

**RESOLUTION FOR CORRECTIVE DEED EASEMENT FOR
TOWN OF BLACKSBURG WATER LINE**

As part of a residential housing project that is in support of the Virginia Tech Corporate Research Center, a water line easement to the Town of Blacksburg to connect with a main water line on Virginia Tech's property in the area of the Wood Processing Lab has been requested to be corrected.

**RESOLUTION FOR CORRECTIVE DEED EASEMENT FOR
TOWN OF BLACKSBURG WATER LINE**

WHEREAS, Virginia Polytechnic Institute and State University (“Virginia Tech”) is the fee simple title owner of approximately 2,600 acres in the Town of Blacksburg (“TOB”), Prices Fork Magisterial District, Montgomery County, Virginia, (“Main Campus”); and,

WHEREAS, the Virginia Tech Corporate Research Center (“VTCRC”) is located on approximately 230 acres (“VTCRC Park”) adjoining Virginia Tech’s Main Campus; and,

WHEREAS, John W. Olver sold his fee simple title of approximately 7.025 acres adjoining both Virginia Tech Main Campus and the VTCRC Park to Vista Holdings, LLC in 2019; and,

WHEREAS, the Vista Holdings, LLC parcel has since been developed for residential housing in support of the VTCRC Park which required two connections to a Town of Blacksburg (“TOB”) main water line for the efficient distribution and reinforcement of public water on the Vista Holdings, LLC parcel; and,

WHEREAS, utilizing the granted easement recorded in 2020 among the public land records at the Montgomery County Circuit Court Clerk’s Office under instrument number 20200001269, the TOB has since installed and made both water line connections; and,

WHEREAS, Virginia Tech has been requested by the TOB to correct its underground water line easement with the TOB to accurately reflect the aforementioned two main water line connections, which were installed slightly outside the original easement and now being within approximately thirteen feet (13.4’) in length by ten feet (10.2’) in width and located on Virginia Tech’s Main Campus in the area of the Wood Processing Lab as more particularly shown on the attached drawing entitled “Deed of Easement Exhibit for Vista Holdings LLC Showing an Expanded Public Utility Easement” dated November 10, 2022, and made by Parker Design Group; and,

WHEREAS, Virginia Tech desires to correct the water line easement with the TOB in support of updating the records to accurately reflect the exact location of the installed water line;

NOW, THEREFORE, BE IT RESOLVED, that the Executive Vice President and Chief Operating Officer, her successors and/or assigns, be authorized to execute a Corrective Deed of Easement for underground water lines to the Town of Blacksburg to accommodate and facilitate the efficient distribution and reinforcement of a public water system already installed on adjoining property in support of the Virginia Tech Corporate Research Center, in compliance with applicable policy and procedures for easements as permitted by the Higher Education Restructuring Act and Management Agreement with the Commonwealth of Virginia, and the Code of Virginia, 1950, as amended.

RECOMMENDATION:

That the above resolution authorizing the Executive Vice President and Chief Operating Officer, her successors and/or assigns, to execute a Corrective Deed of Easement for underground water lines to the Town of Blacksburg to accommodate and facilitate the efficient distribution and reinforcement of a public water system already installed on adjoining property in support of the Virginia Tech Corporate Research Center be approved.

March 20, 2023

Part of Tax Parcel No.070905
Part of Tax Map No. 256-A 1

Part of VT Tract No.208-00001-00086

PREPARED BY: Virginia Polytechnic Institute and State University
Attn: Real Estate Management (MC0163)
230 Sterrett Drive
Blacksburg, VA 24061

RETURN TO: Town of Blacksburg
Attn: Town Clerk
300 South Main Street
Blacksburg, VA 24060

Exempted from recordation taxes under Sections 58.1-811(A) (3),
and 58.1-811(C) (3), and exempted from recording fees under
Sections 17.1-266 and 17.1-279 (E) of the Code of Virginia, 1950 as amended.

This Corrective Deed of Easement amends and corrects the length and width of the previous
Easement dated February 3, 2020, which was admitted to record at the Montgomery County,
Virginia Circuit Court Clerk’s Office on February 21, 2020 as Instrument Number 2020001269.

