

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT FRANCO'S FRACKIN FREEDOM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON (POINTS 1 TO 6 TO 1) RECORDED IN THE OFFICE OF THE CLERK OF THE CITY OF ROANOKE BY REFERENCE NUMBER 140008112

THAT FRANCO'S FRACKIN FREEDOM, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON (POINTS 3 TO 7, 8, 9, 10, 11 TO 4 TO 3) RECORDED IN THE OFFICE OF THE CLERK OF THE CITY OF ROANOKE BY REFERENCE NUMBER 140008112

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED AND SECTION 29-4.4 OF THE CITY OF ROANOKE SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE SIGNATURES AND SEAL OF THE SAID OWNER:

James L. Franco 02/07/2022
FRANCO'S FRACKIN FREEDOM, LLC (PRESIDENT) DATE:

CITY OF ROANOKE
STATE OF VIRGINIA

ROBERT TYLER LOUIS RUSSELL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7956839
My Commission Expires Sept. 30, 2025

I, Robert Tyler Louis Russell A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT James L. Franco WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 2021, HAS PERSONALLY APPEARED BEFORE ME IN MY COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON THIS 7 DAY OF February 2022

MY COMMISSION EXPIRES: Sept 30 2025
NOTARY PUBLIC: R. Russell
REGISTRATION NO. 7956839

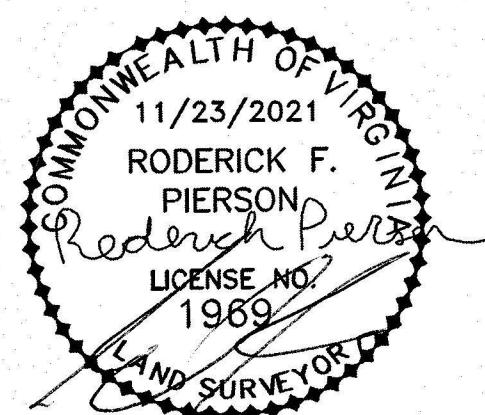
APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED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

APPROVED: [Signature] 2/8/2022
CITY OF ROANOKE SUBDIVISION AGENT, DATE:

THE OFFICE OF
PIERSON ENGINEERING &
SURVEYING, INC.
P.O. BOX 311
DALEVILLE, VIRGINIA 24083
PH. 540-966-3027
rpierson@rbnet.com

