

COUNTY OF ROANOKE

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 10:15 O'CLOCK A.M. ON THIS 21 DAY OF AUGUST, 2007, IN PLAT BOOK 1, PAGE 3209 & 3210.

TESTE:

CLERK

DEPUTY CLERK

CITY OF ROANOKE

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 10:15 O'CLOCK A.M. ON THIS 21 DAY OF AUGUST, 2007, IN PLAT BOOK 1, PAGE 3209 & 3210.

TESTE:

BRENDA S. HAMILTON, CLERK

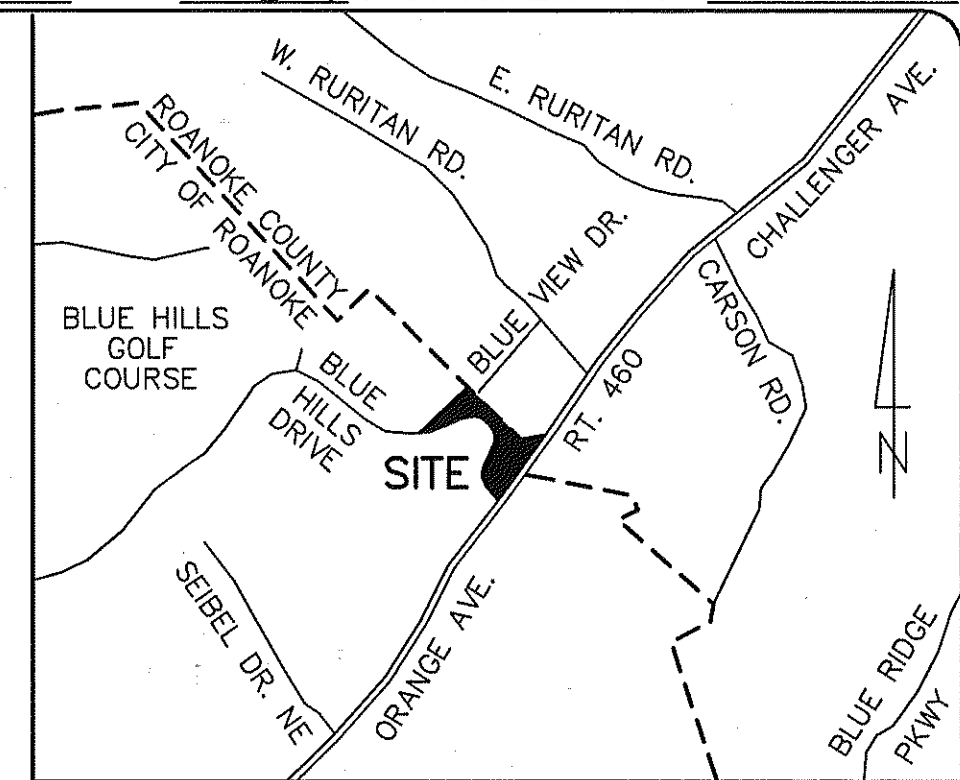
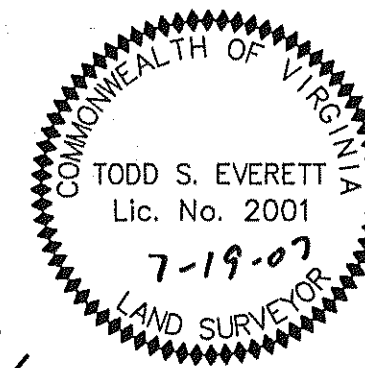
CLERK
Melinda M Thomas
DEPUTY CLERK

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

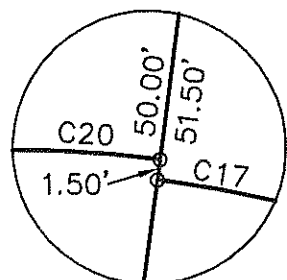
VA LICENSE #2001

VICINITY MAP
NO SCALE

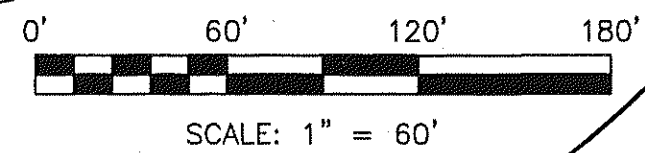
LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET
PIPE - PIPE FOUND
VDH - HIGHWAY DEPARTMENT R/W MONUMENT
PUBLIC UTILITY EASEMENT
UTILITY POLE
LIGHT POLE
HANDICAP ACCESS
OVERHEAD UTILITIES

SEE SHEET 2 OF 2 FOR NOTES,
CURVE AND LINE TABLES.