CORRECTIVE DEED OF EASEMENT

This Corrective Deed of Easement (“Corrective Easement”) is dated the 1st day
of January, 2023, by and between **VIRGINIA POLYTECHNIC INSTITUTE AND STATE
UNIVERSITY**, an institution of higher education and an agency of the Commonwealth of
Virginia, hereinafter called Grantor, and the **TOWN OF BLACKSBURG**, an incorporated
municipality of the Commonwealth of Virginia, hereinafter called Grantee.

WITNESSETH

On February 3, 2020, Grantor granted and conveyed to Grantee a Deed of
Easement for the installation of a public water main across lands in Montgomery County,
Virginia. That Deed of Easement (“Easement”) is recorded in the Montgomery County
Circuit Clerk’s Office as Instrument Number 2020001269.

It has been determined that during construction, the water main was installed
outside of the granted Easement.

The course, distance, and route of the easement needs to be corrected to reflect
this change as described below.

For the sum of One Dollar (\$1.00) and other valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, and in accordance with Section 23.1-
1000 *et seq.* of the Code of Virginia (1950), as amended, Grantor grants unto Grantee,
its successors and assigns, the perpetual right, privilege, and easement of right-of-way,
approximately thirteen (13.4’) in length by ten (10.2’) in width, being a new total of
twenty-three feet (23.2’) centered on the water line to be installed, containing
approximately 0.0072 acre, to lay, erect, construct, operate, maintain and repair an
underground water line and all related equipment, accessories and appurtenances
necessary in connection therewith, hereinafter called facilities, for the purpose of
providing public potable water service, under, upon and across the lands of the Grantor
as more particularly shown and described on a drawing entitled “Deed of Easement

Exhibit for Vista Holdings LLC Showing an Expanded Public Utility Easement” dated November 10, 2022, and made by Parker Design Group, which drawing is attached hereto and made a part hereof; and being part of that real estate acquired by Grantor by deed dated May 25, 1942 from John D. Shufflebarger and Mary L. Shufflebarger, his wife, which deed is recorded in the Clerk’s Office of the Circuit Court of Montgomery County, Virginia, in Deed Book 126, Page 43.

Grantor hereby ratifies, adopts, and confirms this Corrective Easement, acknowledging that the easement covers the description set out above and attached hereto as if this description was originally set out in the Easement.

Grantee joins this Corrective Easement to acknowledge that the Easement being granted is limited to the course, distance, and route described herein and attached hereto.

All other terms of the Easement shall continue in full force and effect. The Easement and this Corrective Easement shall be construed as one and the same instrument.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.)

WITNESS the following signatures and seals.

Grantor:

VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY

By: _____
Amy Stoakley Sebring
Executive Vice President and Chief Operating Officer

Commonwealth of Virginia,
County of Montgomery, to-wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid, certify that the foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Amy Stoakley Sebring, Executive Vice President and Chief Operating Officer, Virginia Polytechnic Institute and State University, an agency of the Commonwealth of Virginia and an institution of higher education, acting for and on behalf of the said agency.

Notary Public

My commission expires: _____

Notary registration number: _____

[Notary Seal]

Approved as to form and legal sufficiency:

By: Special Assistant Attorney General

Grantee:

TOWN OF BLACKSBURG, VIRGINIA

By: _____

Marc Verniel
Town Manager, Town of Blacksburg
Authorized to Accept this Easement by Town Council
Resolution ____.

Commonwealth of Virginia,
County of Montgomery, to-wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid, certify that the foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Marc Verniel, Town Manager, Town of Blacksburg, Virginia, an incorporated municipality of the Commonwealth of Virginia, acting for and on behalf of the said municipality.

Notary Public

My commission expires: _____

Notary registration number: _____

[Notary Seal]

Approved as to form and legal sufficiency:

By: Town Attorney

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 1/27/2020

Instrument Type: OPM

Number of Parcels: 5 Number of Pages: 1

City County MONTGOMERY
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

Grantor:

Grantee:

Business/Name

1 X Grantor: VISTA HOLDINGS, LLC

2 X Grantor: VPI BUILDING AND LAND

1 X Grantee: TOWN OF BLACKSBURG, VIRGIN

Grantee:

Grantee Address

Name: TOWN OF BLACKSBURG, VIRGINIA

Address: 300 S. MAIN STREET

City: BLACKSBURG State: VA Zip Code: 24060

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: City County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 035228/317-9-4

Short Property Description:

