

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT AERIAL WAY ASSOCIATES, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 11 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.

NEW PUBLIC UTILITY EASEMENT AND NEW GREENWAY/FLOOD REDUCTION EASEMENT HEREBY GRANTED FOR PUBLIC USE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEAL ON THIS 1 DAY OF JUNE, 2004.

BY: [Signature]
AUTHORIZED AGENT
AERIAL WAY ASSOCIATES, LLC

City of Roanoke
State of Virginia

I, C. VANNATTER, a Notary Public in and for the aforesaid City and State, do hereby certify that, JED HAMMER, whose name is signed to the foregoing writing has personally appeared before me in my aforesaid jurisdiction and has acknowledged the same on this 1st Day of JUNE, 2004.

My Commission Expires: 7/31/2007

Notary Public: C. Vannatter

APPROVED: [Signature] 6-2-04
CITY ENGINEER, ROANOKE, VIRGINIA DATE
R. Brian Townsend 6-2-04
AGENT FOR THE CITY OF ROANOKE PLANNING COMM. DATE

NOTES:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED THEREIN.

ALL OF THE SUBJECT PROPERTY LIES 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. SEE COMMUNITY PANEL #510141 0043 D, MAP #51161C0043 D DATED OCTOBER 15, 1993, ZONE AE. FLOODWAY ELEVATION SHOWN IS 979.00.

LEGEND

- IRON PIN SET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT

- HATCHED AREA DENOTES NEW PUBLIC WATER AND SEWER EASEMENT (0.036 AC.)
- SHADED AREA DENOTES NEW GREENWAY/FLOOD REDUCTION EASEMENT (2.564 AC.)

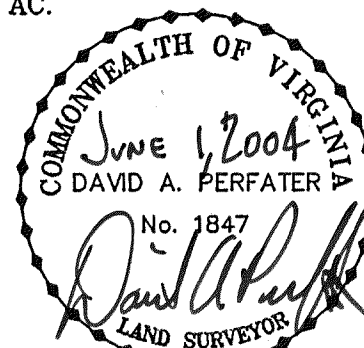
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF ROANOKE, VIRGINIA THIS MAP PRESENTED ON THIS 14 DAY OF JUNE 2004 AND WITH CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD 2:15 O'CLOCK P.M.

Teste: BRENDA S. HAMILTON

By: [Signature]