DETAIL "A"
NOT TO SCALE

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



0' 60' 120' 180'

SCALE: 1" = 60'

ROANOKE CENTRE FOR
INDUSTRY AND TECHNOLOGY
PARCEL 1C-2
TAX MAP 7160113
(CITY OF ROANOKE)

PORTION OF
50' PUE
M.B. 1, PG. 599
CROSSING R/W
HEREBY VACATED

LOT 4
MICHAEL J. GROME
ULINDA S. GROME
INSTR. NO. 200119873
TM 050.05-01-28.00

IPF @
S69°57'40"W
0.79'

BLDG.
30' BUFFER
TAX MAP 050.05-01-26.00
(ROANOKE COUNTY)

LOT 5A
TRAILBLAZERS, LLC
INSTR. NO. 200606674
TM 050.05-01-27.00

** PUBLIC
20' DRAINAGE ESM'T.
HEREBY DEDICATED

RESUBDIVISION
COLONIAL TRAIL PARK
BLOCK 2
P.B. 27, PG. 124

LOT 6A
TRAILBLAZERS, LLC
INSTR. NO. 200405767
TM 050.05-01-25.00

COMMON AREA
0.4904 AC.

PLAT SHOWING
A RESUBDIVISION OF

PARCEL 1C-2
11.0679 ACRES

INSTRUMENT NO. 060016863
CITY OF ROANOKE, VIRGINIA

AND
1.6159 ACRES

INSTRUMENT NO. 200613007
HOLLINS MAGISTERIAL DISTRICT

COUNTY OF ROANOKE, VIRGINIA
CREATING HEREON

LOTS 1-8 AND COMMON AREA
THE PROPERTIES OF
BLUE HILLS VILLAGE, LLC.

DATE: JULY 19, 2007

SCALE: 1"=60' PROJ: 06-115RS

WARNER-EVERETT
LAND SURVEYORS

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

SHEET 1 OF 2

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

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BLUE HILLS VILLAGE, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 13 TO 1 INCLUSIVE, AND BEING A PORTION OF THE LAND CONVEYED TO SAID OWNERS BY DEEDS, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, INSTRUMENT NO. 200613007 AND THE CITY OF ROANOKE, VIRGINIA, INSTRUMENT NO. 060016863. THE SAID OWNER HEREBY CERTIFIES THAT BLUE HILLS VILLAGE, LLC HAS SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE; 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. OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DEDICATES TO THE CITY OF ROANOKE OR ROANOKE COUNTY IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS. AND THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS AND HEREBY GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY(WVWA) THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR WATER AND/OR SEWER EASEMENTS.

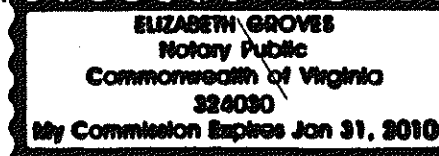
IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

BY: *John F. Shoulders, Jr.* DATE 8/16/07

AUTHORIZED AGENT
JOHN F. SHOULDERS, JR., MANAGER

BY: *F. Brad Denardo* DATE 8/16/07

NATIONAL BANK OF BLACKSBURG to NATIONAL BANK
F. BRAD DENARDO, TRUSTEE



CITY/COUNTY OF Roanoke
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 16th DAY OF AUGUST,
2007, BY John F. Shoulders, Jr.

Elizabeth Groves
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/31/2010

CITY/COUNTY OF Montgomery
COMMONWEALTH OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 16th DAY OF AUGUST,
2007, BY F. Brad Denardo

Kimberly S. Kitta
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/11
Reg # 7097809

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

APPROVED:

Chris Christman 8/20/07

AGENT, ROANOKE CITY PLANNING COMMISSION

DATE

Thrup C. Quinn 8-17-07

CITY ENGINEER, ROANOKE, VIRGINIA

DATE

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ASSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.

APPROVED:

John J. Mugh

AGENT, ROANOKE COUNTY PLANNING COMMISSION

8-17-07

DATE