

NOTES:

- OWNERS OF RECORD: WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY
- LEGAL REFERENCE: (PARCEL 026.18-01-13.00) INST. #201612159
(PARCEL 026.18-01-14.00) INST. #201612165
(PARCEL 026.17-01-01.00) INST. #201612165 LESS AND EXCEPT INST. #201902797
(PARCEL 026.17-01-02.00) INST. #201612160
(PARCEL 026.17-01-03.00) INST. #201612158 LESS AND EXCEPT INST. #201902797
(PARCEL 037.05-01-30.00) INST. #201908983

- OLD TAX MAP NUMBERS: 026.18-01-13.00
026.18-01-14.00
026.17-01-01.00
026.17-01-02.00
026.17-01-03.00
037.05-01-30.00

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

- PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0134G. (REVISED DATE: SEPTEMBER 28, 2007)

- PROPERTY CURRENTLY ZONED: PTD

- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 12 TO 42 TO 35 TO 30 THROUGH 34 TO 1, INCLUSIVE AND IS PART OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201612158.

THAT WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 35 TO 38 TO 29 TO 35, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201612160.

THAT WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 36 THROUGH 42 TO 13 TO 14 TO 40 TO 41 TO 26 THROUGH 28 TO 37 TO 36, INCLUSIVE AND IS PART OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201612165.

THAT WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 25 TO 41 TO 15 THROUGH 25, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201612159.

THAT WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 31 THROUGH 34 TO 31, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #201908983.

THE ABOVE DESCRIBED OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADES, AS MAY FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF ROANOKE IN FEE SIMPLE TITLE, THE LAND SHOWN HEREON AS SET APART FOR PUBLIC STREETS.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

By: John M. Hall ITS: Executive Director

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: Denise Sander 8/24/2020
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 0:53 O'CLOCK A.M. ON THIS 24 DAY OF August, 2022, IN INSTRUMENT No. 202009513

STEVEN A. MCGRAW, Clerk

TESTE: CLERK

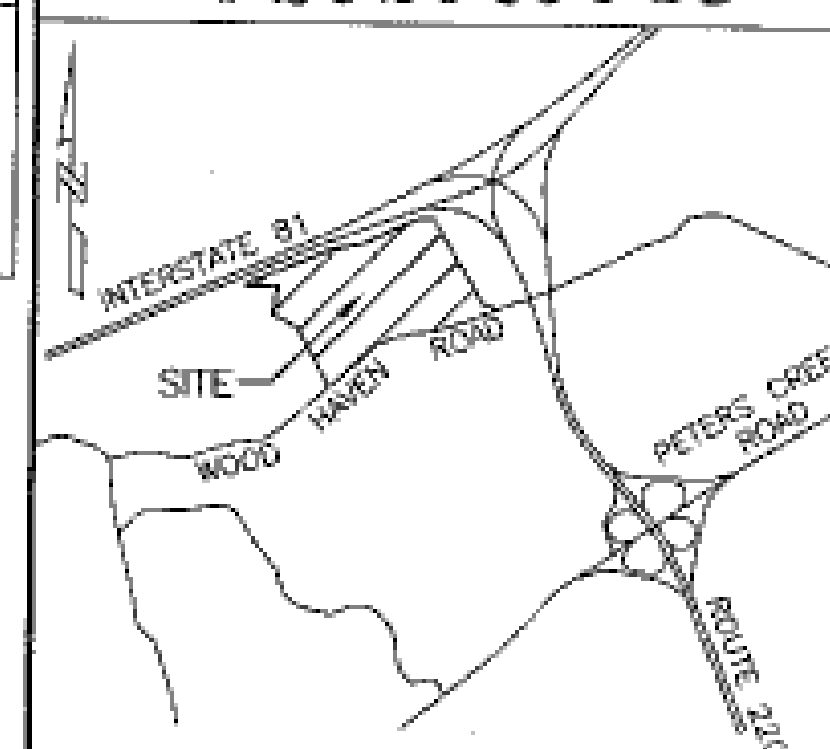
DEPUTY CLERK

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND, ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

