

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 23 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 CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF IT'S 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 18th DAY OF March, 2021.

OWNER: BOGAR, LLC

BY: John H. Upsonb ITS Member (PRINTED NAME)

BY: (SIGNATURE)

STATE OF VIRGINIA

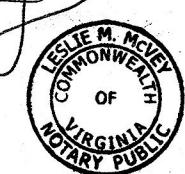
City of Roanoke

I, Leslie M. McVey, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke AND STATE DO HEREBY CERTIFY THAT John H. Upsonb FOR BOGAR, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON March 18, 2021.

MY COMMISSION EXPIRES ON 11-30-24 REG. # 349937

(Signature of Leslie M. McVey)

NOTARY PUBLIC

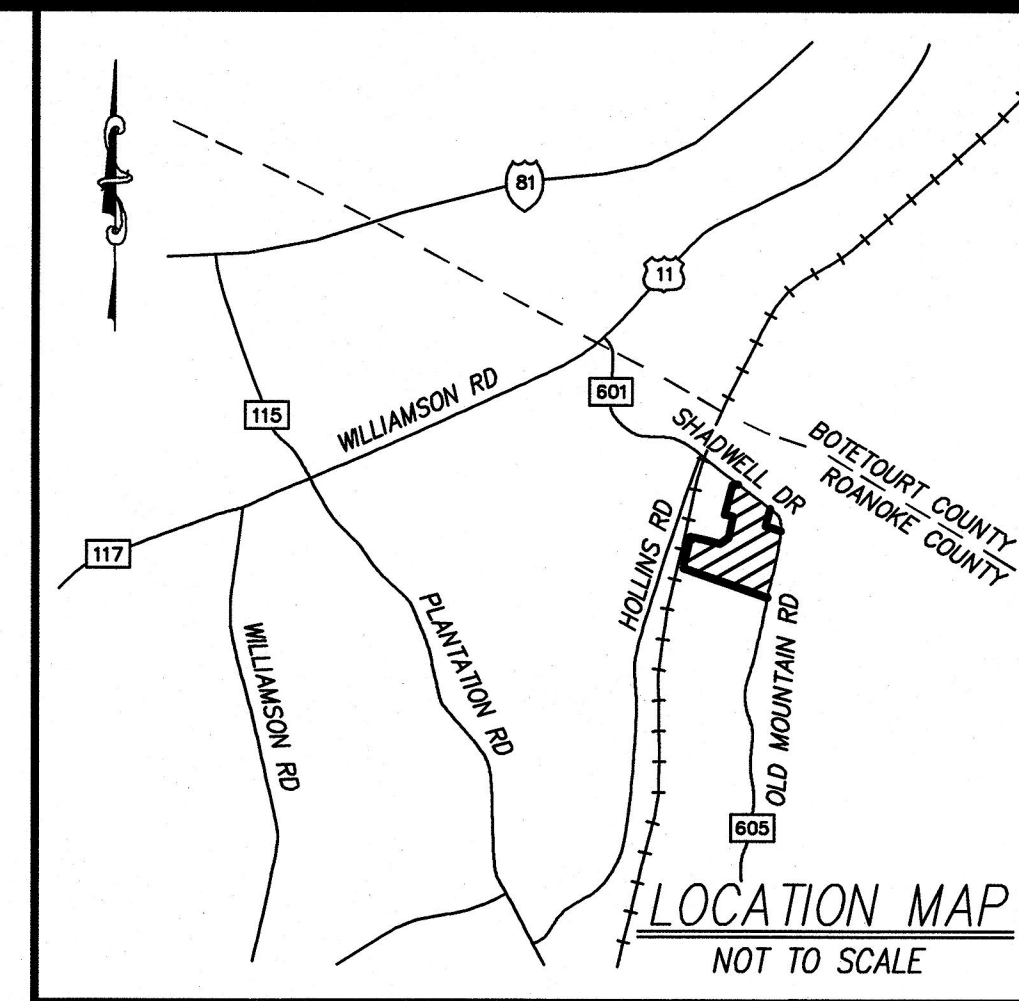


Leslie M. McVey NOTARY PUBLIC Commonwealth of Virginia Reg. #345937 My Commission Expires 11-30-24

BOUNDARY COORDINATES ORIGIN OF COORDINATES IS ASSUMED		
CORNER	NORTHING	EASTING
1	12227.45400	12661.34423
2	12168.92236	12727.60844
3	12037.02631	12884.48178
4	11684.39078	13283.70373
5	11641.04152	13325.22722
6	11611.49065	13366.23463
7	11600.32598	13378.87427
8	11347.29346	13304.67272
9	11270.50881	13568.56191
10	11179.23447	13552.40247
11	10976.81977	13486.48659
12	10835.52541	13435.21598
13	10644.20515	13372.91298
14	10545.13386	13346.56773
15	10353.42764	13290.87725
16	9415.00018	13035.83502
17	10473.41456	11289.33190
18	11202.33074	11526.11344
19	10956.77142	12294.77739
20	10994.90699	12732.99603
21	11601.36751	12985.56319
22	11781.29509	12476.47145
23	12181.77169	12607.65020
1	12227.45400	12661.34423

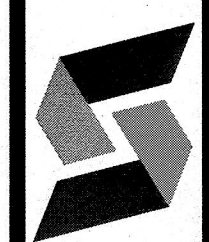
TRACT "A1-A" = 64.6125 AC. (2,814,519 S.F.)

