

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BLUE HILLS VILLAGE, LLC THE IS FEE SIMPLE OWNER OF LAND SHOWN HEREON, 1-6-1, AND IS A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, IN INSTRUMENT NO. 060016863

THE PLATTING OF THE LAND SHOWN HEREON AND THE DEDICATION OF EASEMENTS IS WITH THE FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LEAN UPON SUCH LAND, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA (1950) AS AMENDED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

John F. Shoulders Jr.
AUTHORIZED AGENT
JOHN F. SHOULDERS JR. MANAGER

F. Bud Dinardo
NATIONAL BANK OF BLACKSBURG to NATIONAL BANK

STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

I, Rebecca Jo Cockram, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT John F. Shoulders Jr. Manager, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF July, 2010.

Rebecca Jo Cockram
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/2011

REGISTRATION NO. 166135

REBECCA JO COCKRAM
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #166135
My Commission Expires 2/28/2011

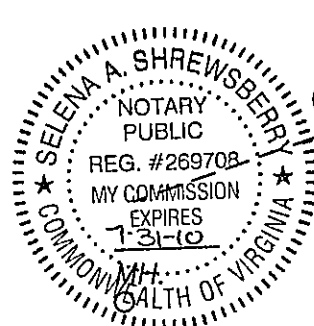
STATE OF VIRGINIA
COMMONWEALTH AT LARGE:

I, Selena A. Shrewsberry, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT F. Bud Dinardo EXP. & COO, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 6th DAY OF July, 2010.

Selena A. Shrewsberry
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-31-2010

REGISTRATION NO. 269708



[Signature]

7/6/2010

SUBDIVISION AGENT FOR THE CITY OF ROANOKE, VIRGINIA

DATE

CLERK'S STATEMENT:

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED AND WITH THE CERTIFICATION OF ACKNOWLEDGMENT THERETO ANNEXED TO RECORD AT 12:30 O'CLOCK A.M. ON THIS THE 6th DAY OF July, 2010 AND RECORDED IN MAP BOOK 3594 PAGE 10015.

BY *Brenda S. Hamilton*
CLERK

BRENDA S. HAMILTON, CLERK
DEPUTY CLERK

THE RECORDATION OF THIS PLAT 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.

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

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

Ronald R. Clark 7/5/2010
RONALD R. CLARK, L.S.

NOTE:

A PORTION OF THIS PROPERTY IS IN A F.E.M.A. DEFINED ZONE "X", "OTHER AREAS" (OUTSIDE FLOOD) AS SHOWN ON FEMA MAP NUMBER 51161C0256G, DATED 9/28/2007. ELEVATION NOT RUN IN THE FIELD.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ PLATTED POINTS
- UTILITY LINE
- () DEEDED CALLS
- POWER POLE
- MANHOLE
- S.S.E. SANITARY SEWER EASEMENT

LINE	BEARING	HORIZ DIST
L1	N0°06'39"W	13.77'
L2	S35°28'06"W	43.52'
L3	N11°47'19"E	27.94'
L4	S75°44'06"W	83.10'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S74°45'47"W	57.04	343.43	57.11	9°31'38"	28.62
C2	N76°34'05"W	278.34	343.43	286.58	47°48'42"	152.23

LOT 1
N/F
NELSON K. DUDLEY
JANIE L. DUDLEY
DB. 648/150
TM. 49.08-1-13

LOCATION MAP
NOT TO SCALE

LOT 1
N/F
DEWEY Q. STILWELL
IVA. C. STIWELL
DB. 1471/224
TM. 50.05-1-30

EXIST. LOT 7, 2.2014 AC.
LESS -0.1070 AC.
LOT 7-A 2.0944 AC.
TM. 7160120

EXIST. LOT 8, 1.2029 AC.
COMBINING +0.1070 AC.
LOT 8-A 1.3099 AC.
TM. 7160121

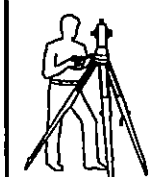
LOT 6
BLUE HILLS VILLAGE, LLC
TM. 7160119

POINT	NORTH	EAST
1	400.0000	800.0000
2	385.0092	744.9651
3	266.0291	418.0748
4	774.5575	846.4177
5	457.1183	1163.6193
6	335.3443	1070.7264
1	400.0000	800.0000
7	661.9514	751.5675
8	594.5634	799.6181

0 60
Scale 1"=60ft

BOUNDARY LINE ADJUSTMENT PLAT
**BLUE HILLS BOUNDARY LINE ADJUSTMENT
BETWEEN LOT 7 & LOT 8**

0.1070 ACRES BEING COMBINED WITH AND MADE A PART OF LOT 8
CREATING LOT 8A, BEING 1.3099 ACRES
& LESS 0.1070 ACRES FROM LOT 7
MAP BOOK 1, PAGE 3209-3210
CREATING HEREON TRACT 8-A 1.3099 ACRES
& TRACT 7-A, 2.0944 ACRES
LOCATED ON BLUE HILLS DRIVE, N.E.
CITY OF ROANOKE, VIRGINIA



PREPARED BY:
CLARK SURVEYING
P.O. BOX 5575
ROANOKE, VIRGINIA
PHONE: (540) 362-1002

NOTES:
TAX # 7160120-7160121
SOURCE OF TITLE: INSTR. 060016863
NO TITLE REPORT FURNISHED

JOB #	10015
DATE	APRIL 28, 2010
DISK	200

