

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT HILL-BEAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 20 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA BY INSTRUMENT NUMBER 170002371.

THE SAID OWNER HEREBY CERTIFIES THAT THE PLAT OF THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA; IS ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

HILL-BEAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] ITS: Owner

[Signature]
PRINT NAME

STATE OF VIRGINIA

City of Roanoke

I, Kristin Marie Bunn, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Robbie Herbert, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 22 DAY OF December, 2017.

[Signature] REG. # 7733394
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/30/2021

LINE	BEARING	DISTANCE
L1	S83°39'30"E	61.28'
L2	S71°00'30"E	63.66'
L3	S71°00'30"E	21.66'
L4	S71°00'30"E	42.00'
L5	S77°00'30"E	73.07'
L6	S12°44'31"W	21.36'
L7	S12°44'31"W	8.02'
L8	S77°15'29"E	5.30'
L9	S12°44'31"W	9.90'
L10	N77°15'29"W	19.80'
L11	S12°44'31"W	32.20'
L12	N12°51'28"E	29.76'
L13	N77°15'29"W	11.65'
L14	S12°51'28"W	2.54'
L15	N77°15'29"W	16.08'
L16	N12°51'28"E	23.50'
L17	N77°15'29"W	17.00'
L18	N77°17'58"W	0.67'
L19	N12°38'44"E	48.34'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN.	DELTA	TANGENT
C1	831.32'	96.97'	S80°19'00"E	96.92'	6°41'00"	48.54'
C2	935.55'	97.43'	S73°59'30"E	97.38'	5°58'00"	48.76'
C3	1457.61'	152.64'	S74°00'30"E	152.57'	6°00'00"	76.39'
C4	683.70'	197.69'	N04°29'30"E	197.00'	16°34'00"	99.54'

APPROVED: [Signature]
SUBDIVISION AGENT

12/27/2017
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 12:02 O'CLOCK P.M. ON THIS 27 DAY OF December, 2017, IN INSTRUMENT # 170014065.

TESTE: BRENDA S. HAMILTON
CLERK
[Signature]
DEPUTY CLERK

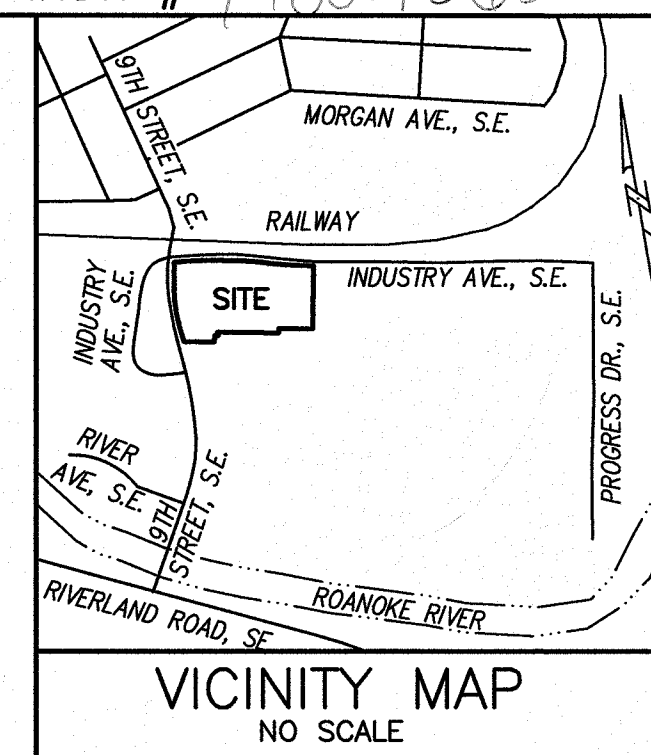
THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED, ZONE "AE", & ZONE "X" SHADED. SEE MAP #51161C0168G (REVISED DATE: SEPTEMBER 28, 2007)

NOTES:

