BOUNDARY LINE TABLE New Tract "A"		
LINE	BEARING	DISTANCE
1–2	S 46°19'13" E	510.78'
2–3	S 69°21'47" W	38.40'
3–3A	S 49°40'30" W	1137.53'
3A–5A	N 40°19'30" W	159.00'
5A–5B	S 49°40'30" W	20.00'
5B–18A	N 40°19'30" W	204.87'
18A–19	N 45°49'13" E	289.15'
*19–20	N 37°19'14" E	187.72'
20–21	N 28°49'13" E	200.00'
*21–22	N 42°49'13" E	249.18'
22–1	N 56°49'13" E	236.02'

* = Chord Bearing and Distance

BOUNDARY LINE TABLE New Tract "B"		
LINE	BEARING	DISTANCE
7A–8	S 49°40'30" W	996.52'
8–9	N 07°33'25" E	237.88'
9–10	N 14°14'57" E	302.97'
*10–10A	N 52°58'17" E	219.09'
10A–18A	N 45°49'13" E	614.25'
18A–5B	S 40°19'30" E	204.87'
5B–6A	S 49°40'30" W	176.70'
6A–6B	S 40°19'30" E	57.30'
6B–6C	S 04°40'30" W	115.54'
6C–7A	S 40°19'30" E	20.00'

* = Chord Bearing and Distance

BOUNDARY LINE TABLE New Tract "F"		
LINE	BEARING	DISTANCE
12–13	N 23°39'08" W	515.01'
13–13A	N 49°29'08" E	326.36'
13A–13B	N 57°02'28" E	416.96'
13B–14	N 23°30'57" E	125.20'
14–15	N 36°55'08" E	70.78'
15–16	N 84°53'06" E	86.17'
16–17	S 44°58'02" E	716.36'
17–17A	S 45°49'13" W	549.88'
*17A–12	S 73°40'29" W	710.19'

* = Chord Bearing and Distance

BOUNDARY LINE TABLE New Utility Lot #1		
LINE	BEARING	DISTANCE
13A–14	N 49°29'08" E	525.90'
14–13B	S 23°30'57" W	125.20'
13B–13A	S 57°02'28" W	416.96'

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BOUNDARY LINE TABLE New Utility Lot #2		
LINE	BEARING	DISTANCE
3A–4	S 49°40'30" W	20.00'
4–5	N 40°19'30" W	139.00'
5–6	S 49°40'30" W	156.70'
6–7	S 40°19'30" E	139.00'
7–7A	S 49°40'30" W	101.70'
7A–6C	N 40°19'30" W	20.00'
6C–6B	N 04°40'30" E	115.54'
6B–6A	N 40°19'30" W	57.30'
6A–5A	N 49°40'30" E	196.70'
5A–3A	S 40°19'30" E	159.00'

LINE TABLE New 20' Drainage Easements		
LINE	BEARING	DISTANCE
**22–D1	N 56°19'13" E	68.39'
D1–D2	N 89°34'57" E	234.58'
**D2–2	S 46°19'13" E	380.42'
**17–D3	N 44°58'02" W	170.02'
D3–D4	S 45°49'13" W	109.59'
D4–D5	S 39°28'20" W	52.02'
D5–D6	S 47°01'08" W	274.97'
*D6–D7	S 69°44'34" W	750.18'
D7–D8	N 86°20'05" W	49.32'
**D8–12	S 23°39'08" E	62.93'
**D5–D5A	S 47°01'08" W	91.71'
D5A–D5B	S 72°08'48" E	52.27'
**D5B–17A	S 45°49'13" W	320.73'

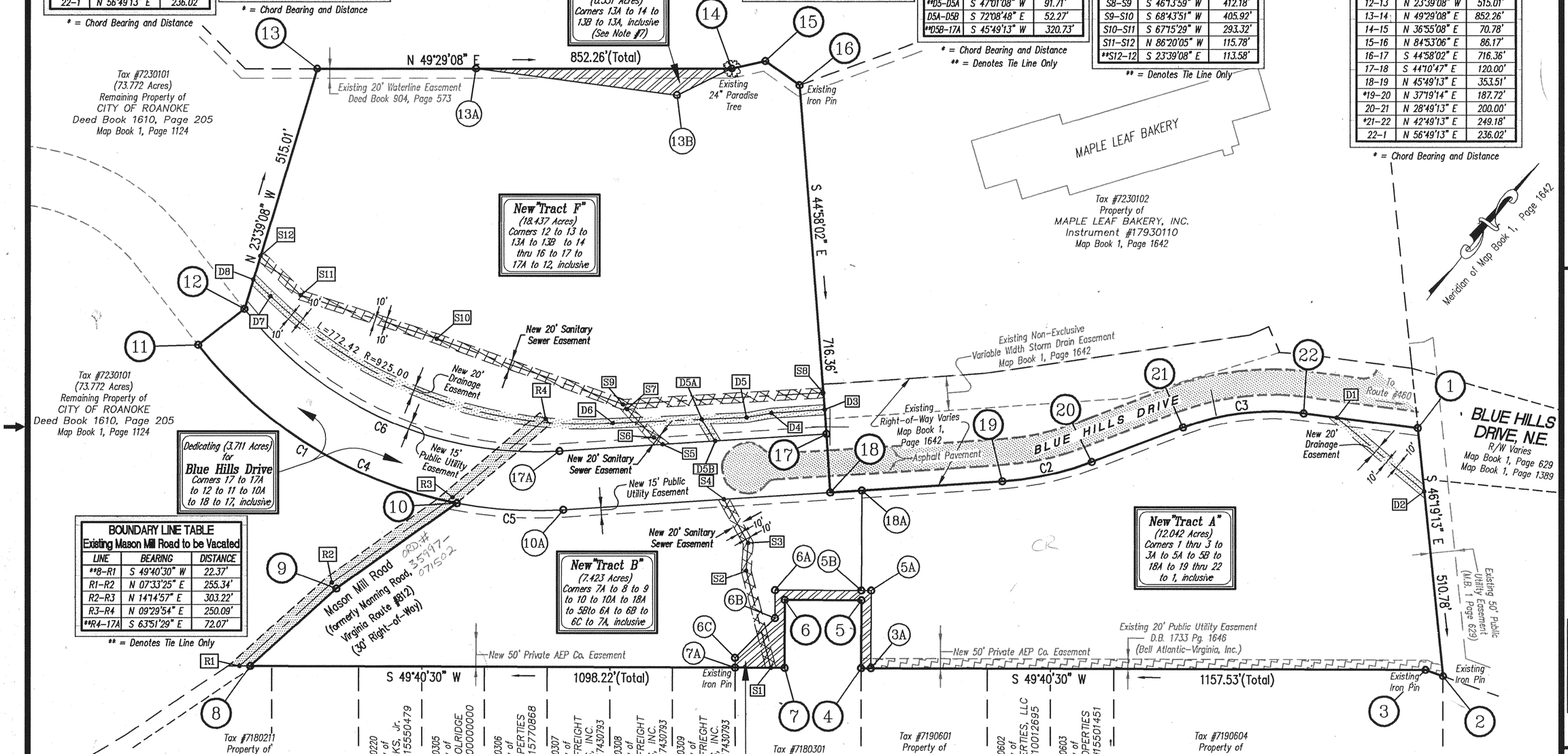
* = Chord Bearing and Distance
** = Denotes Tie Line Only

