

BOUNDARY LINE TABLE New Tract 'A'		
LINE	BEARING	DISTANCE
1-2	S 46°19'13" E	510.78'
2-3	S 69°21'47" W	38.40'
3-3A	S 49°40'30" W	1137.53'
3A-5A	N 40°19'30" W	159.00'
5A-5B	S 49°40'30" W	20.00'
5B-18A	N 40°19'30" W	204.87'
18A-19	N 45°49'13" E	289.15'
*19-20	N 37°19'14" E	187.72'
20-21	N 28°49'13" E	200.00'
*21-22	N 42°49'13" E	249.18'
22-1	N 56°49'13" E	236.02'

BOUNDARY LINE TABLE New Tract 'B'		
LINE	BEARING	DISTANCE
7A-8	S 49°40'30" W	996.52'
8-9	N 07°33'25" E	237.88'
9-10	N 14°14'57" E	302.97'
*10-10A	N 52°58'17" E	219.09'
10A-18A	N 45°49'13" E	614.25'
18A-5B	S 40°19'30" E	204.87'
5B-6A	S 49°40'30" W	176.70'
6A-6B	S 40°19'30" E	57.30'
6B-6C	S 04°40'30" W	115.54'
6C-7A	S 40°19'30" E	20.00'

BOUNDARY LINE TABLE New Tract 'F'		
LINE	BEARING	DISTANCE
12-13	N 23°39'08" W	515.01'
13-13A	N 49°29'08" E	326.36'
13A-13B	N 57°02'28" E	416.96'
13B-14	N 23°30'57" E	125.20'
14-15	N 36°55'08" E	70.78'
15-16	N 84°53'06" E	86.17'
16-17	S 44°58'02" E	716.36'
17-17A	S 45°49'13" W	549.88'
*17A-12	S 73°40'29" W	710.19'

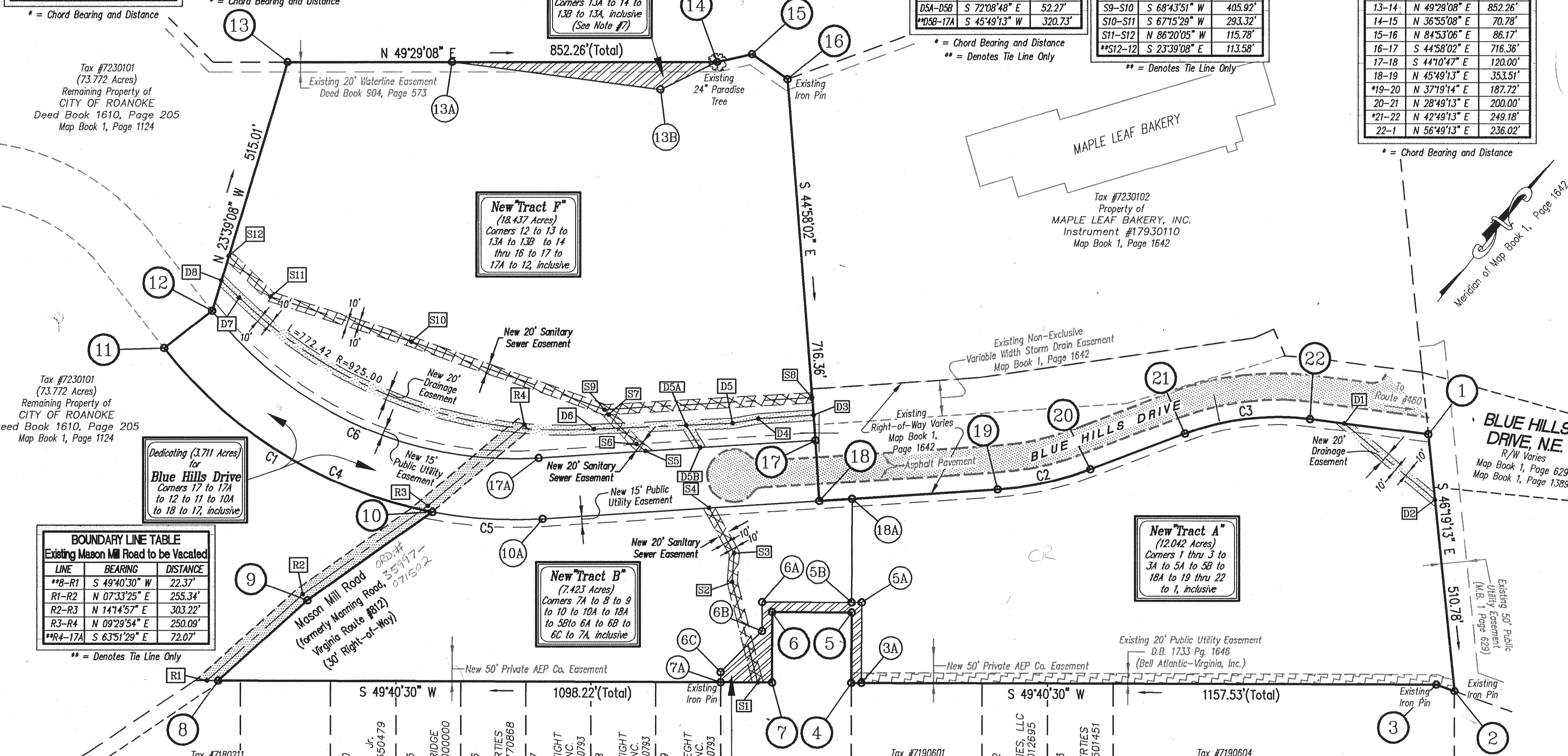
BOUNDARY LINE TABLE New Utility Lot #1		
LINE	BEARING	DISTANCE
13A-14	N 49°29'08" E	525.90'
14-13B	S 23°30'57" W	125.20'
13B-13A	S 57°02'28" W	416.96'