LEGEND

- - CORNER TO BE SET.
- P.U.E. - PUBLIC UTILITY EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- D.E. - DRAINAGE EASEMENT
- (TOT.) - TOTAL

INST. # 202009513



VICINITY MAP
NO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	383.10'	193.72'	S64°13'26"W	191.66'	28°58'19"
C2	1052.92'	255.71'	N83°08'01"E	255.08'	13°54'53"
C3	50.00'	66.09'	N26°38'59"E	61.38'	75°43'55"
C4	372.50'	141.91'	N00°18'36"W	141.06'	21°49'42"
C5	297.50'	115.49'	S00°06'09"E	114.77'	22°14'34"
C6	50.00'	78.60'	S56°16'05"E	70.75'	90°03'53"
CE7	35.00'	46.28'	N26°38'59"E	42.97'	75°43'55"
CE8	387.50'	147.63'	N00°18'36"W	146.74'	21°49'42"
CE9	282.50'	109.67'	S00°06'09"E	108.98'	22°14'34"
CE10	35.00'	55.02'	S56°16'05"E	49.53'	90°03'53"

LINE	BEARING	DISTANCE
L1	N09°21'28"E	64.75'
L2	S71°36'10"E	56.79'
L3	S76°40'17"W	20.34'
L4	S56°02'33"W	112.37'
L5	S02°08'04"E	54.05'
L6	S62°15'00"W	94.67'
L7	S71°23'54"W	181.39'
L8	S66°19'13"W	67.37'
L9	S75°31'51"W	6.64'
L10	N75°50'00"E	116.98'
L11	N64°30'56"E	57.47'
L12	N11°12'59"W	52.56'
L13	N06°39'00"W	87.78'
L14	N11°13'26"W	47.47'
L15	S81°02'22"E	75.04'
L16	S11°13'26"E	47.47'
L17	S15°47'53"E	87.78'
L18	S11°14'09"E	52.41'
L19	N78°41'59"E	76.80'
L20	N88°36'53"E	106.10'
LE21	N12°25'44"E	2.94'
LE22	N62°55'02"E	199.13'
LE23	N60°48'08"E	174.54'
LE24	N01°37'42"W	299.62'
LE25	N88°22'18"E	20.00'
LE26	S01°37'42"E	311.74'
LE27	S60°48'08"W	187.03'
LE28	S62°55'02"W	86.58'
LE29	N89°04'14"W	79.44'
LE30	N00°55'46"E	20.00'
LE31	S89°04'14"E	76.65'
LE32	N89°58'55"E	134.03'
LE33	N54°52'10"E	164.50'
LE34	S63°03'26"E	80.29'
LE35	N64°30'56"E	132.42'
LE36	N11°12'59"W	53.16'
LE37	N06°39'00"W	87.78'
LE38	N11°13'26"W	46.87'
LE39	S78°23'45"E	15.00'
LE40	S78°58'52"E	15.00'
LE41	S11°13'26"E	46.87'
LE42	S15°47'53"E	87.78'
LE43	S11°14'09"E	53.00'
LE44	N78°41'59"E	78.10'
LE45	N88°36'53"E	99.99'