Current Property Address: 1701 KRAFT DRIVE

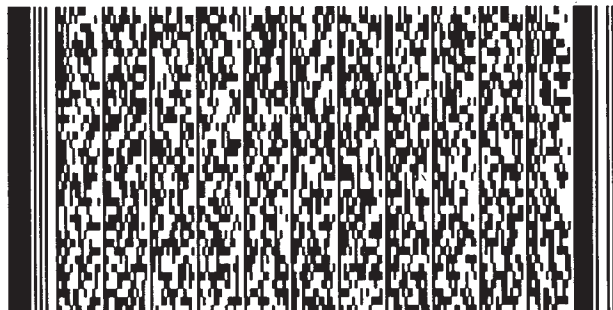
City: BLACKSBURG State: VA Zip Code: 24060

Instrument Prepared By: PARKER DESIGN GROUP, INC. Recording Paid By: TOWN OF BLACKSBURG, VIRGINIA

Recording Returned To: CLINT E. PENDLETON

Address: PARKER DESIGN GROUP, INC., 2122 CAROLINA AVENUE, SW

City: ROANOKE State: VA Zip Code: 24014



RECORDED IN
MONTGOMERY COUNTY, VA
ERICA W. CONNER
CLERK OF CIRCUIT COURT
FILED Feb 21, 2020
AT 09:14 am
INSTR # 2020001266

TMC

(Area Above Reserved For Deed Stamp Only)

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM B – ADDITIONAL GRANTORS/GRANTEES

Instrument Date: 1/27/2020

Instrument Type: OPM

Number of Parcels: 5 Number of Pages: 1

[] City [X] County MONTGOMERY
CIRCUIT COURT

Grantor Business/Name

3 × Grantor: VIRGINIA TECH CRC, INC.

4 × Grantor: VIRGINIA TECH FOUNDATION

Grantor:

Grantor:

Grantor:

Grantor:

Grantor:

Grantor:

Grantee Business/Name

Grantee:

Grantee:

Grantee:

Grantee:

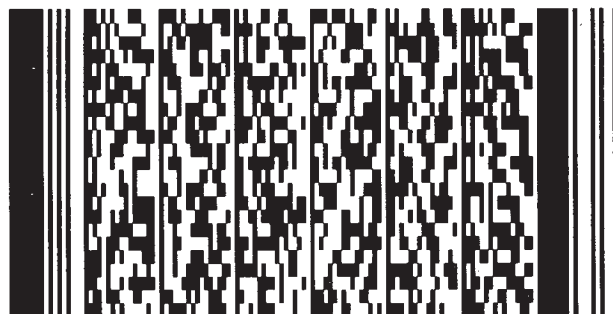
Grantee:

Grantee:

Grantee:

Grantee:

(Area Above Reserved For Deed Stamp Only)



VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM C – ADDITIONAL PARCELS

Instrument Date: 1/27/2020

Instrument Type: OPM

Number of Parcels: 5 Number of Pages: 1

City County MONTGOMERY
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

City County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 035217/317-9-5

Short Property Description:

Current Property Address: 2001 KRAFT DRIVE

City: BLACKSBURG State: VA Zip Code: 24060

Prior Recording At:

City County Percentage In This Jurisdiction: 100%

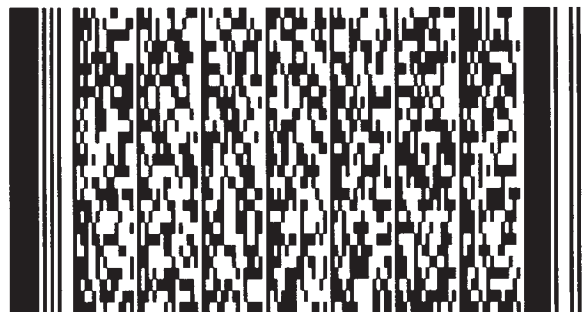
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 003989/317-3-A

Short Property Description:

Current Property Address: 1800 RESEARCH CENTER DRIVE

City: BLACKSBURG State: VA Zip Code: 24060



(Area Above Reserved For Deed Stamp Only)

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM C – ADDITIONAL PARCELS

Instrument Date: 1/27/2020

Instrument Type: OPM

Number of Parcels: 5 Number of Pages: 1

City County MONTGOMERY
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

City County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 006527/317-3-13

Short Property Description:

