

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 10 TO 1, INCLUSIVE, BEING PART OF THE LAND CONVEYED TO THE CITY OF ROANOKE, VIRGINIA BY DEED DATED OCTOBER 2, 1989 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA, IN DEED BOOK 1610, PAGE 205 AND BEING ALL OF THE LAND CONVEYED TO THE CITY OF ROANOKE, VIRGINIA BY DEED DATED AUGUST 14, 1992 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1671, PAGE 1083, AND BEING ALL OF THE LAND QUIT CLAIMED TO THE CITY OF ROANOKE, VIRGINIA BY DEED DATED JUNE 22, 1990 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1624, PAGE 1883.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THROUGH 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE, VIRGINIA LAND SUBDIVISION ORDINANCES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE, VIRGINIA ALL OF THE LAND SHOWN HEREON AS BLUE HILLS DRIVE, N. E., FOR PUBLIC STREET PURPOSES.

THE SAID OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATES TO THE CITY OF ROANOKE, VIRGINIA ALL OF EASEMENTS SHOWN HEREON FOR PUBLIC USE.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL ON THIS 21st DAY OF May, 1997.

OWNERS:

BY: David A. Bowers
DAVID A. BOWERS, MAYOR
CITY OF ROANOKE, VIRGINIA

STATE OF VIRGINIA
CITY OF ROANOKE

I, Deborah N. Shelton, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT DAVID A. BOWERS, MAYOR, CITY OF ROANOKE, VIRGINIA HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON May 21, 1997.

MY COMMISSION EXPIRES ON March 31, 1999

Deborah N. Shelton
NOTARY PUBLIC

Description of New TRACT "A-1", 21.392 Acres

BEGINNING at a point on the southeasterly property line of the Blue Hills Golf Corporation property as recorded in Deed Book 904, Page 573, of the Clerks Office of the Circuit Court of Roanoke City, Virginia, said property being known as The Blue Hills Golf Course and the northwesterly corner of the property of Vitramon, Incorporated as recorded in Deed Book 1578, Page 350, and Map Book 1, Page 711 & Page 787, of the aforesaid Clerks Office, said point being the POINT OF BEGINNING and designated Corner 1;

Thence along the southwesterly line of the said Vitramon Tract and the northeasterly line of the herein described TRACT "A-1", run S 46°19'13" E, 998.86 feet to a point at the terminus of the existing right-of-way line of Blue Hills Drive, NE, as recorded in Map Book 1, Page 1389, of the aforesaid Clerks Office, Corner A;

Thence leaving the said Vitramon Tract and following the proposed northerly right-of-way line of Blue Hills Drive, NE, the following Six (6) NEW DIVISION LINES, through the property of the City of Roanoke, Virginia, run S 56°49'13" W, 208.00 feet to Corner B;

Thence along the arc of a curve to the left, said curve having a central angle of 5°51'26", an arc distance of 64.91 feet, a chord bearing of S 53°53'30" W, 64.89 feet to Corner C;

Thence N 63°36'06" W, 56.91 feet to Corner D;

Thence S 26°23'54" W, 43.00 feet to Corner E;

Thence S 41°20'29" W, 552.41 feet to Corner F;

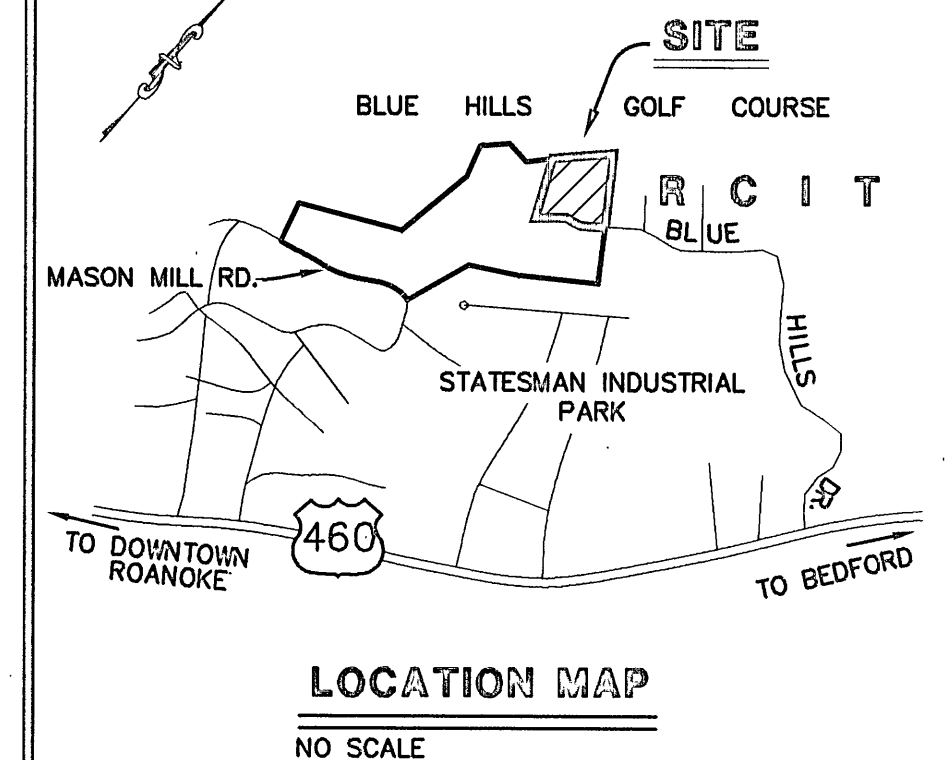
Thence S 45°39'41" W, 329.12 feet to a point at the terminus of the proposed Blue Hills Drive, NE, Corner 8A;