NEW DIVISION LINE BOUNDARY COORDINATES		
CORNER	NORTHING	EASTING
A	10317.68168	13281.16235
B	10421.37094	12831.91280
C	10876.31079	12962.83200
D	10772.05268	13414.54623



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4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C. ENGINEERS | SURVEYORS | PLANNERS



DATE: March 12, 2021 COMM. NO.: 2021-066 SCALE: NONE SHEET 1 OF 2

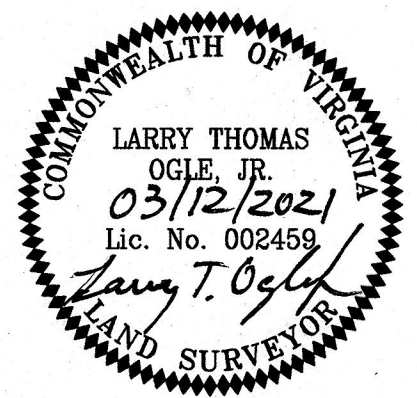
APPROVAL: (Signature) 3/19/21 DATE AGENT, ROANOKE COUNTY PLANNING COMMISSION

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 19 DAY OF March, 2021, AT 12:47 O'CLOCK P.M.

TESTEE: STEVEN A. McGRAW, CLERK (Signature) DEPUTY CLERK

PLAT FROM PARTIAL FIELD SURVEY & CURRENT LAND RECORDS SHOWING THE RE-SUBDIVISION OF THE PROPERTY OF BOGAR, LLC INSTRUMENT #200331388 BEING A SUBDIVISION OF TRACT "A1-A" INSTRUMENT #201210527 CREATING HEREON TRACT "A1-A1" (59.6124 AC.) AND TRACT "A1-C" (5.0000 AC.) SITUATED ALONG SHADWELL DRIVE HOLLINS MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

