

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

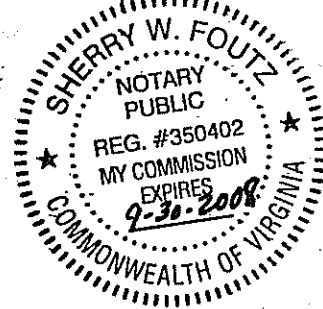
THAT BOXLEY MATERIALS COMPANY IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED MAY 1, 2003, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN INSTRUMENT # 030007982.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 8th DAY OF February, 2008.

OWNER

BY: Abney S. Boxley, III
ABNEY S. BOXLEY, III, PRESIDENT
BOXLEY MATERIALS COMPANY



STATE OF VIRGINIA
City of Roanoke

I, Sherry W. Foutz, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ABNEY S. BOXLEY, III, THE PRESIDENT OF BOXLEY MATERIALS COMPANY, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED Feb. 8, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON Feb. 8, 2008.

MY COMMISSION EXPIRES ON 9-30-2008 REG. # 350402

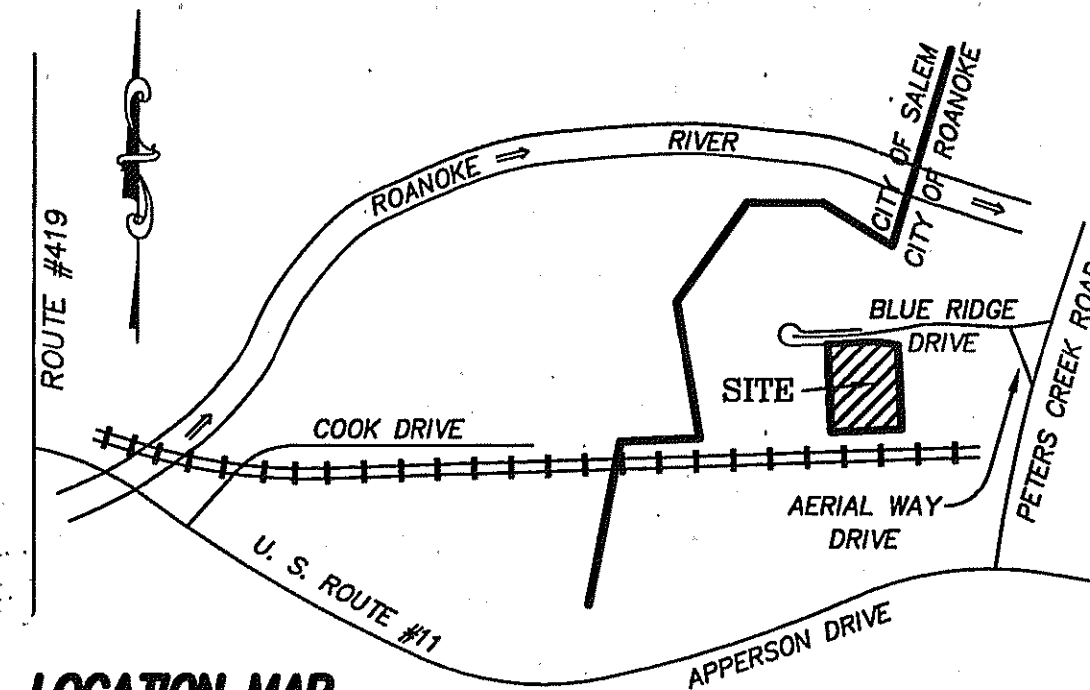
Sherry W. Foutz
NOTARY PUBLIC

LEGEND

EX.	EXISTING
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
OHE	OVERHEAD ELECTRIC
AEP	AMERICAN ELECTRIC POWER
APCO	APPALACHIAN POWER COMPANY
C&P	CHESAPEAKE AND POTOMAC TELEPHONE

