

- PROPERTY CORNER SET
● PROPERTY CORNER FOUND
○ TREE

AREA 3 (0.369 AC.)

(SEE SHEET 1, NOTE 2)

CITY OF ROANOKE
PRIMARY CONTROL

NICHOLAS F. TAUBMAN
DB 1570 PG 1806
TAX # 7240103

AREA 2
(0.997 AC.)

SEE SHEET 1, NOTE 1

BLUE HILLS GOLF CORP.
VACATES ALL INTEREST IN THE
EXISTING RIGHT-OF-WAY &
EASEMENT, MB 1, PG 628,
TO THE EXTENT IT IS
COVERED BY NEW
RIGHT-OF-WAY &
LANDSCAPING PARCEL
(PARCEL 6C).

BLUE HILLS
CIRCLE N.E.

ARDEN ASSOCIATES, LP
DB 1631 PG 410
TAX # 7210101

JER-PAM PROPERTIES, INC.
DB 1293 PG 1735
TAX # 39.20-1-15

NEW PARCEL 6A
17.359 ACRES

TAX # 7280101
55.151 AC.

30' MINIMUM
SETBACK LINE
AND P.U.E.

50' MINIMUM
SETBACK LINE
AND SLOPE
EASEMENT

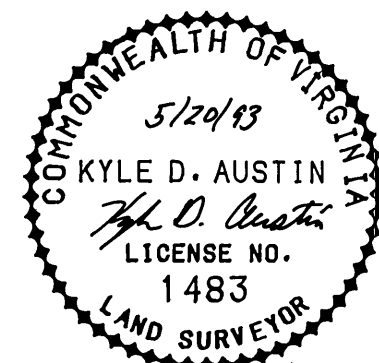
DETENTION BASIN
EASEMENT (0.513 AC.)
(SEE SHEET 1, NOTE 9)

15' SANITARY SEWER EASEMENT

NEW RIGHT-OF-WAY (1.544 ACRES)

PARCEL 6C (0.672 AC.)

PARCEL 6C FOR LANDSCAPING
PURPOSES ONLY (NON-BUILDABLE)
(SEE SHEET 1, NOTE 4)



Mattern & Craig
CONSULTING ENGINEERS - SURVEYORS
701 FIRST STREET
ROANOKE, VIRGINIA 24016

CURVE DATA						
CURVE	LOT	DELTA	RADIUS	ARC	TAN	CHORD
C1	R/W	008°38'56"	1097.74'	165.71'	83.01'	S33°28'38"E 165.55'
C2	6A	004°19'40"	1037.76'	78.39'	39.21'	S35°38'16"E 78.37'
C2	2	004°16'20"	1037.76'	77.38'	38.71'	S31°20'16"E 77.36'
C2	TOTAL	008°36'00"	1037.76'	155.76'	78.03'	S33°30'06"E 155.62'
C3	6A	095°10'07"	25.00'	41.53'	27.36'	S14°06'38"W 36.91'
C4	6A	040°12'04"	330.01'	231.55'	120.77'	S57°54'08"E 226.83'
C5	6C	039°27'29"	389.99'	268.57'	139.86'	S57°31'51"E 263.30'
C6	R/W	065°42'04"	40.00'	45.87'	25.83'	N44°24'32"W 43.40'
C7	R/W	156°26'40"	60.00'	163.83'	287.76'	S89°46'50"E 117.47'
C8	R/W	041°12'09"	389.99'	280.45'	146.60'	N57°24'06"W 274.45'
C8	1	019°20'58"	389.99'	131.70'	66.49'	N27°07'32"W 131.08'
C8	TOTAL	060°33'07"	389.99'	412.15'	227.67'	N47°43'37"W 393.24'

TRACT 1A
BLUE HILLS GOLF CORP.
DB 904 PG 573 (ROANOKE CO.)
TAX # 7270101
152.156 ACRES
(SEE SHEET 1, NOTE 3)

AREA 1 (0.294 AC.)

(SEE SHEET 1, NOTE 1)

AREA 1 IS HEREBY GRANTED TO THE CITY OF
ROANOKE AS A GRADING EASEMENT.

NEW PARCEL 6B
34.654 ACRES
(SEE SHEET 3)

PLAT OF SURVEY
SHOWING THE SUBDIVISION OF THE PROPERTIES OF
ROANOKE CENTRE
FOR
INDUSTRY AND TECHNOLOGY

PARCEL 5 (55.151 ACRES)

MAP BOOK 1 PAGE 628

AND BLUE HILLS GOLF CORPORATION

BEING A 152.156 AC. TRACT OF LAND

DEED BOOK 904, PAGE 573 (ROANOKE CO.)

HEREBY CREATING

NEW PARCEL 6A (17.359 AC.), NEW PARCEL 6B

(34.654 AC.), NEW PARCEL 6C (0.672 AC.) AND

NEW TRACT 1A (153.078 AC.) AND

HEREBY DEDICATING PARCEL 6C (0.672 AC.) AND 1.544 AC.

TO THE CITY OF ROANOKE FOR PUBLIC STREET

PARK AND LANDSCAPING PURPOSES

CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 100'

DATE: APRIL 22, 1993

SHEET 2 OF 3 REVISED: MAY 17, 1993