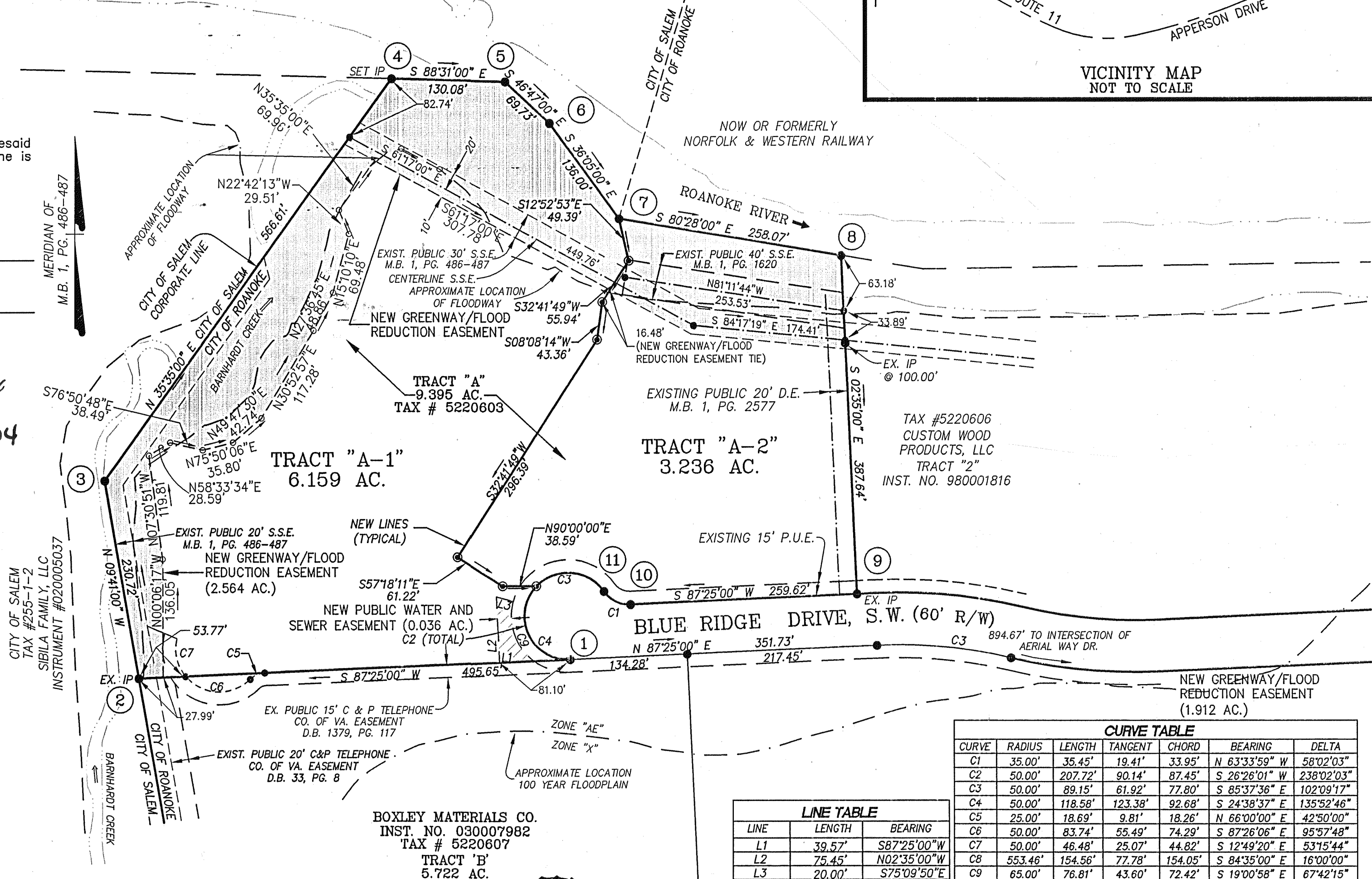
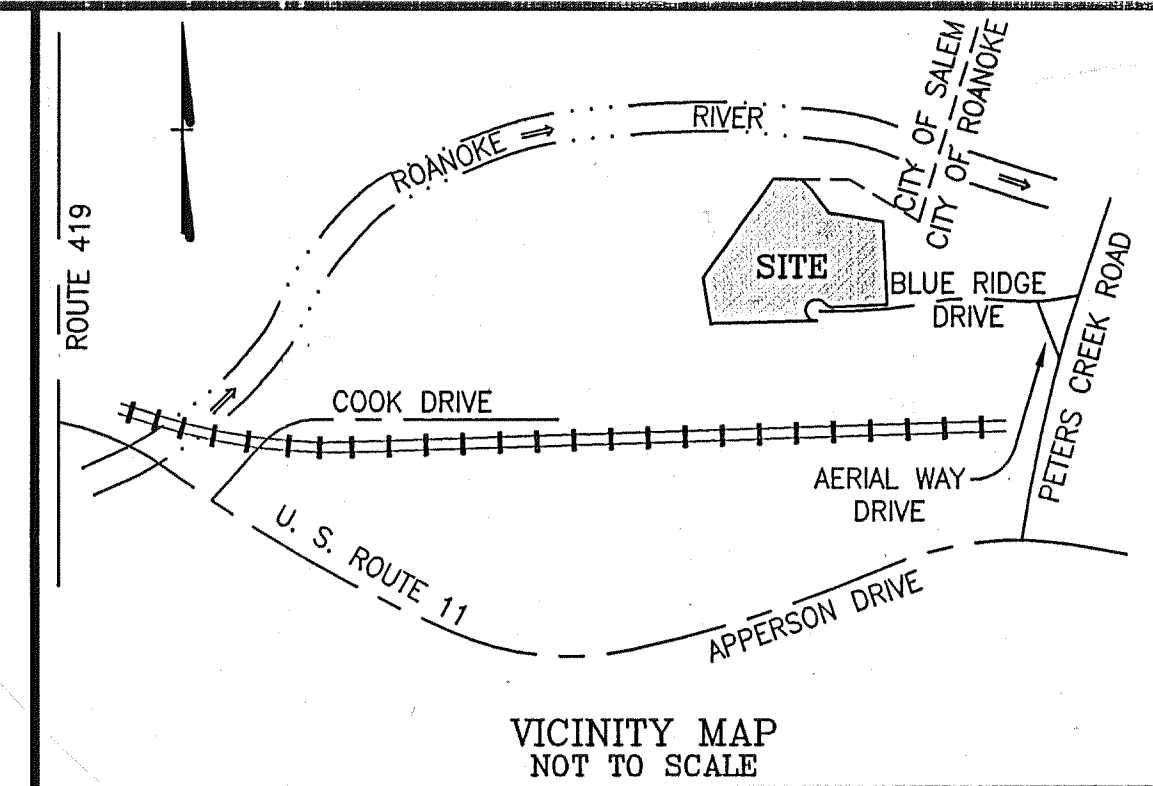
POINT#	NORTHING	EASTING
1	21560.9234	22026.5467
2	21538.5830	21531.3952
3	21766.0175	21492.5872
4	22226.8277	21822.2921
5	22223.4604	21952.3326
6	22175.7121	22003.1497
7	22065.7990	22083.2507
8	22023.0564	22337.7606
9	21635.8143	22355.2323
10	21624.1128	22095.8800
11	21639.2283	22065.4751
1	21560.9234	22026.5467

