

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ROCKY MOUNT REALTY, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 5 TO 12 TO 1, INCLUSIVE, AND BEING A PART 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 210003120.

THAT ROCKY MOUNT REALTY, LLC IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 6 THROUGH 12 TO 6, INCLUSIVE, AND BEING A PART 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 210003120.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DO HEREBY GRANT TO THE CITY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

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.

NOTES:

- OWNER OF RECORD: ROCKY MOUNT REALTY, LLC
- LEGAL REFERENCE: INSTRUMENT #210003120
- ORIGINAL TAX MAP #'S: 7160115, 7160122
- 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.
- OVERHEAD UTILITIES WITHIN 50' PUBLIC UTILITY EASEMENT HAVE BEEN RELOCATED.

THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

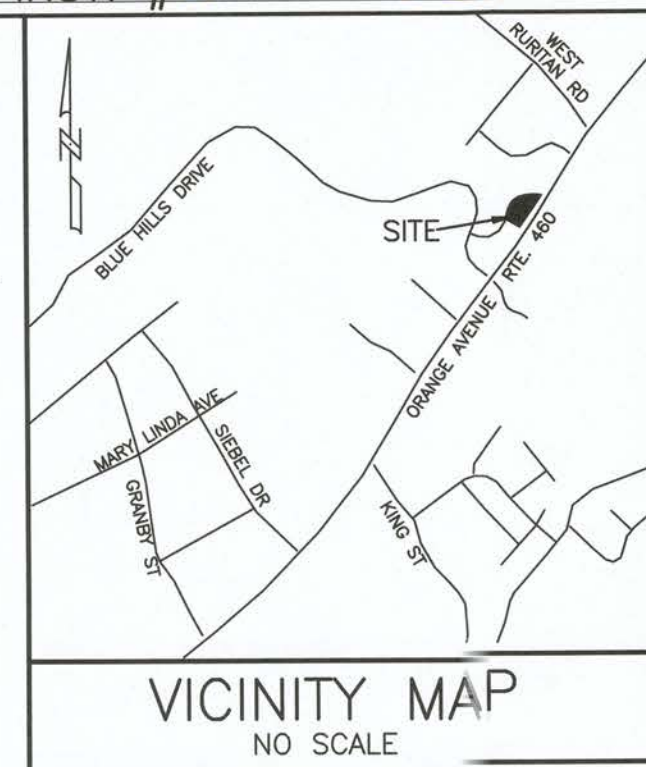
SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N06°42'51"E	13.47'
SL2	N22°14'00"E	53.73'
SL3	N07°45'04"W	72.46'
SL4	N02°33'54"W	7.89'

WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S79°13'31"E	16.91'
WL2	S11°09'15"W	151.77'
WL3	N73°39'32"W	20.00'
WL4	N11°06'12"E	138.84'

PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S15°11'25"E	43.94'
DL2	S74°48'35"W	20.00'
DL3	N15°11'25"W	46.24'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°34'19"W	15.73'
L2	N73°39'32"W	60.47'
L3	S18°29'57"E	4.68'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	191.00'	88.96'	N29°41'04"E	88.16'	26°41'12"	45.30'
C2	189.50'	126.81'	N62°11'46"E	124.46'	38°20'32"	65.88'
C3	138.50'	50.45'	S88°11'53"E	50.17'	20°52'12"	25.51'
C4	25.00'	47.81'	S22°19'11"E	40.85'	109°34'16"	35.42'



