**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 SET AT ALL CORNERS AS NOTED (AS GRADING IS COMPLETED).
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. OWNER OF RECORD: BLUE HILLS VILLAGE, LLC
INSTRUMENT NO. 060016863 (CITY OF ROANOKE)
INSTRUMENT NO. 200613007 (ROANOKE COUNTY)
7. THE ABOVE DESCRIBED 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.
8. THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE CITY OF ROANOKE OR ROANOKE COUNTY THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR USE AS PUBLIC EASEMENTS.
9. THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY(WVWA) THOSE CERTAIN AREAS SHOWN ON THE PLAT AS SET APART FOR WATER AND/OR SEWER EASEMENTS.
10. ALL EXISTING BUILDINGS TO BE RAZED.
11. THERE SHALL BE NO ACCESS TO THE DEVELOPMENT FROM BLUE VIEW DRIVE.
12. LANDSCAPING SHALL NOT INCLUDE ANY EVERGREEN TREE, SCRUB OR GROUND COVER, FENCE OR WALL, WHICH EXCEEDS A HEIGHT OF THIRTY(30) INCHES FROM GRADED GROUND LEVEL WITHIN A SIGHT DISTANCE EASEMENT.
13. THE OWNER OF LOT 1 WILL PROVIDE CROSS ACCESS PARKING FOR LOTS 2 & 3 OF THIS SUBDIVISION.

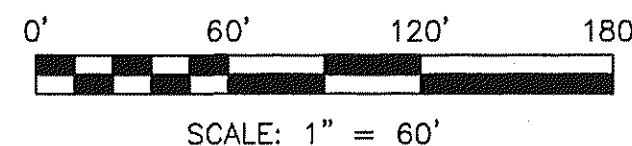
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°54'20" E	45.76'
L2	N 83°54'20" E	14.14'
L3	S 51°05'40" E	39.21'
L4	N 49°40'17" E	22.88'
L5	N 39°14'01" E	387.92'
L6	N 35°44'21" E	137.37'
L7	N 42°08'11" E	207.94'
L8	N 85°18'45" E	9.54'
L9	S 51°30'40" E	80.00'
L10	N 16°12'49" W	26.20'
L11	N 57°34'01" W	41.97'
L12	N 12°34'01" W	30.00'
L13	N 32°25'59" E	95.96'
L14	N 12°34'01" W	20.91'
L15	N 32°25'59" E	27.56'
L18	S 69°06'03" W	69.62'
L19	S 50°00'53" W	57.83'
L20	S 34°56'32" W	42.71'
L21	S 40°50'25" W	94.03'
L22	S 39°10'25" W	44.54'
L23	N 48°00'36" W	45.03'
L24	N 51°29'59" W	71.57'
L25	N 44°58'39" W	242.31'
L26	S 76°29'42" W	170.18'
L27	S 45°00'41" W	39.99'
L28	S 44°58'39" E	333.44'
L29	S 44°58'39" E	90.84'
L30	S 44°58'39" E	448.75'
L31	S 44°58'39" E	352.69'
L32	N 65°11'24" E	4.29'
L33	S 68°28'56" E	3.32'
L34	S 33°53'21" E	5.37'
L35	S 38°45'03" E	40.55'
L36	S 17°32'47" E	27.49'
L37	S 51°05'40" E	1.55'
L38	S 17°32'47" E	24.48'
L39	N 72°27'13" E	20.00'
L40	N 17°32'47" W	30.51'
L41	S 51°05'40" E	9.49'

BOUNDARY COORDINATES

NO.	NORTH	EAST
1	9210.808	8091.340
2	9719.338	8519.684
3	9152.410	9086.164
4	9226.694	9549.151
5	9227.986	9562.169
6	8899.907	9353.684
7	8656.136	9179.340
8	8372.691	8950.583
9	8363.497	8864.480
10	8426.301	8786.662
11	8665.983	8739.663
12	8841.067	8836.336
13	9329.788	8418.230

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	61.23	96.18	90°00'00"	61.23	S 83°54'20" W	86.59
C2	189.99	265.28	80°00'00"	159.42	N 11°05'40" W	244.25
C3	343.43	832.60	138°54'21"	916.25	N 40°32'50" W	643.16
C4	343.43	261.87	43°41'19"	137.67	N 07°03'41" E	255.57
C5	343.43	227.05	37°52'47"	117.85	N 33°43'22" W	222.94
C6	343.43	286.58	47°48'39"	152.23	N 76°34'05" W	278.34
C7	343.43	57.10	09°31'36"	28.62	S 74°45'47" W	57.04
C8	25.00	40.53	92°53'08"	26.29	S 17°32'14" E	36.23
C9	191.00	332.39	99°42'31"	226.45	N 66°09'56" E	292.00
C10	241.00	112.55	26°45'32"	57.32	N 29°41'27" E	111.53
C11	241.00	160.96	38°16'03"	83.61	N 62°12'14" E	157.99
C12	190.00	93.72	28°15'39"	47.83	N 84°31'55" W	92.77
C13	25.00	35.08	80°23'39"	21.12	N 72°37'55" E	32.27
C15	25.00	47.81	109°34'07"	35.42	N 22°20'58" W	40.85
C16	138.50	50.45	20°52'10"	25.51	N 88°13'40" W	50.17
C17	189.50	126.81	38°20'32"	65.88	S 62°09'59" W	124.46
C18	90.00	13.63	08°40'32"	6.83	S 83°08'48" W	13.61
C19	191.00	119.38	35°48'39"	61.71	S 60°54'12" W	117.44
C20	191.00	88.96	26°41'12"	45.30	S 29°39'17" W	88.16
C21	241.00	423.97	100°47'38"	291.29	S 66°42'30" W	371.37
C22	25.00	38.48	88°11'59"	24.23	S 73°00'19" W	34.80
C23	102.61	43.27	24°09'32"	21.96	S 51°15'11" W	42.95
C24	77.20	13.45	09°58'55"	6.74	S 73°23'59" W	13.43
C25	80.29	82.74	59°02'53"	45.47	N 72°10'40" W	79.13
C26	241.00	267.60	63°37'08"	149.48	S 48°07'15" W	254.06
C27	241.00	156.37	37°10'30"	81.05	N 81°28'56" W	153.64



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

LOT 8
1.2029 ACRES

LOT 7
2.2014 ACRES

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

LOT 6
1.0975
ACRES

LOT 1

NELSON K. DUDLEY
JANIE L. DUDLEY
D.B. 648, PG. 150
TM 050.05-01-30.00

PUBLIC
20' SAN. ESM'T.
HEREBY DEDICATED

BLUE VIEW DRIVE
50' R/W

LEGEND

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

LOT 1

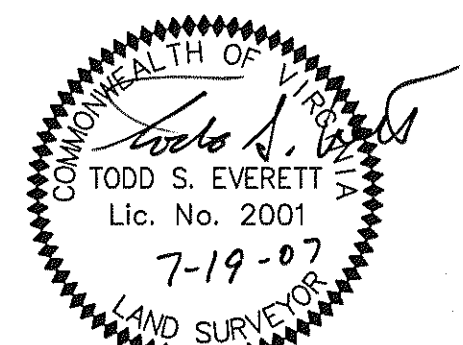
DEWEY Q. STILLWELL
IVA C. STILLWELL
D.B. 1471, PG. 224
TM 050.05-01-30.00

LOT 3

GREGORY A. BAILEY
LORI BAILEY
D.B. 1640, PG. 894
TM 050.05-01-29.00

LOT 4

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



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 2 OF 2