BOUNDARY LINE TABLE New Utility Lot #2		
LINE	BEARING	DISTANCE
3A-4	S 49°40'30" W	20.00'
4-5	N 40°19'30" W	139.00'
5-6	S 49°40'30" W	156.70'
6-7	S 40°19'30" E	139.00'
7-7A	S 49°40'30" W	101.70'
7A-6C	N 40°19'30" W	20.00'
6C-6B	N 04°40'30" E	115.54'
6B-6A	N 40°19'30" W	57.30'
6A-5A	N 49°40'30" E	196.70'
5A-3A	S 40°19'30" E	159.00'

LINE TABLE New 20' Drainage Easements		
LINE	BEARING	DISTANCE
**22-D1	N 56°19'13" E	68.39'
D1-D2	N 89°34'57" E	234.58'
**D2-2	S 46°19'13" E	380.42'
**17-D3	N 44°58'02" W	170.02'
D3-D4	S 45°49'13" W	109.59'
D4-D5	S 39°28'20" W	52.02'
D5-D6	S 47°01'08" W	274.97'
*D6-D7	S 69°44'34" W	750.18'
D7-D8	N 86°20'05" W	49.32'
*D8-12	S 23°39'08" E	62.93'
*D5-D5A	S 47°01'08" W	91.71'
D5A-D5B	S 72°08'48" E	52.27'
*D5B-17A	S 45°49'13" W	320.73'

LINE TABLE New 20' Sanitary Sewer Easements		
LINE	BEARING	DISTANCE
**S1	S 49°40'30" W	28.00'
S1-S2	N 54°53'33" W	205.44'
S2-S3	N 36°22'13" W	56.61'
S3-S4	N 69°33'53" W	102.59'
**S4-18	N 45°49'13" E	218.84'
**17-S5	S 45°49'13" W	337.72'
S5-S6	S 88°08'16" W	22.54'
S6-S7	N 83°48'13" W	80.36'
**S7-17A	S 17°42'12" W	163.55'
**17-S8	N 44°58'02" W	84.17'
S8-S9	S 46°13'59" W	412.18'
S9-S10	S 68°43'51" W	405.92'
S10-S11	S 67°15'29" W	293.32'
S11-S12	N 86°20'05" W	115.78'
**S12-12	S 23°39'08" E	113.58'

BOUNDARY LINE TABLE (Total)		
LINE	BEARING	DISTANCE
1-2	S 46°19'13" E	510.78'
2-3	S 69°21'47" W	38.40'
3-4	S 49°40'30" W	1157.53'
4-5	N 40°19'30" W	139.00'
5-6	S 49°40'30" W	156.70'
6-7	S 40°19'30" E	139.00'
7-8	S 49°40'30" W	1098.22'
8-9	N 07°33'25" E	237.88'
9-10	N 14°14'57" E	302.97'
*10-11	S 80°49'33" W	622.22'
11-12	N 11°31'46" E	120.00'
12-13	N 23°39'08" W	515.01'
13-14	N 49°29'08" E	852.26'
14-15	N 36°55'08" E	70.78'
15-16	N 84°53'06" E	86.17'
16-17	S 44°58'02" E	716.36'
17-18	S 44°10'47" E	120.00'
18-19	N 45°49'13" E	353.51'
*19-20	N 37°19'14" E	187.72'
20-21	N 28°49'13" E	200.00'
*21-22	N 42°49'13" E	249.18'
22-1	N 56°49'13" E	236.02'

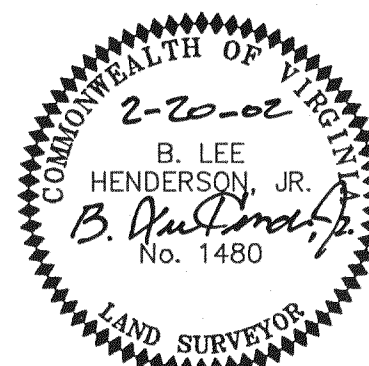


BOUNDARY LINE TABLE Existing Mason Mill Road to be Vacated		
LINE	BEARING	DISTANCE
**8-R1	S 49°40'30" W	22.37'
R1-R2	N 07°33'25" E	255.34'
R2-R3	N 14°14'57" E	303.22'
R3-R4	N 09°29'54" E	250.09'
**R4-17A	S 63°51'29" E	72.07'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	880.00'	635.97'	332.59'	622.22'	S 80°49'33" W	41°24'26"
C2	635.00'	188.41'	94.90'	187.72'	N 37°19'14" E	17°00'00"
C3	515.00'	251.68'	128.40'	249.18'	N 42°49'13" E	28°00'00"
C4	880.00'	855.63'	465.04'	822.32'	N 73°40'22" E	55°42'33"
C5	880.00'	219.66'	110.41'	219.09'	N 52°58'17" E	14°18'07"
C6	760.00'	738.95'	401.63'	710.19'	S 73°40'29" W	55°42'33"

**New
"Utility Lot #2"**
(0.332 Acres)
Corners 3A to 4 thru
7 to 7A to 6C to 6B
to 6A to 5A to
3A, inclusive
(See Note #7)

GRAPHIC SCALE



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

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

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

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

LA

DATE: December 6, 2001
COMM. NO.: 99-435
CADD FILE: 1999-99435\Sur\C-SVbas01.dwg

SHEET 2 OF 2