

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

That the City of Roanoke, Virginia is the fee simple owner and proprietor of the land shown hereon to be subdivided, bounded by outside corners 1 through 22 to 1, inclusive, being part of the land conveyed to the City of Roanoke, Virginia by deed dated October 2, 1989 and recorded in the Clerk's Office of the Circuit Court of Roanoke, Virginia, in Deed Book 1610, Page 205 and being all of the land conveyed to the City of Roanoke, Virginia by Deed dated August 14, 1992 and recorded in the aforesaid Clerk's Office in Deed Book 1671, Page 1083, and being all of the land quit claimed to the City of Roanoke, Virginia by Deed dated June 22, 1990 and recorded in the aforesaid Clerk's Office in Deed Book 1624, Page 1883.

The said owner certified that it has subdivided this land, as shown hereon, entirely with its own free will and consent and pursuant to and in compliance with Section 15.2-2240 through 15.2-2279 of the Virginia Code of 1950, as amended to date, and further pursuant to and in compliance with the City of Roanoke, Virginia Land Subdivision Ordinances.

The said owner by virtue of the recordation of this plat, dedicates to the City of Roanoke, Virginia all of the land shown hereon as Blue Hills Drive, N.E., for public street purposes.

The said owner by virtue of the recordation of this plat, dedicates to the City of Roanoke, Virginia all of the Public Easements shown hereon for public use.

In witness whereof are hereby placed the following signature and seal on this 25th day of February, 2002.

Owners:

By: Darlene L. Burcham
Darlene L. Burcham, City Manager, City of Roanoke, Virginia

STATE OF VIRGINIA

City of Roanoke

I, Cindy M. Ayers, a Notary Public in and for the aforesaid City and State do hereby certify that Darlene L. Burcham, City Manager, City of Roanoke, Virginia whose name is signed to the foregoing writing dated February 25, 2002, has personally appeared before me in my aforesaid City and State and acknowledged the same on February 25, 2002.

My commission expires June 30, 2002

Cindy M. Ayers
Notary Public

Easements of undefined location that may affect the Subject Property as shown:

- 1) Easement granted to Chesapeake & Potomac Telephone Company of Virginia by Clement D. Johnson and Alice Huff Johnson in Roanoke County Deed Book 269, Page 98, dated October 25, 1939.
- 2) Easement granted to Appalachian Electric Power Company by L.C. Argabright and Louella P. Argabright in Roanoke County Deed Book 344, Page 519, dated July 29, 1946.
- 3) Easement granted to Appalachian Electric Power Company by J.W. Clement and Vera L. Clement in Roanoke County Deed Book 344, Page 521, dated July 29, 1946.
- 4) Easement granted to Appalachian Electric Power Company by Carlton H. Wright and Elvira Johnston Wright in Roanoke County Deed Book 484, Page 481, dated January 16, 1953.

Easements that affect the Subject Property as shown:

- 1) Easement granted to Bell Atlantic-Virginia, Inc. by the City of Roanoke, Virginia in Roanoke City Deed Book 1733, Page 1646 dated November 14, 1994.
- 2) Twenty-foot (20') Waterline Easement granted to Anderson Wade Douthat by Chancery Decree in Roanoke City Deed Book 1482, Page 24, dated June 24, 1982 and by Roanoke County Deed Book 904, Page 573, Easement No. 2, dated October 2, 1967.
- 3) The existing thirty-foot (30') Right-of-Way of Masons Mill Road (formerly Mannins Road, NE), Virginia Secondary Route #812.
- 4) Temporary Access Easement granted to the Industrial Development Authority of the City of Roanoke, Virginia by the City of Roanoke, Virginia in City of Roanoke Deed Book 1793, Page 105, dated May 21, 1997.
- 5) Deed of Restrictions in Roanoke City Deed Book 1656, Page 869, modified in Deed Book 1793, Page 102 and Deed Book 1793, Page 117.

NOTES:

- 1) This Plat is based on a current field survey.
- 2) This Plat was prepared with the benefit of a current Title Report provided by Deborah L. Hardie, see Abstract File #0029.
- 3) Iron pins set at all corners unless otherwise denoted.
- 4) This property does not 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 not been verified by actual field elevations. See Community Panel Number 510130 0028 D, Map Number 51161C0028 D, dated October 15, 1993. "Zone X."
- 5) The intent of this plat is to resubdivide Roanoke City Tax Parcel 7230101.
- 6) New Division Lines Corners 10 through 13, inclusive, Corners 18A to 5B, inclusive, Corners 10 to 10A 18, inclusive, Corners 12 to 17A to 17, inclusive, Corners 13A to 13B to 14, inclusive and corners 7A to 6C to 6B to 6A to 5A to 3A, inclusive.
- 7) Utility Lots #1 & 2 are non-buildable lots.

