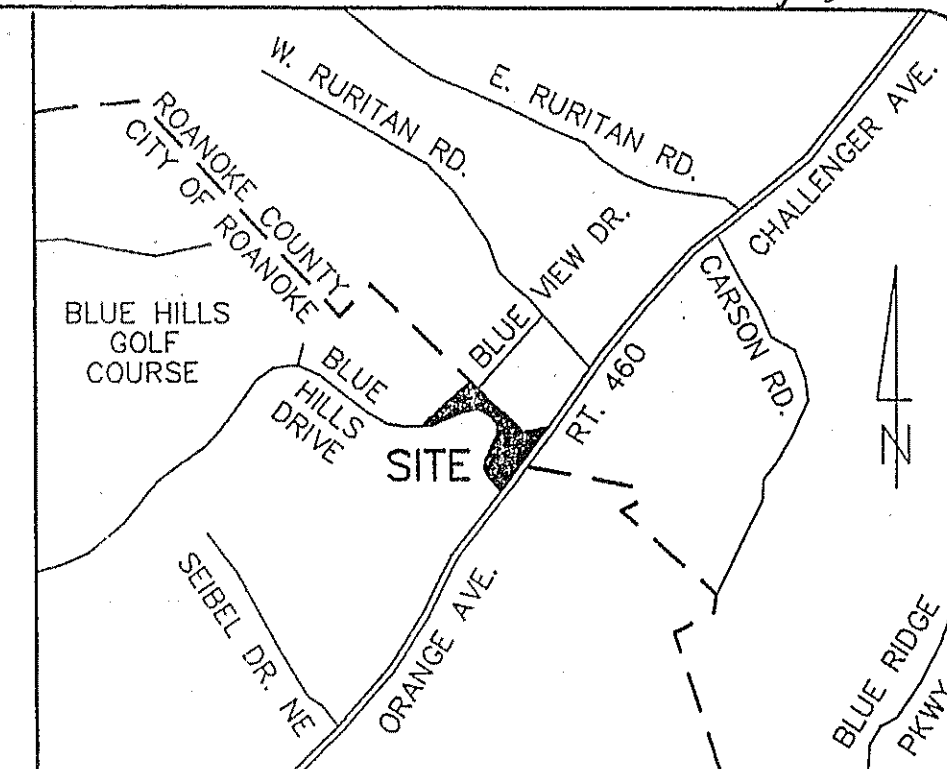


IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 2006, IN PLAT BOOK _____, PAGE _____.

TESTE: _____
CLERK

DEPUTY CLERK



VICINITY MAP
NO SCALE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 2:58 O'CLOCK 11 P.M. ON THIS 11 DAY OF OCTOBER, 2006, IN PLAT BOOK 1, PAGE 3053

TESTE: BRENDA S. HAMILTON, CLERK

CLERK

[Signature]
DEPUTY CLERK

NOTES:

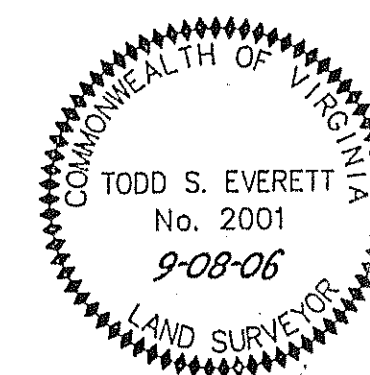
1. THIS PLAT IS BASED ON A CURRENT BOUNDARY FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. IRON PINS WILL BE SET AT ALL CORNERS AS NOTED.
4. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD-AREA DESIGNATED AS ZONE "X" THIS DETERMINATION IS BASED ON THE 1993 FEMA FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. THE FEMA MAP NUMBER IS 51161C0028 D, MAP INDEX DATED: OCTOBER 15, 1993.
6. SIGN EASEMENT TO BE ESTABLISHED IN THE DEED FROM THE CITY OF ROANOKE TO BLUE HILLS VILLAGE, LLC TO BE RECORDED CONTEMPORANEOUSLY WITH THIS SURVEY.

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE COUNTY SUBDIVISION AND/OR ZONING ORDINANCE.

SURVEYOR'S CERTIFICATE

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

TODD S. EVERETT VA LICENSE #2001



PLAT SHOWING A BOUNDARY SURVEY OF
PARCEL 1C-2
11.0679 ACRES
PROPERTY OF
THE CITY OF ROANOKE
MAP BOOK 1, PAGE 1533
CITY OF ROANOKE, VIRGINIA
AND
1.6159 ACRES
PROPERTY OF
BLUE HILLS VILLAGE, LLC.
INSTRUMENT NO. 200613007
HOLLINS MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA
DATE: SEPTEMBER 8, 2006
SCALE: 1"=100' PROJ: 06-115R

WARNER-EVERETT
LAND SURVEYORS

74 SCRUGGS ROAD, SUITE 100
MONETA, VIRGINIA 24121
TEL: (540) 721-5611 FAX: (540) 721-4944

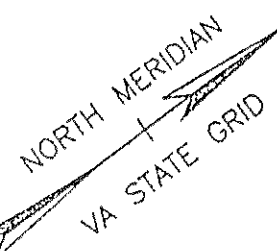
SHEET 1 OF 1

REVISED: SEPTEMBER 19, 2006
ADD SIGN EASEMENT
OCTOBER 9, 2006
SIGN EASEMENT, NOTE 6.

PARCEL 1C-1

N/F
THE ORVIS COMPANY, INC.
D.B. 17891, PG. 172
TAX MAP 7210107

EX. STORM DRAIN EASEMENT
M.B. 1, PG. 599



LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- PIPE - PIPE FOUND
- VDH - HIGHWAY DEPARTMENT R/W MONUMENT
- UTILITY POLE
- LIGHT POLE
- FH - FIRE HYDRANT
- MANHOLE
- WATER SERVICE/VALVES
- HANDICAP ACCESS
- OH - OVERHEAD UTILITIES



SCALE: 1" = 100'

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	61.23'	96.18'	90°00'00"	61.23'	S83°54'20"W	86.59'
C2	189.99'	265.28'	80°00'00"	159.42'	N11°05'40"W	244.25'
C3	343.43'	832.60'	138°54'21"	916.25'	N40°32'50"W	643.16'

LINE TABLE SIGN EASEMENT		
LINE	BEARING	DISTANCE
L1	N38°54'20"E	55.76'
L2	S51°05'40"E	49.21'

BLUE HILLS DRIVE, N.E.
R/W VARIES

ROANOKE CENTRE FOR
INDUSTRY AND TECHNOLOGY

PARCEL 1C-2
11.0679 ACRES

TAX MAP 7160113
(CITY OF ROANOKE)

1.6159
ACRES

TAX MAP 050.05-01-26.00
(ROANOKE COUNTY)

ORANGE AVENUE, N.E. - ROUTE 460 - R/W VARIES - CHALLENGER AVENUE