

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT BOGAR, LLC, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 26 TO 1, INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED DECEMBER 16, 2003, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200331388.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE 2.271 AC. FOR RIGHT OF WAY, IN ADDITION THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES FOR PUBLIC USE THE NEW 20' AND VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN HEREON, FURTHER THE OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES FOR PUBLIC USE TO THE WESTERN VIRGINIA WATER AUTHORITY THE NEW 20' SANITARY SEWER EASEMENT AND NEW 20' WATERLINE EASEMENT WITHIN SAID BOUNDARY.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE ROANOKE COUNTY LAND SUBDIVISION ORDINANCE, AS AMENDED.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS ____ DAY OF _____, 2008.

BOGAR, LLC

BY: _____
BOGAR, LLC, AGENT

STATE OF VIRGINIA
OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID
AND STATE DO HEREBY CERTIFY THAT
AGENT OF BOGAR, LLC, WHOSE NAME IS SIGNED TO THE
FOREGOING WRITING DATED _____, 2008, HAS PERSONALLY
APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND
ACKNOWLEDGED THE SAME ON _____, 2008.

MY COMMISSION EXPIRES ON _____ REG. # _____

NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED ON A FIELD RETRACEMENT SURVEY ORIGINALLY PERFORMED BY CARDINAL POINT SERVICES, INC. FOR INGERSOLL-RAND COMPANY DATED DECEMBER 19, 2003.
2. IRON PINS WERE SET ON NEW DIVISION LINES AT CORNERS R1 THROUGH R14.
3. 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.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510190 0156 G, MAP NUMBER 51161C0156G, DATED SEPTEMBER 28, 2007. UNSHADED ZONE "X".
5. LEGAL REFERENCE: INSTRUMENT #200331388 & P.B. 27, PG.73.
6. THIS PLAT SUBDIVIDES ROANOKE COUNTY TAX PARCEL #028.03-01-02.00-0000
7. 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 THE SUBDIVISION.
8. ALL FUTURE SUBDIVISION AND/OR DEVELOPMENT OF SHADWELL INDUSTRIAL PARK BEING TRACT A-1 SHALL BE SUBJECT TO THE GENERATION OF A TRAFFIC COUNT CALCULATION UTILIZING VDOT APPROVED METHODS.

EACH SUBDIVISION AND/OR DEVELOPMENT OF TRACT A-1 SHALL SUBMIT TRAFFIC DATUM PERTINENT TO ACTUAL USE WITH CUMULATIVE TOTALS SHOWN ON DEVELOPMENT PLANS AND RECORD PLAT.

EACH SUBDIVISION AND/OR DEVELOPMENT SHALL NECESSITATE A SUBMITTAL OF A LEFT TURN WARRANT ANALYSIS.

OWNER OF TRACT A-1 SHALL PLACE BOND IN EFFECT FOR CONSTRUCTION OF LEFT HAND TURN LANE AS DENOTED IN THE FOLLOWING 2 SCENARIOS.

IF AT ANY TIME THESE ANALYSIS WARRANT CONSTRUCTION OF SAID LEFT TURN LANE, OWNER OF PROPERTY HAVING LEFT TURN LANE BOND IN EFFECT SHALL BE REQUIRED TO DEVELOP PLANS FOR CONSTRUCTION OF SAID LEFT TURN LANE AT THAT TIME.

LASTLY, AFTER SIX YEARS FROM INITIAL RECORDATION OF SHADWELL INDUSTRIAL PARK, LEFT TURN LANE SHALL BE REQUIRED AND PLANS SHALL BE PREPARED FOR CONSTRUCTION OF SAID TURN LANE BY OWNER HAVING LEFT TURN LANE BOND IN EFFECT.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	12746.04940	12081.79019
2	12653.62061	12186.42967
3	12563.10781	12273.79485
4	12421.79343	12448.88336
5	12305.81038	12580.18887
6	12268.67603	12614.67639
7	12168.92236	12727.60844
8	12037.02631	12884.48178
9	11684.39078	13283.70373
10	11641.04152	13325.22722
11	11611.49065	13366.23463
12	11600.32598	13378.87427
13	11347.29348	13304.67272
14	11270.50881	13568.56191
15	11179.23447	13552.40247
16	10976.81977	13486.48659
17	10835.52541	13435.21598
18	10844.20515	13372.91298
19	10545.13386	13346.56773
20	10353.42764	13290.87725
21	9415.00018	13035.83502
22	10473.41456	11289.33190
23	12156.07389	11835.92791
24	12153.90583	11842.58210
25	12534.34024	11966.16263
26	12514.61576	12006.61115
1	12746.04940	12081.79019
AREA = 4,277,031 S.F. = 98.187 ACRES		

LEGEND

EX. EXISTING
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
S.F. SQUARE FEET
AC. ACRE
R/W RIGHT OF WAY
D.E. DRAINAGE EASEMENT
W.L.E. WATER LINE EASEMENT