BOXLEY MATERIALS CO.
INST. NO. 030007982
TAX # 5220607
TRACT 'B'
5.722 AC.



I, DAVID A. PERFATER, a duly Certified Surveyor in the State of Virginia, do hereby certify that the property shown hereon was carefully surveyed, and is correct to the best of my knowledge and belief.

DAVID A. PERFATER, L.S. 1847



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	35.45'	19.41'	33.95'	N 63°33'59" W	58°02'03"
C2	50.00'	207.72'	90.14'	87.45'	S 26°26'01" W	238°02'03"
C3	50.00'	89.15'	61.92'	77.80'	S 85°37'36" E	102°09'17"
C4	50.00'	118.58'	123.38'	92.68'	N 24°38'37" E	135°52'46"
C5	25.00'	18.69'	9.81'	18.26'	N 66°00'00" E	42°50'00"
C6	50.00'	83.74'	55.49'	74.29'	S 87°26'06" E	95°57'48"
C7	50.00'	46.48'	25.07'	44.82'	S 12°49'20" E	53°15'44"
C8	553.46'	154.56'	77.78'	154.05'	S 84°35'00" E	16°00'00"
C9	65.00'	76.81'	43.60'	72.42'	S 19°00'58" E	67°42'15"

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.57'	S 87°25'00" W
L2	75.45'	N 02°35'00" W
L3	20.00'	S 75°09'50" E

AWA
SUBDIVISION FOR
AERIAL WAY ASSOCIATES, LLC
SHOWING THE SUBDIVISION OF TRACT A (9.395 AC.),
AND CREATING TRACT A-1 (6.159 AC.) AND TRACT A-2 (3.236 AC.)
AND GRANTING A PUBLIC WATER AND SEWER EASEMENT (0.036 AC.)
AND GRANTING A PUBLIC GREENWAY AND FLOOD REDUCTION EASEMENT (2.564 AC.)
SITUATE ON BLUE RIDGE DRIVE, S.W.
THE CITY OF ROANOKE, VIRGINIA
SCALE: 1" = 100' DATE: April 26, 2004

Mattern & Craig, Inc.
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
(540) 345-7691 FAX

