THIS ORIGINAL SCALE PLAT HAS NOT BEEN REDUCED

M.B. 1, PG. 1642

B L U E H I L L S G O L F C O U R S E

OLD WOOD & WIRE FENCE

EXIST. I.P. ON LINE @ 0.43'

TAX # 7270101
PROPERTY OF BLUE HILLS GOLF CORP.
D.B. 904, PG. 573

N 29°22'29" E 717.11'

N 30°19'03" E 509.66'

EXIST. IRON PIN

EXIST. IRON PIN

N 31°11'37" E, 61.29'

OVERHEAD ELECTRIC LINE

EXISTING 20' WATERLINE EASEMENT
D.B. 904, PG. 573, EASEMENT No. 2

CONCRETE WATER TANK/FEEDER

MERIDIAN OF M.B. 1, PG. 895

GRAVEL DRIVEWAY

TAX # 7230101
REMAINING PROPERTY OF
THE CITY OF ROANOKE
D.B. 1610, PG. 205
M.B. 1, PG. 1124
116.048 AC.±

N 44°58'02" W 716.36'
614.86'

New
Tract "A-1"
931,839 SQ. FT.
21.392 ACRES

7230102

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THE PROPERTY SHOWN HEREON (TRACT "A-1") DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF FEMA MAP No. 510130, COMMUNITY PANEL No. 51161C0028 D, DATED OCTOBER 15, 1993.
3. THE LINES BETWEEN CORNERS 2 THRU 9, INCLUSIVE, & A, B. C, D, E, F & 8A CONSTITUTE NEW DIVISION LINES.
4. THE AREA CONTAINED BETWEEN CORNERS 1, 11, 12 TO 1 WAS NOT PLATTED IN M.B. 1, PG. 629; M.B. 1, PG. 684; M.B. 1, PG. 711; M.B. 1, PG. 787; M.B. 1, PG. 895 OR M.B. 1, PG. 1389.
5. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT FROM LAWYERS TITLE INSURANCE CORPORATION DATED MARCH 6, 1997 (REVISED MARCH 26, 1997), CASE NO. R76976. SEE SHEET 1 OF 2 FOR SCHEDULE B, SECTION 2 EASEMENTS.
6. THE AREA BETWEEN CORNERS A, 2 THRU 8, INCLUSIVE, 8A, F, E, D, C, B TO A IS HEREBY DEDICATED FOR USE AS A PUBLIC STREET.
7. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

N 45°05'37" W 1616.60' (TOTAL)
ORIGINAL DEED LINE (M.B. 1, PG. 895)

ORIGINAL DEED LINE (M.B. 1, PG. 629)
N 46°19'13" W 1632.87' (TOTAL)

TAX # 7240102
PROPERTY OF
VITRAMON, INCORPORATED
D.B. 1578, PG. 350

PARCEL 2A
22.307 ACRES, M.B. 1, PG. 711
22.298 ACRES, M.B. 1, PG. 787
21.799 ACRES, M.B. 1, PG. 1389

CENTERLINE OF NEW 30' STORM DRAIN EASEMENT

LINE	DIRECTION	DISTANCE
1-D1	S 46°19'13" E	772.74' (TIE LINE)
D1-D2	S 12°30'07" W	161.26'
D2-D3	S 26°23'54" W	147.58'

8-9
N 44°58'02" W
101.50'

8-8A
N 44°58'02" W
101.50'

D-E
S 26°23'54" W
43.00'

C-D
N 63°36'06" W
56.91'

1-2 = S 46°19'13" E, 1122.09'

NEW 30' STORM DRAIN EASEMENT

30' STORM DRAIN EASEMENT
DEDICATED IN M.B. 1, PG. 1389

70.00'

S 45°39'41" W 329.12'

ASPHALT PAVEMENT

NATURAL WATERCOURSE S 45°39'41" W 620.00'

RIGHT-OF-WAY AND
INGRESS AND EGRESS EASEMENT
D.B. 904, PG. 573, EASEMENT No. 1
RELEASED IN D.B. 1564, PG. 1829

S 41°20'29" W 552.41'

FUTURE
BLUE HILLS
DRIVE, N.E.

N 44°10'47" W
120.00'

NON-EXCLUSIVE
VARIABLE WIDTH
STORM DRAIN EASEMENT

TREES

S 32°54'47" W 326.61'

OVERHEAD ELECTRIC LINE

S 46°19'13" E 998.86'

UTILITY POLE (TYPICAL)

50' PUBLIC UTILITY EASEMENT
DEDICATED IN M.B. 1, PG. 629

S 45°49'13" W 353.52'

BLUE HILLS DRIVE, N.E.
R/W VARIES
222,080 SQ. FT., 5.098 ACRES

C3 S 56°49'13" W 208.00'

C2 S 28°49'13" W 200.00'

C1

S 56°49'13" W 236.02'

GRAVEL ROAD

123.23'

S 46°19'13" E 109.61'

0.493 AC. R/W
DEDICATED IN M.B. 1, PG. 1389

TAX # 7230101
REMAINING PROPERTY OF
THE CITY OF ROANOKE
D.B. 1610, PG. 205
M.B. 1, PG. 1124
116.048 AC.±

TAX #7230302
D.B. 1671, PG. 1083
1.527 ACRES

GRAVEL DRIVEWAYS

TAX #7180501
TRACT B
M.B. 1, PG. 895

TAX #7240105
D.B. 1610, PG. 205
D.B. 1624, PG. 1883
0.649 ACRES

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

120.15'

120' R/W DEDICATED IN M.B. 1, PG. 629

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD BEARING	TAN.	RADIUS	ARC	CHORD
C1	28°00'00"	S 42°49'13" W	128.40'	515.00'	251.68'	249.18'
C2	17°00'00"	S 37°19'13" W	94.90'	635.00'	188.41'	187.72'
C3	05°51'26"	S 53°53'30" W	32.49'	635.00'	64.91'	64.89'

TAX #7240104
PROPERTY OF
BELL SOUTH COMMUNICATIONS
D.B. 1729, PG. 492

PARCEL 1B
13.820 ACRES, M.B. 1, PG. 684

S 46°19'13" E 404.25'

50' PUBLIC UTILITY EASEMENT
DEDICATED IN M.B. 1, PG. 629

TAX #7190601
PROPERTY OF
SLOANE & COLE
D.B. 1635, PG. 419

TAX #7190502
PROPERTY OF
SHERMAN CONNER
D.B. 1511, PG. 1661

TAX #7190603
PROPERTY OF
WELSH PROPERTIES
D.B. 1550, PG. 1451

TAX #7190604
PROPERTY OF
CHOCKLETT DAVIS RENTAL
5.19 AC.
D.B. 927, PG. 765
D.B. 1569, PG. 1892

EXIST. I.P.

EXIST. I.P.

LEGEND

EX. I.P.	EXISTING IRON PIN
M.B.	MAP BOOK
D.B.	DEED BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
	TREES & SHRUBS

100 0 100 200 300

Scale 1" = 100'

COMMONWEALTH OF VIRGINIA
Timothy Hoelzle
TIMOTHY HOELZLE
MAY 19, 1997
No. 1754
LAND SURVEYOR

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

SCALE: 1" = 100' DATE: MAY 19, 1997

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

COMM. # 97-080S

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M.B. 1, PG. 1642