Point	Northing	Easting
1	3648054.283	11045102.893
2	3648923.545	11044610.980
3	3649089.130	11044260.939
4	3649518.658	11044329.850
5	3649498.758	11043869.140
6	3649562.847	11043879.668
7	3649668.154	11044141.153
8	3649689.200	11044234.652
9	3649775.986	11044489.210
10	3649813.341	11044501.795
11	3649949.587	11044840.230
12	3650055.184	11045170.156
13	3650124.239	11045508.694
14	3650160.007	11045607.907
15	3650525.025	11046389.757
16	3650555.522	11046843.007
17	3649270.342	11047407.301
18	3649252.419	11047461.188
19	3649247.730	11047441.396
20	3649184.982	11047348.191
21	3649130.950	11047350.204
22	3649086.870	11047266.423
23	3649029.009	11047094.509
24	3649001.951	11047032.811
25	3649000.292	11047026.382
26	3649462.256	11046751.910
27	3649278.286	11046442.287
28	3648913.639	11046658.581
29	3648791.415	11046047.219
30	3648708.070	11045874.629
31	3648382.913	11045490.899
32	3648737.514	11045244.481
33	3648823.368	11045080.230
34	3648253.016	11045337.482
35	3648762.893	11045960.226
36	3649094.077	11045760.424
37	3649203.090	11046039.917
38	3648832.286	11046251.655
39	3648881.273	11046496.694
40	3650201.714	11045697.241
41	3650426.607	11046178.950
42	3650057.089	11045179.442

THE WATERCOURSE CROSSING THIS PROPERTY DRAINS AN UPSTREAM AREA OF GREATER THAN 100 ACRES. A DETAILED FLOOD STUDY AND AN ELEVATION CERTIFICATE MAY BE REQUIRED BEFORE ANY BUILDING PERMITS CAN BE ISSUED ON THIS PROPERTY. FLOOD INSURANCE MAY ALSO BE REQUIRED FOR ANY STRUCTURES BUILT ON THIS PROPERTY.

RESUBDIVISION AND COMBINATION PLAT FOR
WESTERN VIRGINIA REGIONAL
INDUSTRIAL FACILITY AUTHORITY

SHOWING 0.207 ACRE OF PARCEL 026.18-01-14.00,
0.641 ACRE OF PARCEL 026.17-01-01.00 & 0.008 ACRE
OF PARCEL 026.17-01-02.00 ALL BEING COMBINED

CREATING HEREON
INNOVATION DRIVE (0.855 ACRES)

AND SHOWING THE REMAINING ACREAGE OF PARCEL 026.18-01-14.00,
026.17-01-01.00 & 026.17-01-02.00 AND ALL OF PARCEL 026.17-01-03.00,
037.05-01-30.00 AND 026.18-01-13.00

BEING COMBINED AND

CREATING HEREON

TRACT 1 (94.068 ACRES)

SITUATED ON WOOD HAVEN ROAD

CATAWBA MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

DATED: 08-14-2020

JOB #04180095.00

SCALE 1"= 200'

SHEET 1 OF 2



STATE OF VIRGINIA

City OF Roanoke

I, BENJAMIN T. CREW, A NOTARY PUBLIC IN
AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT
John M. Hall, WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS
PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE
SAME ON THIS 21 DAY OF AUGUST, 2020.

Benjamin T. Crew REG. # 7359525
NOTARY PUBLIC

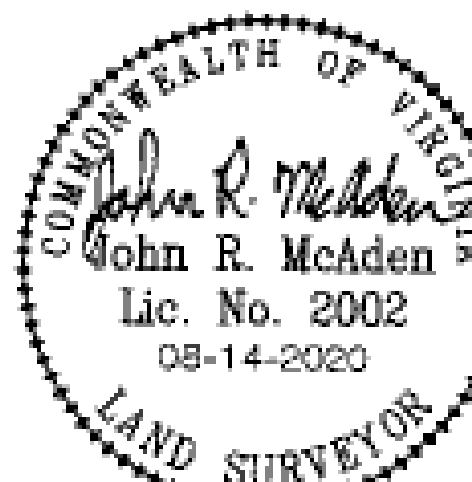
MY COMMISSION EXPIRES 3/31/2022

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

John R. McAden
JOHN R. MCADEN

002002

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE/RICHMOND/NEW RIVER VALLEY/STAUNTON/HARRISONBURG/LYNCHBURG
1200 Corporate Circle/Roanoke, Virginia 24018/Phone (540) 772-8680 / www.balzer.co



DRAWN BY: DSH
CHECKED BY: JRM