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, AND

Roderick F. Pierson
RODERICK F. PIERSON LLS 1969



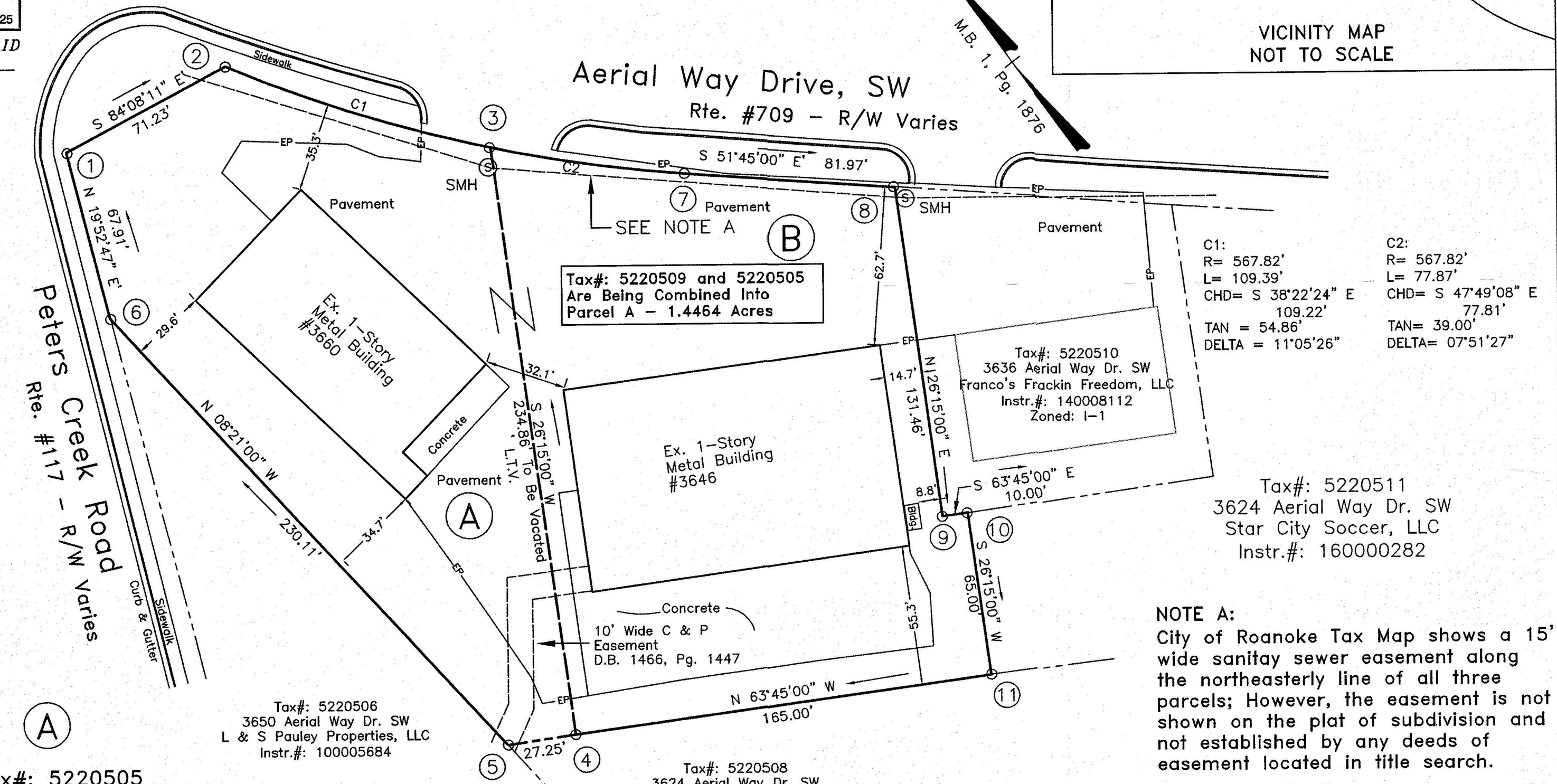
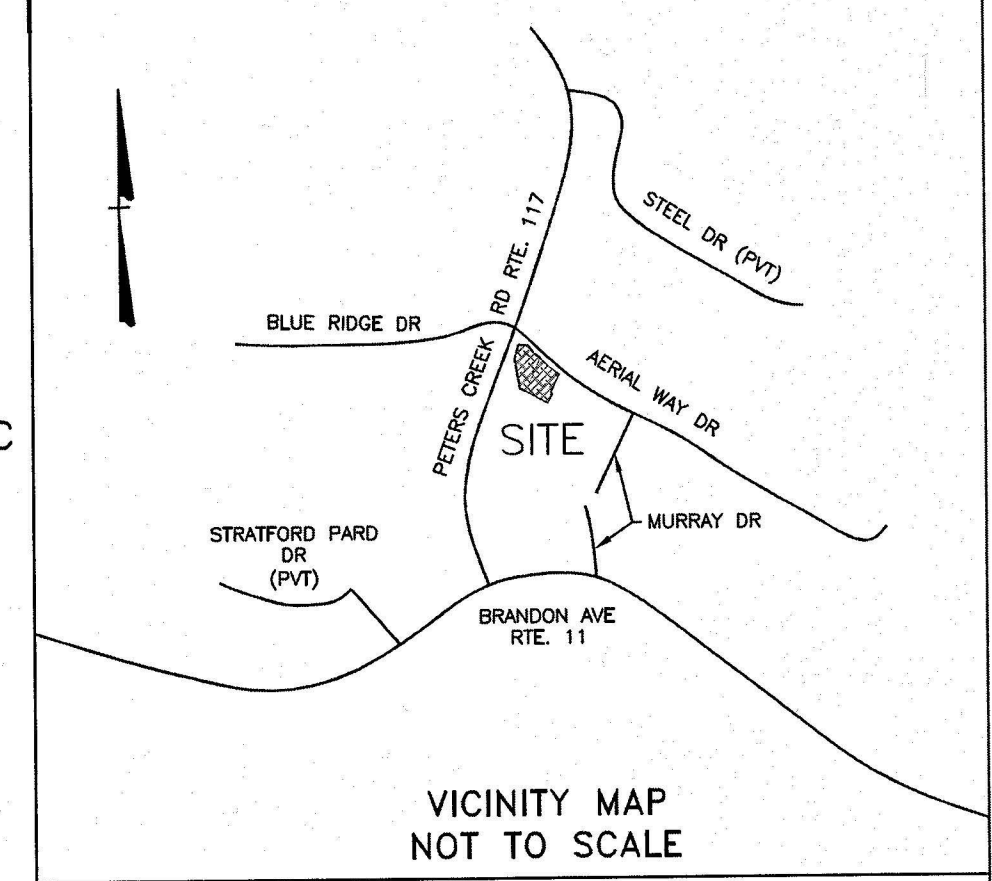
This is to certify that on November 23, 2021 I made an accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than as shown hereon.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP PRESENTED ON THIS 9 DAY OF February 2022 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THEREOF ANNEXED, ADMITTED TO RECORD 2:47 O'CLOCK P.M.

TESTE: [Signature]
DEPUTY CLERK
BRENDA HAMILTON - CLERK OF COURT

1. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
2. Exact location of underground utilities and improvements unknown.
3. This property is in flood zone "unshaded" X per FIRM Map Panel #51161C0162G Effective as of September 28, 2007.
4. This plat does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.
5. Recordation Of Plan does not convey land.

Tax#: 5220509
3646 Aerial Way Dr. SW
Franco's Frackin Freedom, LLC
Instr.#: 140008112
Original Parcel 3, Block 5
"Westland"
0.7757 Acres - 33,789sf



Tax#: 5220505
3660 Aerial Way Dr. SW
Franco's Frackin Freedom, LLC
Instr.#: 140008112
0.6707 Acres - 29,216sf
Original Parcel 2, Block 2
"Westland"
Adding 0.7757 Acres - 33,789sf
Tax#: 5220509
Now Parcel A (1.4464 Acres)

- LEGEND:
- IP FOUND
 - IP SET
 - △ CALCULATED POINT
 - NDL NEW DIVISION LINE
 - LTV LINE HEREBY VACATED
 - Ⓢ SANITARY MANHOLE

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 Roanoke.

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 inch = 40' ft.

PLAT OF COMBINATION FOR
FRANCO'S FRACKIN FREEDOM, LLC
PARCEL 1 & PARCEL 2 BLK2 WESTLAND
CREATING HEREON
PARCEL A (1.4464 acres - 63,005sf)
Located At
Peters Creek Rd & Aerial Way Dr, SW
In The
City of Roanoke, Virginia

SCALE : 1" = 40'
DATE: November 23, 2021
SHEET 1 OF 1 R2021/R2021126Franco'sAerialWay

SU21-0046