LINE TABLE New 20' Sanitary Sewer Easements		
LINE	BEARING	DISTANCE
**7–S1	S 49°40'30" W	28.00'
S1–S2	N 54°53'33" W	205.44'
S2–S3	N 36°22'13" W	56.61'
S3–S4	N 69°33'53" W	102.59'
**S4–18	N 45°49'13" E	218.84'
**17–S5	S 45°49'13" W	337.72'
S5–S6	S 88°08'16" W	22.54'
S6–S7	N 83°48'13" W	80.36'
**S7–17A	S 17°42'12" W	163.55'
**17–S8	N 44°58'02" W	84.17'
S8–S9	S 46°13'59" W	412.18'
S9–S10	S 68°43'51" W	405.92'
S10–S11	S 67°15'29" W	293.32'
S11–S12	N 86°20'05" W	115.78'
**S12–12	S 23°39'08" E	113.58'

** = Denotes Tie Line Only

BOUNDARY LINE TABLE (Total)		
LINE	BEARING	DISTANCE
1–2	S 46°19'13" E	510.78'
2–3	S 69°21'47" W	38.40'
3–4	S 49°40'30" W	1157.53'
4–5	N 40°19'30" W	139.00'
5–6	S 49°40'30" W	156.70'
6–7	S 40°19'30" E	139.00'
7–8	S 49°40'30" W	1098.22'
8–9	N 07°33'25" E	237.88'
9–10	N 14°14'57" E	302.97'
*10–11	S 80°49'33" W	622.22'
11–12	N 11°31'46" E	120.00'
12–13	N 23°39'08" W	515.01'
13–14	N 49°29'08" E	852.26'
14–15	N 36°55'08" E	70.78'
15–16	N 84°53'06" E	86.17'
16–17	S 44°58'02" E	716.36'
17–18	S 44°10'47" E	120.00'
18–19	N 45°49'13" E	353.51'
*19–20	N 37°19'14" E	187.72'
20–21	N 28°49'13" E	200.00'
*21–22	N 42°49'13" E	249.18'
22–1	N 56°49'13" E	236.02'

* = Chord Bearing and Distance



BOUNDARY LINE TABLE Existing Mason Mill Road to be Vacated		
LINE	BEARING	DISTANCE
**8–R1	S 49°40'30" W	22.37'
R1–R2	N 07°33'25" E	255.34'
R2–R3	N 14°14'57" E	303.22'
R3–R4	N 09°29'54" E	250.09'
**R4–17A	S 63°51'29" E	72.07'

** = Denotes Tie Line Only

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	880.00'	635.97'	332.59'	622.22'	S 80°49'33" W	41°24'26"
C2	635.00'	188.41'	94.90'	187.72'	N 37°19'14" E	17°00'00"
C3	515.00'	251.68'	128.40'	249.18'	N 42°49'13" E	28°00'00"
C4	880.00'	855.63'	465.04'	822.32'	N 73°40'22" E	55°42'33"
C5	880.00'	219.66'	110.41'	219.09'	N 52°58'17" E	14°18'07"
C6	760.00'	738.95'	401.63'	710.19'	S 73°40'29" W	55°42'33"

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

COMMONWEALTH OF VIRGINIA
2-20-02
B. LEE HENDERSON, JR.
No. 1480
LAND SURVEYOR

PLAT SHOWING
the Resubdivison of a
116.048 Acre Tract
Creating hereon New
Tract "A" (12.042 Acres),
Tract "B" (7.423 Acres),
Tract "F" (18.437 Acres),
"Utility Lot 1" (0.331 Acres),
"Utility Lot 2" (0.332 Acres) &
Dedicating 3.711 Acres
for the Right-of-Way of Blue Hills Drive
and Leaving 73.772 Acres
of Remaining Property of the
City of Roanoke, Virginia
Situated at the Terminus of Blue Hills Drive, N.E.
ROANOKE, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

DATE: December 6, 2001
COMM. NO.: 99-435
SCALE: 1" = 150'
CADD FILE: f:\1999\99435\Sur\C-SVbas01.dwg
SHEET 2 OF 2

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