Current Property Address: 1902 RESEARCH CENTER DRIVE

City: BLACKSBURG State: VA Zip Code: 24060

Prior Recording At:

City County Percentage In This Jurisdiction: 100%

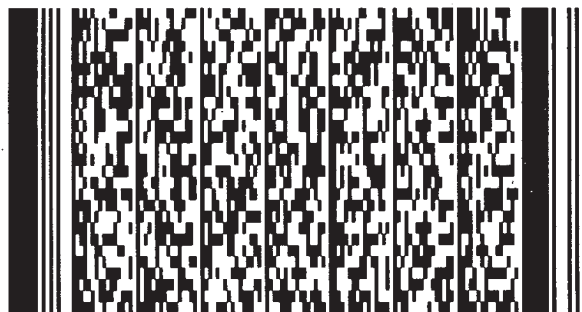
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 070905/256-A-1

Short Property Description:

Current Property Address: 615 SOUTHGATE DRIVE

City: BLACKSBURG State: VA Zip Code: 24060



(Area Above Reserved For Deed Stamp Only)

OWNERS' CONSENT, DEDICATION, AND CONFORMING STATEMENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (PUBLIC EASEMENTS ASSOCIATED WITH FUTURE IMPROVEMENTS ON A 7.383-ACRE PARCEL DESIGNATED AS 7M317-3.13 BEING SHOWN IN LOT LINE ADJUSTMENT PLAT INSTR. NO. 2020000555) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THE UNDERSIGNED OWNERS PROPOSED TO DEDICATE TO THE TOWN OF BLACKSBURG THE PUBLIC UTILITY EASEMENTS, AND GREENWAY TRAIL EASEMENTS AS SHOWN HEREON, AND TO CONFORM TO ALL THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCES OF THE TOWN OF BLACKSBURG.

JEANNE STOSSER, MANAGING MEMBER DATE 2-5-2020 VISTA HOLDINGS LLC

JOE MEREDITH, PRESIDENT DATE 1/31/20 VIRIA TECH CORPORATE RESEARCH CENTER

VP BUILDINGS & LAND DATE 2/13/2020

STATE OF VIRGINIA County of Montgomery TO WIT:

DEVON P. WEBB A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JEANNE STOSSER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 3rd DAY OF February, 2020.

NOTARY PUBLIC, DATE & SEAL REGISTRATION # 156411

STATE OF VIRGINIA County of Montgomery TO WIT:

JESSICA R. SCOTT A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOE MEREDITH, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 31st DAY OF January, 2020.

NOTARY PUBLIC, DATE & SEAL REGISTRATION # 7540610

STATE OF VIRGINIA County of Montgomery TO WIT:

JESSICA R. SCOTT A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JEANNE STOSSER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 2nd DAY OF February, 2020.

NOTARY PUBLIC, DATE & SEAL REGISTRATION # 7540610

STATE OF VIRGINIA County of Montgomery TO WIT:

JESSICA R. SCOTT A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOE MEREDITH, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 2nd DAY OF February, 2020.

NOTARY PUBLIC, DATE & SEAL REGISTRATION # 7540610

APPROVAL BLOCK: ERICA W. CONNER, CLERK, DATE 2/14/2020

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ATTACHED ADMITTED TO RECORD AT 9:14 O'CLOCK A.M. ON THIS 21 DAY OF February, 2020.

TESTE: ERICA W. CONNER, CLERK; BY: DEBRA L. CONNER, DEPUTY CLERK

RECORDED IN MONTGOMERY COUNTY CIRCUIT CLERK'S OFFICE FEB 23 2020 AT 09:14 AM; ERICA W. CONNER, CLERK BY THE

LEGEND:

- MONUMENT FOUND; DEEDED CORNER; THE POINT; EASEMENT, EXISTING; EASEMENT, PROPOSED; EASEMENT, TEMPORARY (PRIVATE)

GENERAL NOTES:

- THIS PLAT IS BASED ON CURRENT LAND RECORDS, WITH VISTA HOLDINGS LLC AS THE OWNER OF RECORD FOR TAX MAP# 317-3.13, SEE INSTRUMENT 2020000555; THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO; THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF "X-UNSHARED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 511021013 AND 134 C, EFFECTIVE DATE SEPTEMBER 25, 2009; THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS; EASEMENT LINE SEGMENT DIMENSIONS ARE ALONG CENTERLINES UNLESS OTHERWISE INDICATED; ALL PARCELS ARE SERVED BY PUBLIC WATER AND SEWER; PARCEL 317-3.13 IS SUBJECT TO TOWN ORDINANCE #101 (PLANNED RESIDENTIAL DISTRICT); ALL TEMPORARY EASEMENTS SHOWN HEREON ARE PRIVATE AND MANAGED BY OWNERS UNDER SEPARATE AGREEMENTS, AND ARE ONLY SHOWN AS REFERENCE TO THE DEVELOPMENT PROJECT; PUBLIC UTILITY EASEMENTS AND GREENWAY EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF BLACKSBURG; THE PRIVATE STORMWATER MANAGEMENT EASEMENTS SHOWN ON PARCELS #317-9.5 AND #317-3.13 ARE FOR THE BENEFIT OF THE OWNER OF PARCEL #317-3.13.

TEMPORARY EASEMENT KEY LEGEND

- GRADING ACTIVITIES; GRADING & MULTI-USE TRAIL IMPROVEMENTS; GRADING & ENTRANCE IMPROVEMENTS; GRADING & TEMPORARY ESC MEASURES; GRADING ACTIVITIES; ALL TEMPORARY EASEMENTS SHOWN HEREON ARE PRIVATE.

OWNER ADDRESS FOR VTCOR: 1872 PRATT DRIVE, BLACKSBURG, VIRGINIA 24060; OWNER ADDRESS FOR VISTA HOLDINGS LLC: PO BOX 10387, BLACKSBURG, VIRGINIA 24062; OWNER ADDRESS FOR VPI BUILDINGS & LAND: 23 STERRETT DRIVE, BLACKSBURG, VIRGINIA 24061

SURVEYORS CERTIFICATE:

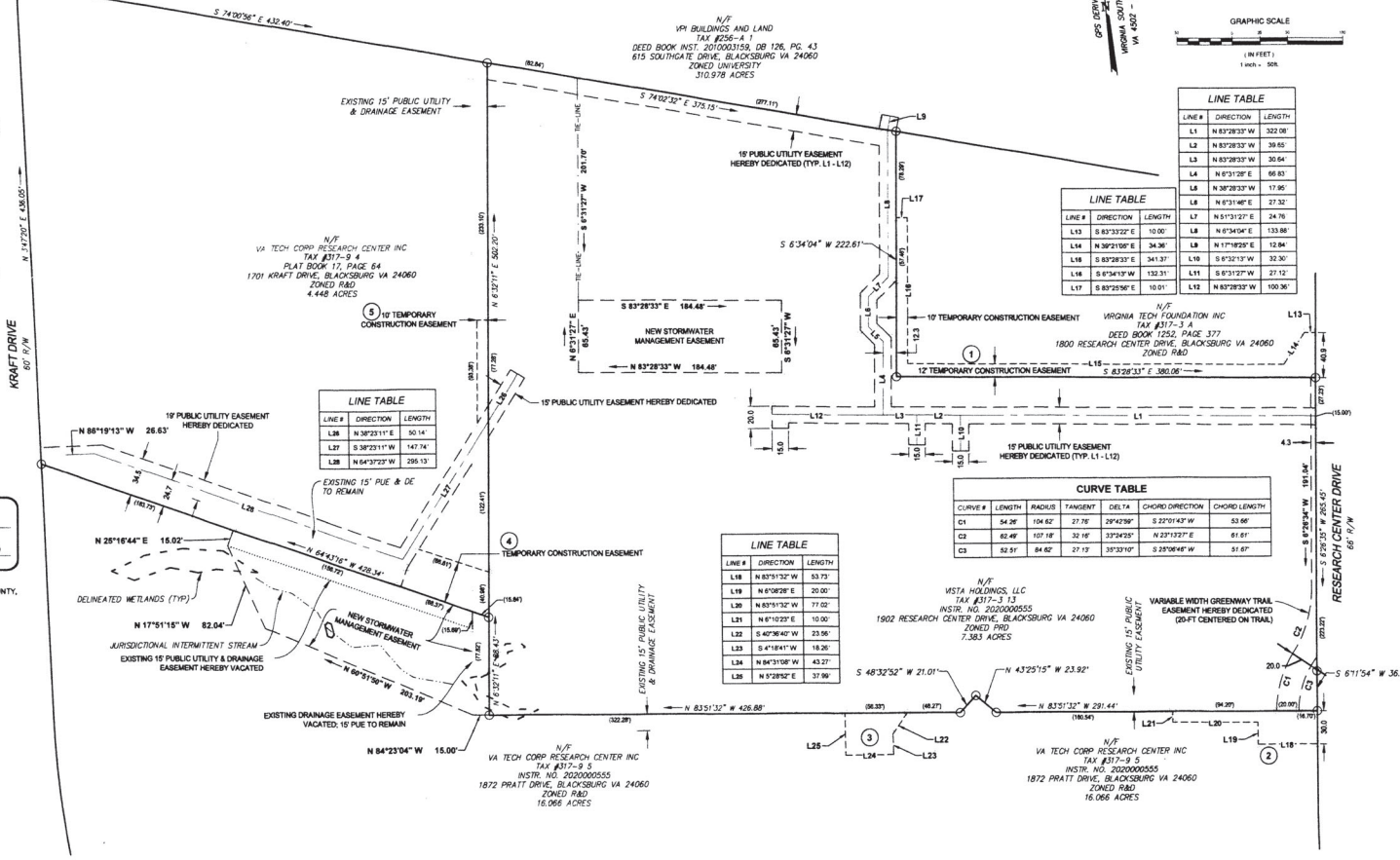
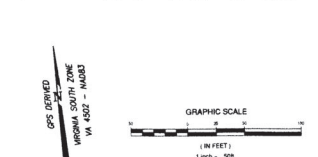
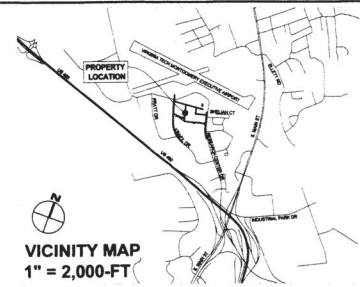
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT PARTIAL FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS, THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN, THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLES WITH THE MINIMUM STANDARD AND PROCEDURES ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