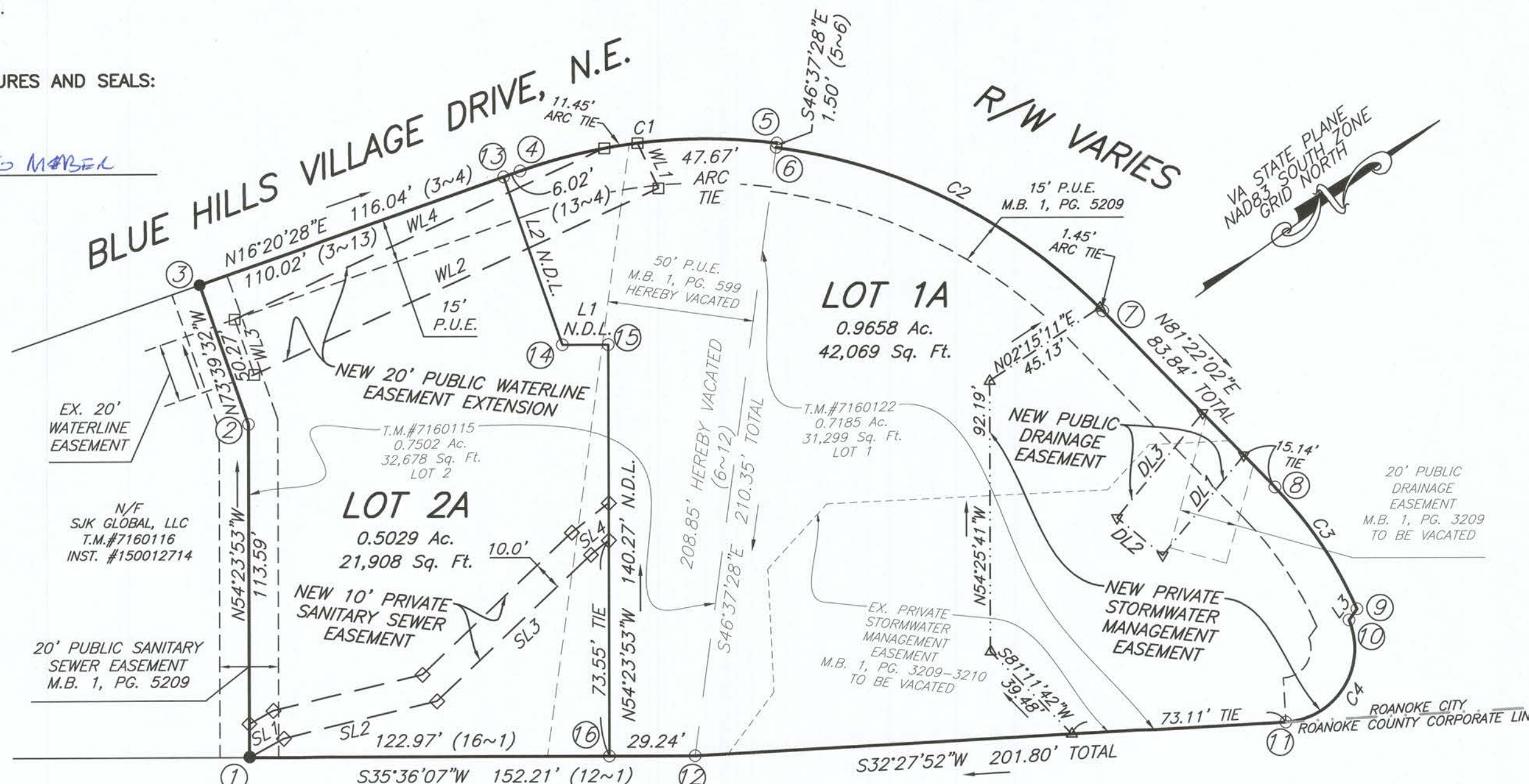
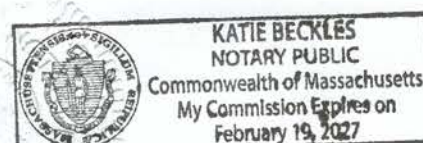
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

