

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 37 TO 1, INCLUSIVE, BEING A PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED DATED OCTOBER 2, 1989, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1610, PAGE 205.

THE SAID OWNER CERTIFIES 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 ALL OF THE LAND SHOWN HEREON AS BLUE HILLS DRIVE EXTENSION AND THE LAND SHOWN HEREON FOR THE WIDENING OF MASON MILL ROAD, N.E., FOR PUBLIC STREET PURPOSES AND HEREBY GRANTS, FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENT AND THE DRAINAGE EASEMENTS SHOWN HEREON. THE SAID OWNER ALSO GRANTS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, ALL OF THE SANITARY SEWER EASEMENTS SHOWN HEREON TO THE WESTERN VIRGINIA WATER AUTHORITY.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS ____ DAY OF _____, 2006.

OWNER:

BY: Darlene L. Burcham
DARLENE L. BURCHAM, CITY MANAGER,
CITY OF ROANOKE, VIRGINIA

STATE OF VIRGINIA
City of Roanoke

I, Sharon Mougis, 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 March 7, 2006,
2006, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND
ACKNOWLEDGED THE SAME ON March 7, 2006.

MY COMMISSION EXPIRES March 31, 2007

Sharon Mougis
NOTARY PUBLIC

EASEMENTS THAT AFFECT THE SUBJECT PROPERTY:

- 20' WATERLINE EASEMENT GRANTED TO ANDERSON WADE DOUTHAT BY CHANCERY DECREE IN ROANOKE COUNTY 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. (TRACT H)
- EASEMENT FOR INGRESS AND EGRESS TO SERVE TRACT 2 GRANTED EDWIN M. WILSON, TRUSTEE OF THE EDWIN M. WILSON DECLARATION OF TRUST AND JUNE M. WILSON, TRUSTEE OF THE JUNE M. WILSON DECLARATION OF TRUST BY THE CITY OF ROANOKE IN THE CITY OF ROANOKE INSTRUMENT #050006407, DATED APRIL 26, 2005. EASEMENT SHALL AUTOMATICALLY TERMINATE AND BE NULL AND VOID UPON FINAL DEDICATION OF BLUE HILLS DRIVE EXTENDED WHEN DEDICATED AS A PUBLIC ROAD.
- 50' RIGHT-OF-WAY AND EASEMENT GRANTED TO APPALACHIAN POWER BY THE CITY OF ROANOKE IN THE CITY OF ROANOKE INSTRUMENT #000000020, DATED SEPTEMBER 14, 1999. (TRACT 1-A)
- EASEMENT GRANTED TO APPALACHIAN POWER COMPANY BY THE CITY OF ROANOKE IN CITY OF ROANOKE INSTRUMENT #980015802, DATED JULY 30, 1998. (LINES SERVING THE ROANOKE CITY POLICE HORSE STABLES) (TRACT H)

EASEMENTS WHICH ARE AMBIGUOUS AS TO EXACT LOCATION WHICH MAY AFFECT THE SUBJECT PROPERTY:

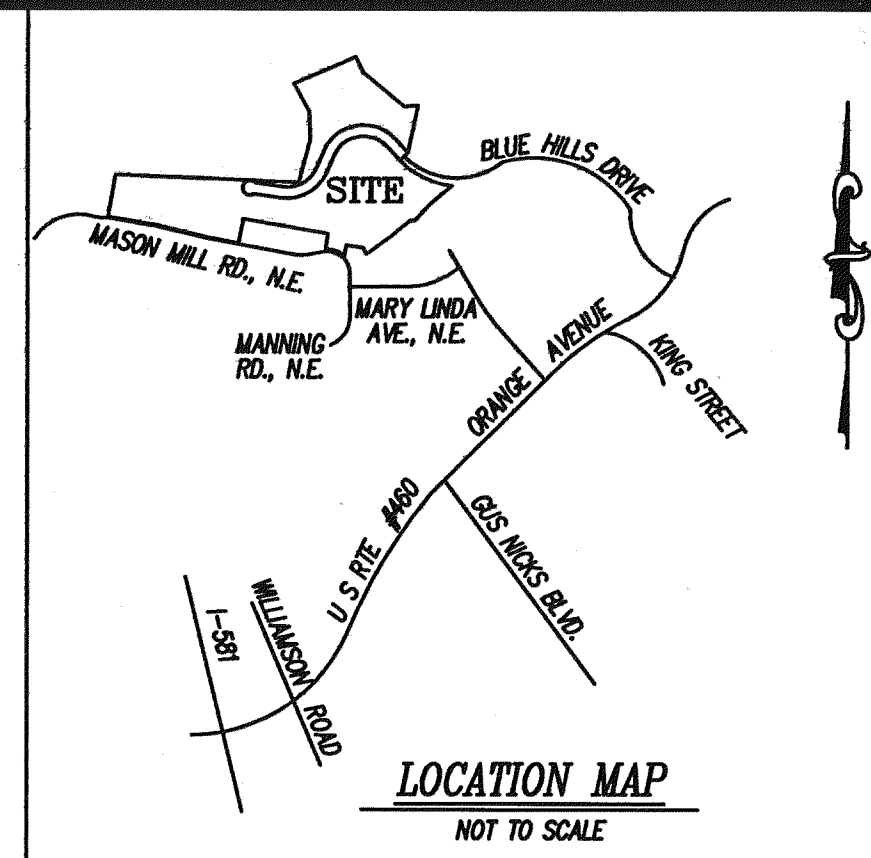
- EASEMENT GRANTED TO CHEASAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA BY CLEMENT D. JOHNSTON AND ALICE HUFF JOHNSTON BY ROANOKE COUNTY DEED BOOK 269, PAGE 98, DATED OCTOBER 25, 1939.
- EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY BY CLEMENT D. JOHNSTON AND ALICE HUFF JOHNSTON BY ROANOKE COUNTY DEED BOOK 272, PAGE 311, DATED JANUARY 10, 1940.