BOUNDARY COORDINATES

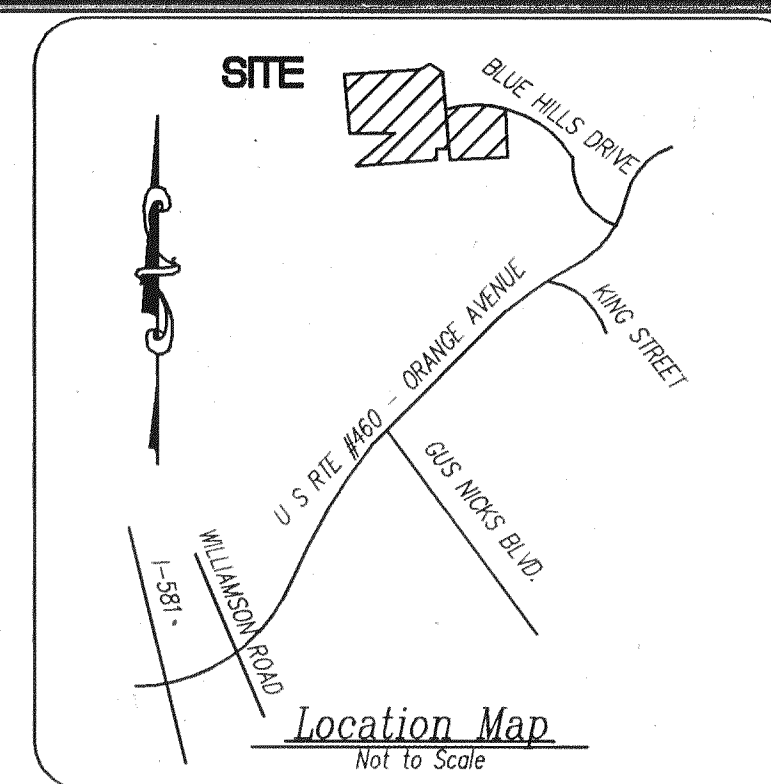
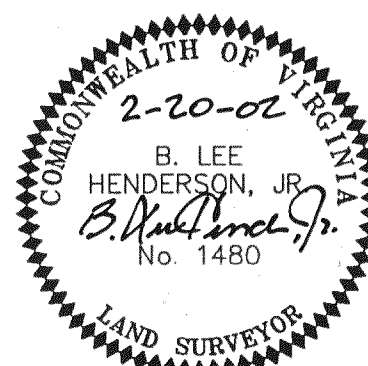
Origin of Coordinates Assumed

Corner	Northing	Easting
1	3638585.32699	11074717.45539
2	3638232.56754	11075086.85797
3	3638219.03307	11075050.92051
4	3637469.96636	11074168.43286
5	3637575.93795	11074078.48276
6	3637474.53387	11073959.01686
7	3637368.56218	11074048.96695
8	3636657.89276	11073211.68661
9	3636893.70328	11073242.97004
10	3637187.35253	11073317.54270
11	3637088.14829	11072703.28380
12	3637205.72697	11072727.26825
13	3637677.47080	11072520.65653
14	3638231.13507	11073168.58022
15	3638287.72273	11073211.09658
16	3638195.40524	11073296.92159
17	3637788.57253	11073803.17474
18	3637702.51291	11073886.80482
19	3637948.87994	11074140.32956
20	3638098.16622	11074254.13952
21	3638273.39335	11074350.55246
22	3638456.16375	11074519.92025
1	3638585.32699	11074717.45539

Total Area = 42.276 ACRES

Easements that do not affect the Subject Property as shown:

- 1) Easement granted to Appalachian Electric Power Company by Clem D. Johnson and Alice Huff Johnson in Roanoke County Deed Book 272, Page 311, dated January 10, 1940.
- 2) Easement over Calvin Road (50' wide) granted in Chancery Decree in City of Roanoke Deed Book 1482, Page 24, dated June 24, 1982.
- 3) Lease to Water Rights granted to J.N. Phelps by Alice Huff Johnson and Clem D. Johnson in Roanoke County Deed Book 276, Page 480, dated December 28, 1939, modified in Deed Book 324, Page 363, dated June 15, 1945 and as granted to Frank W. Read by Clem D. Johnson and Lutie Tom Johnson in Deed Book 447, Page 586, dated November 1, 1950.
- 4) Storm Water Drain Easement granted to the Industrial Development Authority of the City of Roanoke, Virginia and the City of Roanoke, Virginia in City of Roanoke Deed Book 1793, Page 105, dated May 21, 1997.
- 5) Perpetual fifty-foot (50') Right-of-Way granted to Nancy Douthat Goss and James Fielding Douthat by Anderson Wade Douthat in Chancery Decree Deed Book 1482, Page 24. See Roanoke City Deed Book 1493, Page 830 and 1564, Page 1829.

**APPROVED:**

John Thomas Jassili 2/20/02
Agent, Roanoke City Planning Commission Date
Don J. J. Jassili 2/20/02
City Engineer, Roanoke, Virginia Date

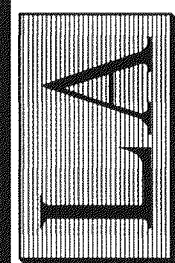
In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this map with the certificate of acknowledgment thereto annexed is admitted to record on Feb 27, 2002, at 10:40 o'clock A.M.

Testee: Arthur B. Crush, III

Patty Taylor
Deputy Clerk

PLAT SHOWING
the Resubdivision of a
116.048 Acre Tract
Creating hereon New
Tract "A" (12.042 Acres),
Tract "B" (7.423 Acres),
Tract "F" (18.437 Acres),
"Utility Lot 1" (0.331 Acres),
"Utility Lot 2" (0.332 Acres) &
Dedicating 3.711 Acres
for the Right-of-Way of Blue Hills Drive
and Leaving 73.772 Acres
of Remaining Property of the
City of Roanoke, Virginia
Situated at the Terminus of Blue Hills Drive, N.E.
ROANOKE, VIRGINIA

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



DATE: December 6, 2001
COMM. NO.: 99-435
CADD FILE: I:\1999\99435\Sur\C-SVbas01.dwg
SCALE: 1" = 150'

SHEET 1 OF 2