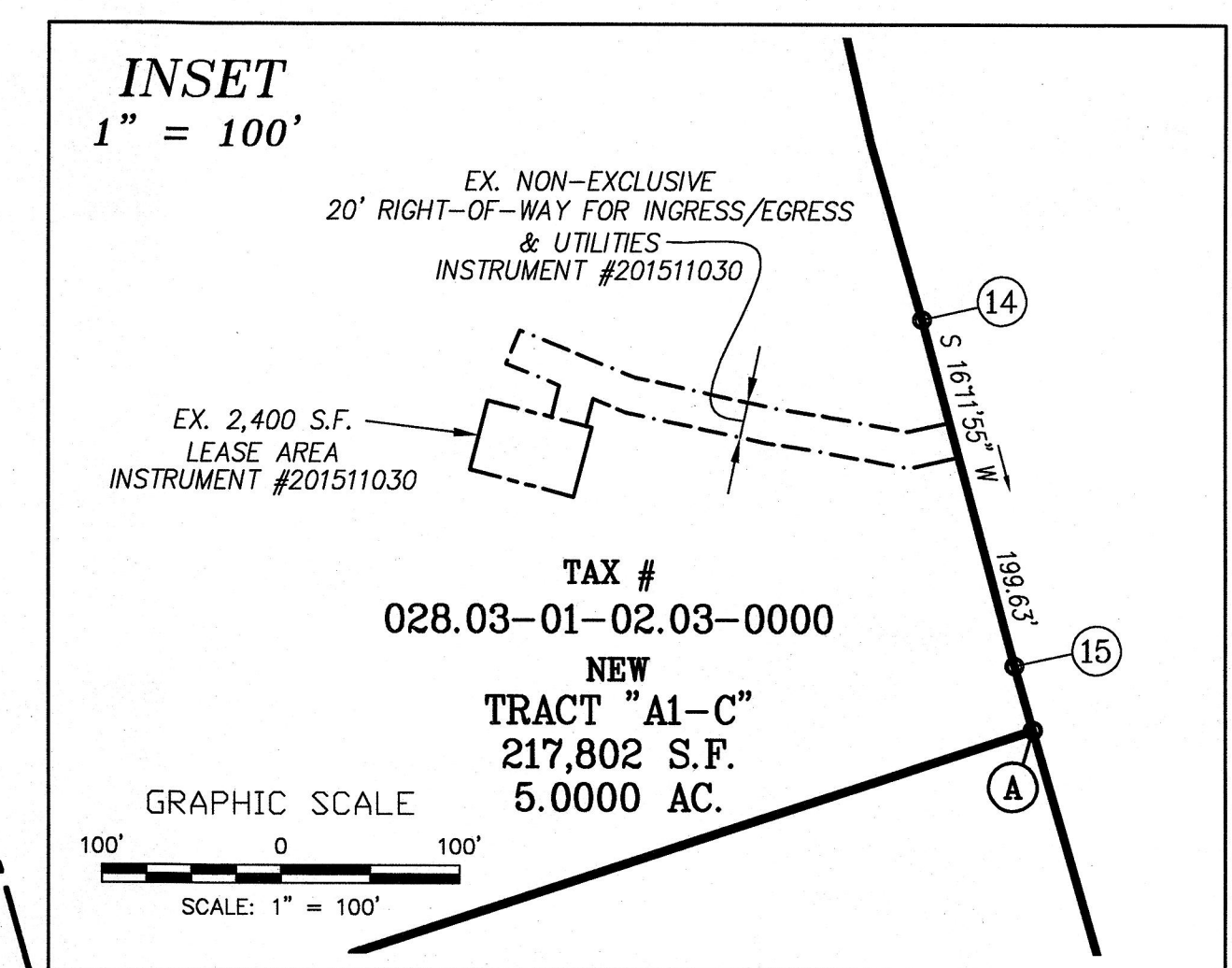


- NOTES:
1. LINES FROM CORNERS A THROUGH D TO 13 THROUGH 15 TO A ARE BASED ON A CURRENT FIELD SURVEY. NEW TRACT "A1-A1" (REMAINING PROPERTY) IS FROM RECORDS.
 2. IRON PINS WERE SET AT THE CORNERS OF THE NEW DIVISION LINES AT CORNERS A THROUGH D.
 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT 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, UNSHADED ZONE "X".
 5. LEGAL REFERENCE: INSTRUMENT #200331388, PLAT BOOK 27, PAGE 73 & PLAT INSTRUMENT #200815947.
 6. THIS PLAT SUBDIVIDES ROANOKE COUNTY TAX PARCEL #028.03-01-02.02-0000
 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. 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 ROANOKE COUNTY.

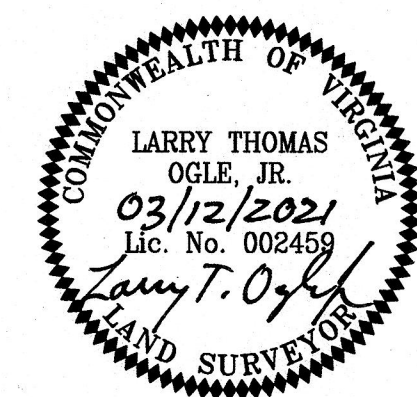
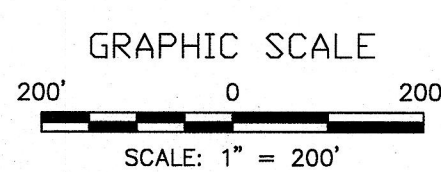
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
9-10	333.10'	93.00'	46.80'	92.69'	S 10°02'23" W	15°59'45"

LINE	BEARING	DISTANCE
1-2	S 48°32'44" E	88.41'
2-3	S 49°56'37" E	204.95'
3-4	S 48°32'44" E	532.66'
4-5	S 43°46'04" E	60.03'
5-6	S 54°13'21" E	50.55'
6-7	S 48°32'44" E	16.86'
7-8	S 16°20'37" W	263.69'
8-9	S 73°46'35" E	274.83'
*9-10	S 10°02'23" W	92.69'
10-11	S 18°02'16" W	212.88'
11-12	S 19°56'38" W	150.31'
12-13	S 18°02'16" W	201.21'
13-14	S 14°53'30" W	102.51'
14-15	S 16°11'55" W	199.63'
15-16	S 15°12'16" W	972.47'
16-17	N 58°47'00" W	2042.18'
17-18	N 17°59'45" E	766.41'
18-19	S 72°17'00" E	806.93'
19-20	N 85°01'35" E	439.87'
20-21	N 22°36'35" E	656.95'
21-22	N 70°32'06" W	539.95'
22-23	N 18°08'12" E	421.41'
23-1	N 49°36'33" E	70.50'

* DENOTES CHORD BEARING & DISTANCE



LEGEND	
AC.	ACRE
D.B.	DEED BOOK
EX.	EXISTING
IP	IRON PIN
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
SWM	STORM WATER MANAGEMENT



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DATE: March 12, 2021
COMM. NO.: 2021-066
SCALE: 1" = 200'

SHEET 2 OF 2

21066rp01-sheet 2.plt

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