EASEMENTS THAT DO NOT AFFECT THE SUBJECT PROPERTY:

- EASEMENT GRANTED TO FRANK W. READ BY CLEM D. JOHNSTON AND LUTIE TOM JOHNSTON BY ROANOKE COUNTY DEED BOOK 447, PAGE 586, DATED NOVEMBER 1, 1950.
- PERMANENT RIGHT-OF-WAY AND EASEMENT GRANTED TO NANCY DOUTHAT GOSS, ANDERSON WADE DOUTHAT, III, AND JAMES FIELDING DOUTHAT BY CLEMENT D. JOHNSTON AND LUTIE W. JOHNSTON BY ROANOKE COUNTY DEED BOOK 983, PAGE 671, DATED OCTOBER 8, 1973.
- EASEMENT GRANTED TO APPALACHIAN POWER COMPANY BY THE CITY OF ROANOKE IN CITY OF ROANOKE DEED BOOK 1705, PAGE 435, DATED NOVEMBER 1, 1993.

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY D. HARDIE TITLE RESEARCH, LTD., CERTIFIED THROUGH JANUARY 20, 2006. ROANOKE CITY ATTORNEY'S OFFICE FILE #7230101, ABSTRACT #4455. CITY OF ROANOKE - TRACT 1
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.
- A PORTION OF THIS PROPERTY LIES 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. "ZONES X & AE"
- THIS PLAT RESUBDIVIDES ORIGINAL ROANOKE CITY TAX PARCEL 7230101.
- THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, 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 CIRCUIT COURT OF THE CITY OF ROANOKE.
- THE NORTH ARROW MERIDIAN REFERENCE OF THE PLAT RECORDED IN M.B. 1, PG. 2875-2876 WAS ERRONEOUSLY STATED AS "MERIDIAN OF M.B. 1, PG. 2408-2409". THE AFOREMENTIONED MERIDIAN IS ACTUALLY THE MERIDIAN OF THE VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE AS IS THE MERIDIAN OF THIS PLAT.

**BOUNDARY COORDINATES**
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	3637187.16313	11073294.58057
2	3636895.12199	11073213.93981
3	3636660.01025	11073177.77734
4	3636630.81063	11073141.89439
5	3636626.82319	11073140.65979
6	3636440.04191	11073082.18049
7	3636386.50981	11073068.52372
8	3636064.88660	11072952.48718
9	3636082.63171	11072916.59631
10	3636101.51469	11072887.91409
11	3636021.49635	11072721.45843
12	3635895.70382	11072773.28367
13	3635883.43517	11072647.18724
14	3635842.66644	11072573.38885
15	3636011.34853	11072489.50121
16	3635633.73503	11071654.54489
17	3635379.76679	11071760.48915
18	3635242.58699	11071448.81807
19	3635035.02653	11070904.35288
20	3634827.10606	11070446.73942
21	3635255.15227	11070254.67766
22	3635482.19076	11070608.46549
23	3636019.77681	11071482.53088
24	3636028.65768	11071546.75552
25	3636154.51873	11071803.97970
26	3636276.03381	11071940.52848
27	3636289.03149	11071920.31419
28	3636742.35167	11071762.52140
29	3636983.38428	11071583.40309
30	3637139.32703	11071279.29496
31	3637608.12112	11071580.94668
32	3637748.95486	11071662.56711
33	3637656.40499	11071824.76646
34	3637600.01533	11072393.68771
35	3637693.68676	11072508.02028
36	3637217.76351	11072704.81352
37	3637100.70700	11072678.39811
1	3637187.16313	11073294.58057
TOTAL AREA = 73.308 ACRES (3,193,282 S.F.)		

APPROVED:

R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION

3-7-06
DATE

Philip C. Delira
CITY ENGINEER, ROANOKE, VIRGINIA

3-7-06
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 March 8, 2006, AT 1:40
O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

Kate Childs
DEPUTY CLERK

PLAT OF SURVEY
SUBDIVIDING

TRACT 1 (73.308 ACRES)

(MAP BOOK 1, PAGES 2875-76)
PROPERTY OF THE CITY OF ROANOKE, VIRGINIA
(D.B. 1610, PG. 205)
CREATING HEREON

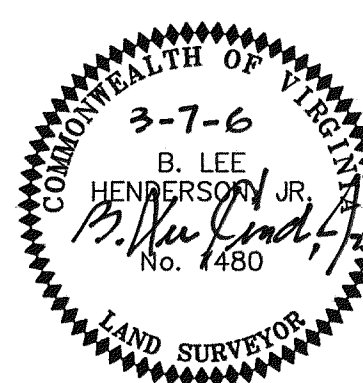
TRACT 1-A (49.417 ACRES)

AND

TRACT H (17.482 ACRES)

AND DEDICATING A 5.959 AC. PARCEL FOR THE RIGHT-OF-WAY
OF BLUE HILLS DRIVE, N.E. EXTENSION
AND DEDICATING A 0.123 AC. PARCEL AND A 0.327 AC. PARCEL
FOR THE RIGHT-OF-WAY OF MASON MILL ROAD, N.E.

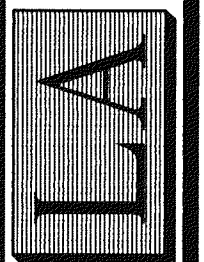
SITUATED AT THE TERMINUS OF BLUE HILLS DRIVE, N.E.
ROANOKE, VIRGINIA



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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



DATE: March 7, 2006
COMM. NO.: 03-191
SCALE: 1" = 200'
SHEET 1 OF 2