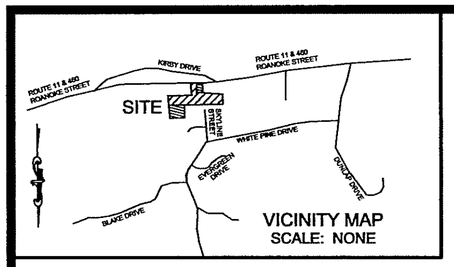


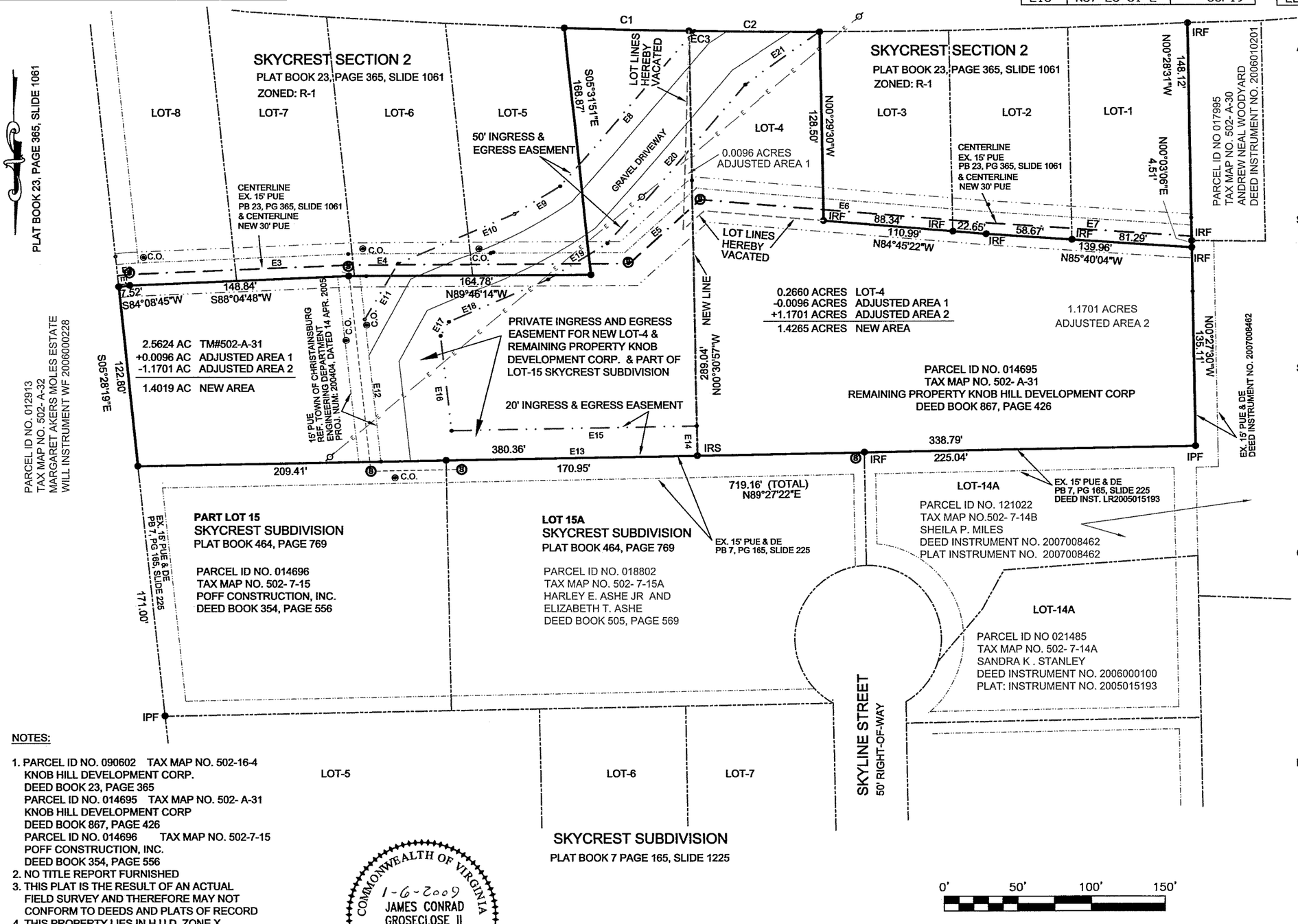
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	00° 53′ 08″	5483. 50′	84. 76′	42. 38′	84. 76′	S88° 07′ 32″ E
C2	00° 55′ 53″	5483. 50′	89. 13′	44. 56′	89. 12′	S89° 02′ 02″ E
EC3	00° 02′ 17″	5483. 50′	3. 64′	1. 82′	3. 64′	S88° 35′ 14″ E

ROANOKE STREET
ROUTE 11 & 460
VARIABLE RIGHT-OF-WAY (GREATER THAN 50')