ROCKY MOUNT REALTY, LLC

BY: [Signature] ITS: MANAGING MEMBER

PRINT NAME: PATRICK O'CONNELL

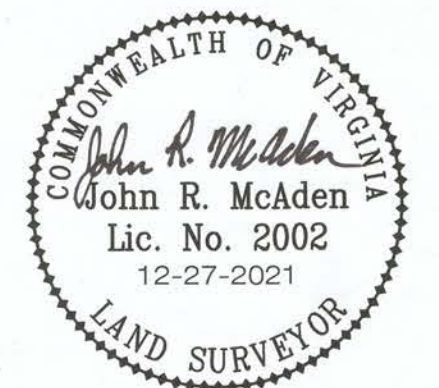
STATE OF VIRGINIA MASSACHUSETTS
COUNTY OF NORFOLK
I, KATIE BECKLES, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT PATRICK O'CONNELL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME, AND ACKNOWLEDGED THE SAME ON THIS 24 DAY OF JANUARY, 2022
[Signature] NOTARY PUBLIC REG. #
MY COMMISSION EXPIRES 2.19.2027



LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
△	PRIVATE DRAINAGE EASEMENT POINT
▽	PUBLIC DRAINAGE EASEMENT POINT
◇	PUBLIC WATERLINE EASEMENT POINT
□	PUBLIC SEWER EASEMENT POINT
P.U.E.	PUBLIC UTILITY EASEMENT
N.D.L.	NEW DIVISION LINE

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. MCADEN 002002



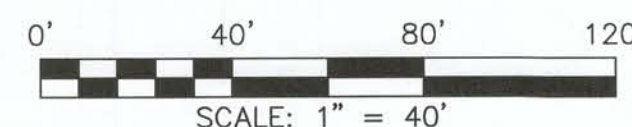
APPROVED: [Signature] 1/10/22
SUBDIVISION AGENT DATE

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 11:26 O'CLOCK A.M. ON THIS 10 DAY OF JANUARY, 2022 IN INSTRUMENT # 220000392

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

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS. PROPERTY IS IN ZONE X UNSHADED. SEE MAP #51161C0167G (REVISED DATE: SEPTEMBER 28, 2007)

Point	Northing	Easting
1	3638775.927	11079265.462
2	3638842.054	11079173.104
3	3638856.197	11079124.864
4	3638967.550	11079157.513
5	3639044.140	11079201.171
6	3639043.110	11079202.262
7	3639101.164	11079312.353
8	3639113.749	11079395.243
9	3639112.171	11079445.388
10	3639107.733	11079446.873
11	3639069.943	11079462.387
12	3638899.680	11079354.065
13	3638961.777	11079155.820
14	3638944.765	11079213.845
15	3638957.557	11079222.994
16	3638875.899	11079337.044



COMBINATION/LOT LINE VACATION PLAT FOR ROCKY MOUNT REALTY, LLC BEING THE COMBINATION OF LOTS 1 & 2 AS SHOWN ON "PLAT SHOWING A RESUBDIVISION OF PARCEL 1C-2, 11.0679 ACRES... PROPERTY OF BLUE HILLS VILLAGE, LLC" MAP BOOK 1, PAGES 3209-3210 CREATING HEREON

LOT 1A (0.9658 ACRES - 42,069 Sq. Ft.) & LOT 2A (0.5029 ACRES - 21,908 Sq. Ft.) AND A PROPOSED PRIVATE STORMWATER MANAGEMENT EASEMENT AND A PROPOSED PUBLIC STORMWATER MANAGEMENT EASEMENT AND A PROPOSED PUBLIC WATERLINE EASEMENT AND A NEW PRIVATE SEWERLINE EASEMENT SITUATE 3641 BLUE HILLS VILLAGE DRIVE CITY OF ROANOKE, VIRGINIA SURVEYED 12-18-2020 DATED 12-27-2021 JOB #04190070.00 - LOT LINE ADJUSTMENT PLAT SCALE: 1" = 40' SHEET 1 OF 1

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1208 Corporate Circle / Roanoke, Virginia 24018 / Phone (540) 772-9580 / www.balzer.cc

DRAWN BY: MSS
CHECKED BY: JRM