Thence leaving the proposed northerly right-of-way line of Blue Hills Drive, NE and along a NEW DIVISION LINE through the property of the City of Roanoke, Virginia, run N 44°58'02" W, 614.86 feet to a point on the southeasterly property line of the aforesaid Blue Hills Golf Course, Corner 9;

Thence along said southeasterly line of The Blue Hills Golf Course the following two courses, run N 29°22'29" E, 717.11 feet to Corner 10;

Thence N 30°19'03" E, 509.66 feet to Corner 1, the POINT OF BEGINNING and containing 931,839 Sq. Ft., 21.392 Acres more or less and being more particularly shown on a plat prepared by Lumsden Associates, P.C., Engineers-Surveyors-Planners, dated May 2, 1997.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
COR.	NORTHING	EASTING
1	21615.75450	20154.23490
2	20840.81028	20965.74248
3	20711.64681	20768.20745
4	20528.87626	20598.83987
5	20353.64904	20502.42712
6	20204.36465	20388.61937
7	19957.99529	20135.09273
8	20044.05417	20051.46337
9	20550.88711	19545.20898
10	21175.79660	19896.96369
1	21615.75450	20154.23490
TOTAL AREA = 26.490 ACRES		



APPROVED:

Charles M. Huffrip
CITY ENGINEER, ROANOKE, VIRGINIA

5-21-97
DATE

John Hanna Russell
AGENT FOR ROANOKE CITY PLANNING COMMISSION

5.21.97
DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 28 DAY OF May, 1997 AND WITH THE CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 10:45 O'CLOCK A.M.

ATTEST: ARTHUR B. CRUSH III, CLERK

Debra Testerman
DEPUTY CLERK

SCHEDULE B, SECTION 2 EASEMENTS WHICH DO NOT AFFECT NEW TRACT "A-1"
(SEE NOTE #5, PAGE 2 OF 2)

- EASEMENT GRANTED THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA FROM CLEMENT D. JOHNSTON AND ALICE HUFF JOHNSTON BY INSTRUMENT DATED OCTOBER 25, 1939, RECORDED IN DEED BOOK 269, PAGE 98 (ROANOKE COUNTY).
- EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY COMPANY FROM CLEM D. JOHNSTON AND ALICE HUFF JOHNSTON BY INSTRUMENT DATED JANUARY 10, 1940, RECORDED IN DEED BOOK 272, PAGE 311 (ROANOKE COUNTY).
- EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY FROM L. C. ARGABRIGHT AND LOUELLA P. ARGABRIGHT BY INSTRUMENT DATED JULY 29, 1946, RECORDED IN DEED BOOK 344, PAGE 519 (ROANOKE COUNTY).
- EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY FROM THOMAS H. BEASLEY AND ELIZABETH H. BEASLEY BY INSTRUMENT DATED JUNE 17, 1946, RECORDED IN DEED BOOK 344, PAGE 521 (ROANOKE COUNTY).
- EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY FROM CARLTON H. WRIGHT AND ELVIRA JOHNSTON WRIGHT BY INSTRUMENT DATED JANUARY 16, 1953, RECORDED IN DEED BOOK 484, PAGE 481 (ROANOKE COUNTY).
- EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY FROM R. E. CONNER AND ALPHA KING CONNER, DATED JANUARY 20, 1953, RECORDED IN DEED BOOK 484, PAGE 475 (ROANOKE COUNTY).
- EASEMENT (EASEMENT NO. 1) GRANTED BLUE HILLS GOLF CORPORATION FROM CLEMENT D. JOHNSTON AND LUTIE W. JOHNSTON BY INSTRUMENT DATED OCTOBER 2, 1967, RECORDED IN DEED BOOK 904, PAGE 573 (ROANOKE COUNTY). (RELEASED IN DEED BOOK 1564, PAGE 1829 - ITEM #11)
- EASEMENT (AGREEMENT) GRANTED BLUE HILLS GOLF CORPORATION FROM CITY OF ROANOKE, VIRGINIA, BY INSTRUMENT DATED JULY 2, 1987, RECORDED IN DEED BOOK 1564, PAGE 1829.
- ORDINANCE NO. 32236-111494 DATED NOVEMBER 14, 1994, RECORDED IN DEED BOOK 1733, PAGE 1646, WHEREBY COUNCIL OF THE CITY OF ROANOKE AUTHORIZED EXECUTION OF A DEED OF EASEMENT IN FAVOR OF BELL ATLANTIC-VIRGINIA, INC. FOR PUBLIC UTILITIES.

NOTE: THE EASEMENTS LISTED ABOVE MAY OR MAY NOT AFFECT THE REMAINING PORTION OF TRACT "A".

PLAT SHOWING
THE RESUBDIVISION OF
TRACT "A" OF THE
ANDERSON WADE DOUTHAT III
142.929 ACRE SUBDIVISION
RECORDED IN DEED BOOK 1610, PAGE 205
& MAP BOOK 1, PAGE 895
AND
1.527 ACRES
RECORDED IN DEED BOOK 1671, PAGE 1083
AND
0.649 ACRES
RECORDED IN DEED BOOK 1624, PAGE 1883
CREATING HEREON NEW
TRACT "A-1" (21.392 ACRES)
ROANOKE CENTRE FOR INDUSTRY AND TECHNOLOGY
AND DEDICATING 5.0983 ACRES FOR RIGHT-OF-WAY
OF BLUE HILLS DRIVE, N.E.
AND LEAVING A REMAINING 116.048 ACRES ±
PROPERTY OF THE
CITY OF ROANOKE VIRGINIA
SITUATED AT THE
TERMINUS OF BLUE HILLS DRIVE, N.E.
ROANOKE, VIRGINIA

MAY 19, 1997

LUMSDEN ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
ROANOKE, VIRGINIA