50' INGRESS AND EGRESS EASEMENT

LINE	BEARING	DISTANCE
E1	S05° 31′ 51″ E	7. 50′
E2	S84° 08′ 45″ W	7. 73′
E3	S88° 04′ 48″ W	149. 24′
E4	N89° 46′ 14″ W	191. 10′
E5	S48° 24′ 59″ W	65. 02′
E6	N84° 45′ 22″ W	195. 79′
E7	N85° 40′ 04″ W	139. 26′
E8	N41° 25′ 47″ E	139. 69′
E9	N59° 10′ 10″ E	36. 29′
E10	N67° 23′ 51″ E	86. 19′

E11	N31° 28′ 02″ E	44. 22′
E12	N05° 54′ 01″ W	97. 32′
E13	S89° 27′ 22″ W	215. 22′
E14	S00° 34′ 36″ E	20. 13′
E15	N89° 25′ 23″ E	166. 87′
E16	S05° 54′ 23″ E	64. 98′
E17	S31° 28′ 02″ W	11. 10′
E18	S67° 23′ 51″ W	73. 58′
E19	S59° 10′ 10″ W	47. 32′
E20	S41° 29′ 17″ W	142. 89′
E21	S55° 21′ 19″ W	62. 29′



NOTES:

1. PARCEL ID NO. 090602 TAX MAP NO. 502-16-4
   KNOB HILL DEVELOPMENT CORP.
   DEED BOOK 23, PAGE 365
   PARCEL ID NO. 014695 TAX MAP NO. 502- A-31
   KNOB HILL DEVELOPMENT CORP
   DEED BOOK 867, PAGE 426
   PARCEL ID NO. 014696 TAX MAP NO. 502-7-15
   POFF CONSTRUCTION, INC.
   DEED BOOK 354, PAGE 556
2. NO TITLE REPORT FURNISHED
3. THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY AND THEREFORE MAY NOT CONFORM TO DEEDS AND PLATS OF RECORD
4. THIS PROPERTY LIES IN H.U.D. ZONE X
   COMMUNITY PANEL NO. 510099 0100 B
   DATED: JANUARY 6, 1994
5. ALL IMPROVEMENTS NOT SHOWN
6. ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL
7. THERE IS EVIDENCE OF A STUMP DISPOSAL SITE LOCATED ON THE PROPERTY

COMMONWEALTH OF VIRGINIA
1-6-2009
JAMES CONRAD GROSECLOSE II
Lic. No. 2393
LAND SURVEYOR

Approval and Acceptance

The hereon shown Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp., Town of Christiansburg, Shawsville Magisterial District, Montgomery County, Virginia has been submitted to and approved for recordation by the Town of Christiansburg, Virginia.

2/3/09
Mayor, Town of Christiansburg

2/3/09
Town Manager, Town of Christiansburg, Va.

Surveyors Certificate

I hereby certify that this survey to the best of my knowledge and belief is correct and complies with the requirements of the Planning Commission, Ordinances and Regulations of the Town of Christiansburg, Virginia, regarding the platting of Subdivisions within the town have been complied with. Given under my hand this 1st day of December, 2008.
Virginia State Certified Land Surveyor

Signature

Surveyors Title Statement

This is to certify that the property embraced within the limits of the plat titled Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp., Town of Christiansburg, Shawsville Magisterial District, Montgomery County, Virginia being the property of Knob Hill Development Corp. as recorded in deed book 23, page 365 and in deed book 867, page 426 in the Clerks Office of the Circuit Court of Montgomery County, Virginia, and is the last instrument in the chain of title to said property.

Signature

Owners Statement

This is to certify that the real estate embraced within this Subdivision on the Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp., Town of Christiansburg, Shawsville Magisterial District, Montgomery County, Virginia and owned by Knob Hill Development Corp. and that the Boundary Line Adjustment is with our free consent and in accordance with our desires and further that we hereby dedicate to the Town of Christiansburg the public utility easements as shown hereon.

Owners Signature

Owners Signature

Notary Seal

I, Jennifer Hodge a notary public in and for the Commonwealth of Virginia, county of Pulaski whose commission will expire on June 30 2009 do hereby certify that N. T Poff President Knob Hill Development has acknowledged the same before me in my state and county aforesaid
Given under my hand this 2 day of February 2009.

Jennifer Hodge
Notary Public

MATHEWS AND HENEGAR INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
P.O. BOX 1038
DUBLIN, VIRGINIA
PHONE: (540)674-4275 FAX: (540)674-2672

DRAWN: ALR	JOB NO.: F 524507
CHECKED: JCG	SCALE: 1" = 50'
APPROVED: JCG	DATE: 12/1/08 REV. 12/9/08

BOUNDARY LINE ADJUSTMENT BETWEEN LOT-4 SKYCREST SECTION TWO AND REMAINING PROPERTY KNOB HILL DEVELOPMENT CORP.

TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

SERVER2/LYNNDWG/KNOBB HILL DEVELOPMENT-ESMT-DWG