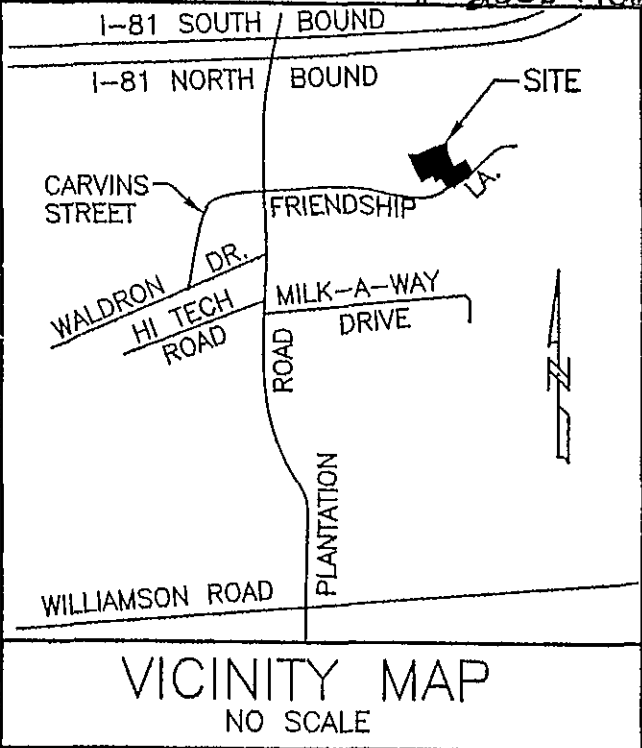
John R. McAden
JOHN R. MCADEN 002002



- NOTES:
- OWNER OF RECORD: NEW CENTURY DEVELOPMENT CO. LLC
 - LEGAL REFERENCE: INSTRUMENT #200501018
 - ORIGINAL TAX MAP NUMBER: 018.18-03-04.00-0000 & 018.18-03-05.00-0000
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 - PROPERTY IS IN F.E.M.A. DEFINED ZONE X(UNSHADED), X(SHADED) & AE. SEE F.E.M.A. MAP #51161C0022 D. (EFFECTIVE DATE: 10/15/93) LINES SHOWN HEREON BASED ON SCALING FEMA FLOOD HAZARD MAPS AND ARE NOT BASED ON ACTUAL FIELD ELEVATIONS OR CREEK LOCATION.
 - 100 YEAR FLOODLINE SHOWN HEREON BASED UPON A FLOOD STUDY PERFORMED BY BALZER AND ASSOCIATES, INC. ON MAY 22, 2005 AS REQUIRED BY THE ROANOKE COUNTY ZONING ORDINANCE IN SECTION 30-74-4.
 - AN ELEVATION CERTIFICATE WILL BE REQUIRED ON LOTS 1, 2 & 3 PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY.
 - IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
 - PROPERTY IS CURRENTLY ZONED I-1(CONDITIONAL). CONDITIONS 1-2 PROFFERED PER ORDINANCE 111604-10 DATED NOVEMBER 16, 2004.
 - ALL EXISTING BUILDINGS & STRUCTURES TO BE REMOVED.
 - UNDERGROUND UTILITY SERVICE LINES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	34.47'	25.00'	20.61	N70°19'36"W	31.81'	79°00'35"
C2	219.57'	250.00'	117.44	N55°58'59"W	212.58'	50°19'22"
C3	89.84'	250.00'	45.41	N41°07'02"W	89.36'	20°35'27"
C4	129.73'	250.00'	66.36	N66°16'43"W	128.28'	29°43'55"
C5	71.76'	140.00'	36.69	S66°27'37"E	70.98'	29°22'07"
C6	20.50'	140.00'	10.27	N76°57'02"W	20.48'	8°23'17"
C7	51.27'	140.00'	25.92	S62°15'59"E	50.98'	20°58'50"
C8	28.62'	25.00'	16.11	N18°58'27"W	27.09'	65°36'13"
C9	269.64'	55.00'	45.42	S53°22'51"W	70.05'	280°53'36"
C10	42.04'	55.00'	22.11	N08°04'13"W	41.02'	43°47'45"
C11	70.94'	55.00'	41.37	N66°55'00"W	66.12'	73°53'48"
C12	48.75'	55.00'	26.11	S50°44'40"W	47.17'	50°46'54"
C13	55.78'	55.00'	30.56	S03°42'04"E	53.42'	58°06'33"
C14	52.13'	55.00'	28.21	S59°54'39"E	50.20'	54°18'36"
C15	18.50'	25.00'	9.70	N65°51'43"W	18.08'	42°24'26"
C16	120.99'	190.00'	62.63	S62°54'05"E	118.96'	36°29'10"
C17	175.66'	250.00'	93.95	S55°58'59"E	170.07'	50°19'22"
C18	16.54'	250.00'	8.28	S78°46'29"E	16.54'	4°44'23"
C19	159.11'	200.00'	84.04	S53°36'48"E	154.95'	45°34'59"
C20	32.10'	25.00'	18.69	N05°57'55"E	29.94'	73°34'28"
C21	38.19'	25.00'	23.94	S74°20'23"E	34.58'	87°30'50"
C22	39.60'	25.00'	25.34	N14°48'06"E	35.59'	90°45'47"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°10'59"E	7.80
L2	S25°25'06"W	8.90
L3	S46°38'49"W	38.62
L4	S49°03'22"W	57.08
L5	S55°05'00"W	48.96
L6	N33°00'00"W	14.93
L7	S58°16'26"W	44.80
L8	S70°10'06"W	25.70
L9	N81°08'40"W	21.59
L10	N81°08'40"W	21.59
L11	S42°45'09"W	14.20
L12	S63°25'26"W	39.14
L13	N48°07'34"E	38.29
L14	N43°02'32"W	63.29
L15	N00°16'07"E	27.70
L16	S32°36'35"E	24.21 TIE LINE
L17	N61°41'44"E	89.32 TIE LINE
L18	N58°16'26"E	49.98
L19	N70°13'19"E	17.98



COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	9020.3010	11306.8342
2	9193.1436	11194.5890
3	9142.8309	11101.2782
4	9233.2815	11042.5389
5	9134.5266	10859.3866
6	9250.7412	10783.9160
7	9564.0368	10629.9818
8	9563.9256	10637.7810
9	9584.4276	10806.4395
10	9716.8885	11077.8175
11	9775.7482	11284.5829
12	9767.7097	11280.7628
13	9656.1129	11279.9155
14	9377.4387	11404.3651
15	9494.2306	11613.3206
16	9274.2464	11735.9188
17	9247.7340	11707.8368
18	9210.3284	11664.7213
19	9182.3044	11624.5748
20	9130.1944	11538.3828
21	9058.0873	11408.2670
22	9070.6087	11400.1356
A	9259.5166	11317.6854
B	9070.0308	11429.8189
1	9020.3010	11306.8342

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY OWNED BY
NEW CENTURY DEVELOPMENT CO. LLC
RECORDED IN INSTRUMENT #200501018
TO BE KNOWN AS
NEW CENTURY INDUSTRIAL CENTER

CREATING HEREON LOTS 1 THRU 9
& A STORMWATER MANAGEMENT LOT
SITUATED ON FRIENDSHIP LANE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED JUNE 9, 2005
JOB #R0500002.00
SCALE: 1"= 60'
SHEET 1 OF 2



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