SYMBOL LEGEND

W	Water Manhole	Δ	Electric Transformer
⊗	Fire Hydrant	□	Electric Pedestal
⊕	Water Valve	⊙	Utility Pole w/Light
W	Water Vault	⊙	Utility Pole
S	Sanitary Sewer Manhole	⊙	Light Pole
⊕	Water Meter	⊙	Tree
⊕	Water Spout	⊙	Tree
D	Drainage Manhole		

LOCATION MAP
NOT TO SCALE**BOUNDARY COORDINATES**

ORIGIN OF COORDINATES ARE ASSUMED

CORNER	NORTHING	EASTING
1	21562.23426	22531.28187
2	21171.56708	22548.90809
3	21128.81337	21601.31570
4	21538.58304	21531.39516
5	21576.77659	22377.91630
1	21562.23426	22531.28187

AREA 400,800 S.F., 9.2011 AC.

NEW VARIABLE WIDTH STORM WATER MANAGEMENT EASEMENT

CORNER	BEARING	DISTANCE
3-SW1	N 09°41'00" W	75.71'
SW1-SW2	N 87°53'56" E	227.77'
SW2-SW3	S 89°19'37" E	226.87'
SW3-SW4	N 88°10'56" E	272.91'
SW4-SW5	N 89°31'43" E	230.93'
SW5-2	S 02°35'00" E	48.17'
2-3	S 87°25'00" W	948.56'

AREA 59,728 S.F., 1.3712 AC.

NEW 20' STORM WATER MANAGEMENT ACCESS EASEMENT

CORNER	BEARING	DISTANCE
1-E1	N 77°40'53" W	21.21'CHD(TIE)
E1-E2	S 02°35'00" E	347.59'
E2-E3	S 89°31'43" W	20.01'
E3-E4	N 02°35'00" W	351.38'
E4-E1	S 79°50'28" E	20.51'CHD

AREA 6,991 S.F., 0.1605 AC.

APPROVED:

[Signature]

AGENT, CITY OF ROANOKE PLANNING COMMISSION

2/13/08

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON FEBRUARY 13, 2008, AT 3:18 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Katie Thomas
DEPUTY CLERK

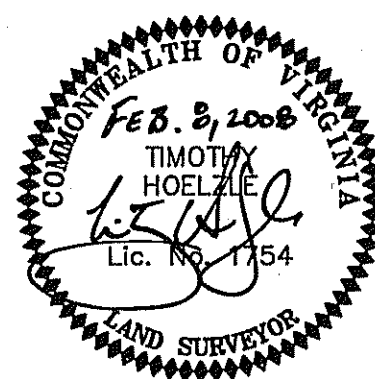
PLAT SHOWING
COMBINATION OF
TRACT "B"
AND
TRACT "C"

SUBDIVISION OF THE PROPERTY OF
"AERIAL WAY ASSOCIATES, LLC"
(M.B. 1, PG. 2577)
CREATING NEW

TRACT "B1" (9.2011 AC.)

PROPERTY OF
BOXLEY MATERIALS COMPANY

INSTRUMENT #030007982
CITY OF ROANOKE, VIRGINIA
CITY OF ROANOKE, VIRGINIA

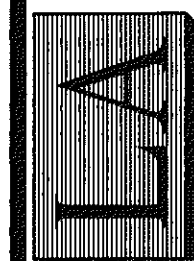
**NOTES:**

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- IRON PINS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- A PORTION OF THE 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 510130 0144 G, MAP NUMBER 51161C0144G, DATED SEPTEMBER 28, 2007. ZONES "AE" (SHADED), "X" (SHADED).
- LEGAL REFERENCE: M.B. 1 PG. 2577, INSTRUMENT #030007982.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON 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.
- THE EXISTING DEED LINE BETWEEN CORNERS A TO B IS HEREBY VACATED.
- FOR CLARITY PURPOSES NOT ALL PHYSICAL IMPROVEMENT ARE SHOWN HEREON.

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: February 8, 2008
COMM. NO.: 07-235X
SCALE: NONE
SHEET 1 OF 2