

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT AERIAL WAY ASSOCIATES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 15 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 1, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE IN INSTRUMENT #970023634.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE CODE OF VIRGINIA 1950, SECTIONS 15.2-2240 THROUGH 15.2-2779 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE THAT 0.0692 AC. PORTION OF ORIGINAL TRACT "1" EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE, UNLESS DESIGNATED OTHERWISE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 14 DAY OF April, 2003.

BY: [Signature] PARTNER
AERIAL WAY ASSOCIATES, LLC

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 E. Hammer, AERIAL WAY ASSOCIATES, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 14, 2003 HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID Jurisdiction AND STATE AND ACKNOWLEDGED THE SAME ON April 14, 2003.

MY COMMISSION EXPIRES March 31, 2007

Linda T. Smiley
NOTARY PUBLIC

BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	21128.81337	21601.31570
2	21766.01755	21492.58715
3	22226.82775	21822.29215
4	22223.46037	21952.33256
5	22175.71212	22003.14965
6	22065.79896	22083.25074
7	22023.05639	22337.76059
8	21635.81433	22355.23227
9	21605.04701	21673.30600
10	21610.94079	21656.02610
11	21537.68187	21659.33141
12	21545.10782	21676.01036
13	21576.77659	22377.91630
14	21562.23426	22531.28187
15	21171.56708	22548.90809
1	21128.81337	21601.31570
TOTAL AREA = 18.0520 ACRES		

LEGEND	
AC.	ACRES
EX.	EXISTING
I.P.	IRON PIN
D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT

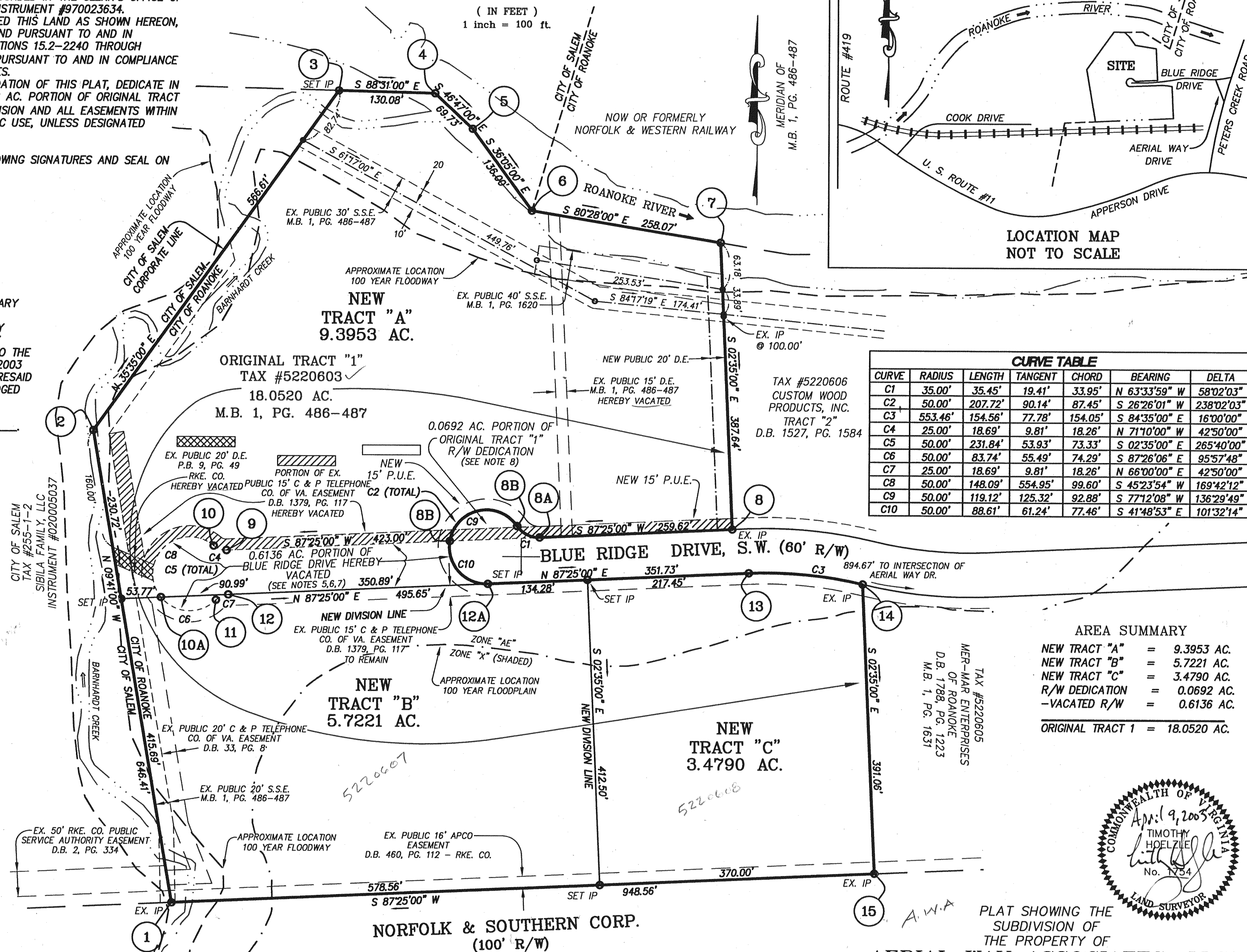
NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE 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 BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510141 0043 D, MAP NUMBER 51161C0043 D DATED OCTOBER 15, 1993, ZONES AE & X.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE SUBDIVISION OF PROPERTY SHOWN HEREON IS DESIGNATED AS CITY OF ROANOKE TAX MAP #5220603.
- 0.6136 AC. OF BLUE RIDGE DRIVE, S.W. CREATED ON P.B. 9, PG. 49 BOUNDED BY CORNERS 8B TO 9 TO 10 TO 10A TO 11 TO 12 TO 12A TO 8B INCLUSIVE HEREBY VACATED BY THIS PLAT.
- 0.5876 AC. PORTION OF BLUE RIDGE DRIVE BOUNDED BY CORNERS 8B TO 9 TO 10 TO 10A TO 12 TO 12A TO 8B INCLUSIVE HEREBY VACATED AND ADDED TO AND COMBINED WITH A PORTION OF ORIGINAL TRACT "1" CREATING NEW TRACT "A".
- 0.0260 AC. PORTION OF BLUE RIDGE DRIVE BOUNDED BY CORNERS 10A TO 11 TO 12 TO 10A INCLUSIVE HEREBY VACATED AND ADDED TO AND COMBINED WITH A PORTION OF ORIGINAL TRACT "1" CREATING NEW TRACT "A".
- 0.0692 AC. PORTION OF ORIGINAL TRACT "1" TO BE DEDICATED TO THE CITY OF ROANOKE FOR STREET WIDENING PURPOSES.
- BLANKET EASEMENT GRANTED TO VA. & TENN. TELEPHONE CO. IN ROANOKE CO. D.B. 53, PG. 329, LOCATION NOT SPECIFIED.