APPROVAL:

AGENT, ROANOKE COUNTY PLANNING COMMISSION

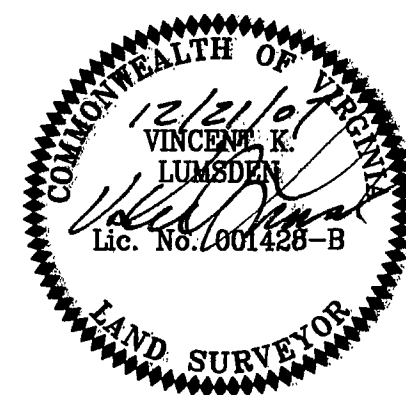
DATE

CLERK'S CERTIFICATE:

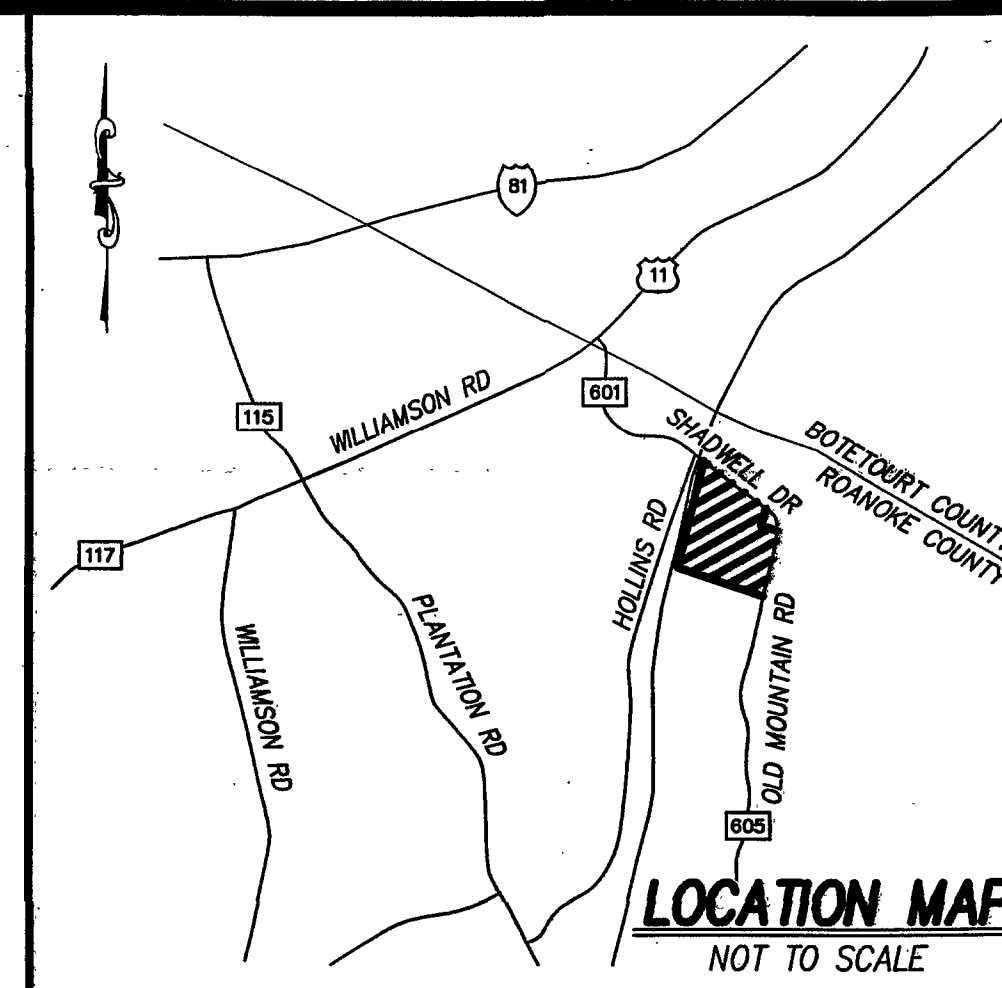
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH ITS CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON THIS ____ DAY OF _____, 2008, AT ____ O'CLOCK ____M.

TESTEE: STEVEN A. McGRAW, CLERK

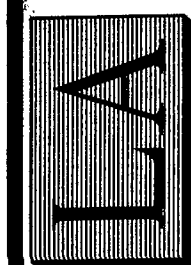
DEPUTY CLERK



PLAT SHOWING
**SHADWELL
INDUSTRIAL PARK**
BEING A SUBDIVISION OF TRACT "A" (98.187 AC.)
(P.B. 27, PG. 73)
PROPERTY OF
BOGAR, L.L.C.
SITUATED ALONG SHADWELL DRIVE
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA



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



DATE: December 21, 2007
COMM. NO.: 06-145
SCALE: NONE

SHEET 1 OF 3

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