- OWNER OF RECORD: HILL-BEAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
- LEGAL REFERENCE: INSTRUMENT #170002371
- ORIGINAL TAX MAP #4170105
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
- FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0168G (EFFECTIVE DATE: 09/28/07) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- RECORDATION OF THIS PLAT DOES NOT RELIEVE THE PROPERTY OWNERS FROM OBLIGATIONS UNDER THE UNIFORM STATEWIDE BUILDING CODE, FIRE CODE, CITY OF ROANOKE ZONING ORDINANCE AND SIMILAR DEVELOPMENT CODES TO ESTABLISH NEW USES ON THE PROPERTIES, MAINTAIN EXISTING USES ON THE PROPERTIES AND/OR OTHERWISE PROPERLY OCCUPY THE BUILDING(S) ON THE PROPERTIES. SUBDIVISION OF THE PROPERTY AND SUBSEQUENT CONSTRUCTION ACTIVITY REQUIRED TO ESTABLISH USES, MAINTAIN AND/OR OTHERWISE OCCUPY THE BUILDING(S) ON THE PROPERTY IS AT THE RISK OF THE PROPERTY OWNER OR OWNERS IN ITS ENTIRETY.

Point	Northing	Easting
1	5341.949	3195.768
2	5335.180	3256.673
3	5318.878	3352.207
4	5281.011	3515.904
5	5254.155	3609.510
6	5233.438	3669.705
7	5191.405	3816.372
8	5174.978	3887.571
9	4860.050	3814.912
10	4897.310	3650.134
11	4876.476	3645.423
12	4943.881	3347.341
13	4936.055	3345.571
14	4934.886	3350.741
15	4925.231	3348.557
16	4929.598	3329.244
17	4898.191	3322.142
18	4935.155	3158.679
19	5024.039	3152.788
20	5220.433	3168.216
21	4911.332	3491.282
22	4940.348	3497.905
23	4942.916	3486.546
24	4940.438	3485.980
25	4943.986	3470.293
26	4966.897	3475.523
27	4970.646	3458.941
28	5055.214	3478.244
29	5031.786	3582.197
30	5199.790	3620.060
31	5199.937	3619.410
32	5247.106	3629.993