GRAPHIC SCALE



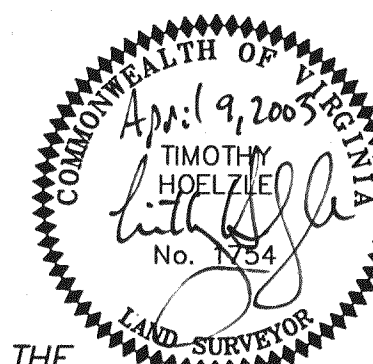
(IN FEET)
1 inch = 100 ft.



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	35.00'	35.45'	19.41'	33.95'	N 63°33'59" W
C2	50.00'	207.72'	90.14'	87.45'	S 26°26'01" W
C3	553.46'	154.56'	77.78'	154.05'	S 84°35'00" E
C4	25.00'	18.69'	9.81'	18.26'	N 71°10'00" W
C5	50.00'	231.84'	53.93'	73.33'	S 02°35'00" E
C6	50.00'	83.74'	55.49'	74.29'	S 87°26'06" E
C7	25.00'	18.69'	9.81'	18.26'	N 66°00'00" E
C8	50.00'	148.09'	55.495'	99.60'	S 45°23'54" W
C9	50.00'	119.12'	125.32'	92.88'	S 77°12'08" W
C10	50.00'	88.61'	61.24'	77.46'	S 41°48'53" E

AREA SUMMARY

NEW TRACT "A"	= 9.3953 AC.
NEW TRACT "B"	= 5.7221 AC.
NEW TRACT "C"	= 3.4790 AC.
R/W DEDICATION	= 0.0692 AC.
-VACATED R/W	= 0.6136 AC.
ORIGINAL TRACT 1	= 18.0520 AC.



APPROVED:

[Signature]
AGENT, ROANOKE CITY PLANNING COMMISSION

4/15/2003
DATE

[Signature]
CITY ENGINEER, ROANOKE, VIRGINIA

4.16.03
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON 11 DAY OF April, 2003, AT 2:35 O'CLOCK P.M.

TESTEE: ARTHUR B. CRUSH, III

[Signature]
DEPUTY CLERK

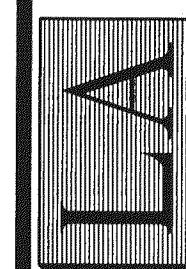
PLAT SHOWING THE
SUBDIVISION OF
THE PROPERTY OF
AERIAL WAY ASSOCIATES, LLC

TRACT "1" - (18.0520 AC.)
CREATING HEREON NEW
TRACT "A" - (9.3953 AC.),
TRACT "B" - (5.7221 AC.) &
TRACT "C" - (3.4790 AC.)
AND SHOWING
0.6136 AC. PORTION OF BLUE RIDGE DRIVE, S.W.
HEREBY VACATED &
0.0692 AC. PORTION OF TRACT "1"
RIGHT-OF-WAY DEDICATION
SITUATED AT THE END OF BLUE RIDGE DRIVE, S.W.
ROANOKE, 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: MARCH 14, 2003
COMM. NO.: 02-372
CADD FILE: F:\2002\02372\SUR\02372R.DWG
SHEET 1 OF 1