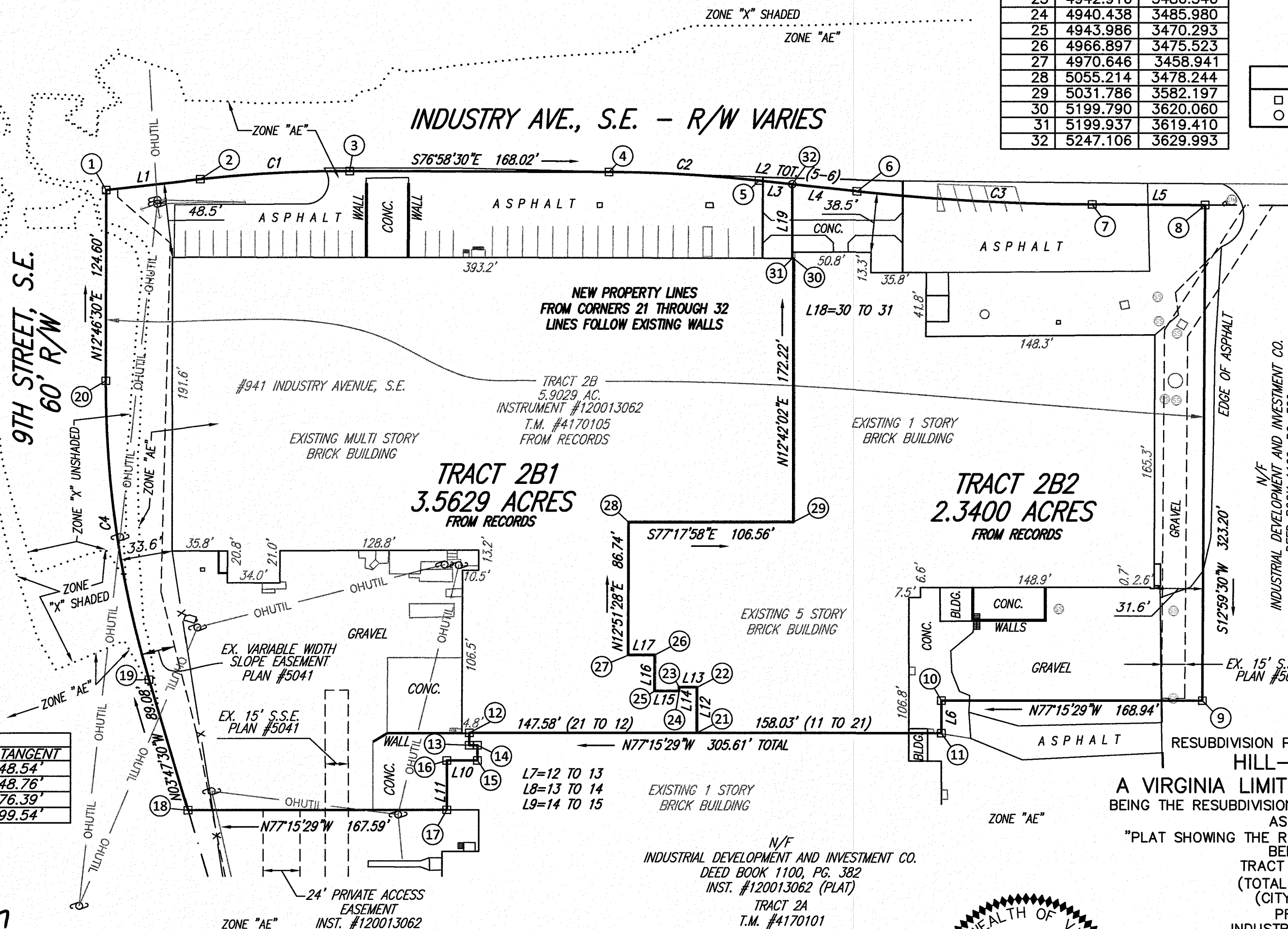
INST. # 170014065



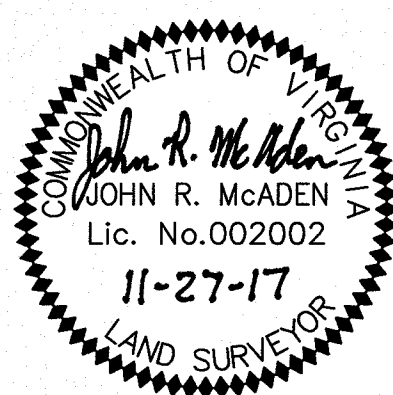
VICINITY MAP
NO SCALE

CORNERS 21 THROUGH 31
NOT SET AND ARE INTERIOR
TO BUILDING

LEGEND
□ - PLATTED CORNER FROM RECORDS
○ - IRON PIN SET



0' 60' 120'
SCALE: 1" = 60'



RESUBDIVISION PLAT FROM RECORDS FOR
HILL-BEAR, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY
BEING THE RESUBDIVISION OF TRACT 2B - T.M. #4170105
AS SHOWN ON
"PLAT SHOWING THE RE-SUBDIVISION OF TAX #4170101
BEING PART OF
TRACT 2 (65.0910 AC.)
(TOTAL FROM RECORDS)
(CITY PLAN #3058)
PROPERTY OF
INDUSTRIAL DEVELOPMENT
& INVESTMENT CO."
RECORDED IN INSTRUMENT #120013062
CREATING HEREON
TRACT 2B1 (3.5629 ACRES) &
TRACT 2B2 (2.3400 ACRES)
#941 INDUSTRY AVENUE, S.E.
CITY OF ROANOKE, VIRGINIA
DATED NOVEMBER 27, 2017
JOB #03170116.00-RESUB
SCALE: 1"=60'



DRN: SCB
CHK: JRM

TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

PLANNERS ARCHITECTS ENGINEERS SURVEYORS