ALAN CLEMONS, L.S. - LIC. #002823 DATE 1-11-2020

SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS EASEMENT PLAT DATED 11/18/2019, REVISED JANUARY 27, 2020 IS ALL OF THE PROPERTY ACQUIRED BY THE OWNERS LISTED HEREIN BY DEED RECORDED IN INSTRUMENTS 2019000260 (LOT LINE ADJUSTMENT PLAT INSTR. NO. 2020000555), PB-P 0027-0129, 2007004330, 2008011506, 2010003158, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, SAID DEED BEING THE LAST INSTRUMENTS BY WHICH THE SAID OWNERS ACQUIRED THEIR INTEREST TO THE SUBJECT PROPERTY.

ALAN CLEMONS, L.S. - LIC. #002823 DATE 1-17-2020



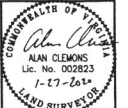
LINE TABLE with columns: LINE #, DIRECTION, LENGTH, L1, L2, L3, L4, L5, L6, L7, L8, L9

LINE TABLE with columns: LINE #, DIRECTION, LENGTH, L1, L2, L3, L4, L5, L6, L7, L8, L9

LINE TABLE with columns: LINE #, DIRECTION, LENGTH, L1, L2, L3, L4, L5, L6, L7, L8, L9

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, TANGENT, DELTA, CHORD DIRECTION, CHORD LENGTH

LINE TABLE with columns: LINE #, DIRECTION, LENGTH, L1, L2, L3, L4, L5, L6, L7, L8, L9



1122 Caroline Ave, SW, Roanoke, VA 24014; Ph: 540-387-1153; Fax: 540-389-5242

1915-B W. Cary Street, Richmond, VA 23220; Phone: 804-358-2947; Fax: 804-359-9645

EASEMENT PLAT FOR: VISTA HOLDINGS, LLC & VPI BUILDINGS AND LAND & VIRGINIA TECH CRC, INC & VIRGINIA TECH FOUNDATION PRICES FOR MAGISTERIAL DISTRICT TOWN OF BLACKSBURG MONTGOMERY COUNTY, VIRGINIA

TAX MAP NUMBERS: 317-9, 317-4, 317-3, 317-3 A, 317-3 B, 286-A-1

DESIGNED BY: MAC; DRAWN BY: CEP; CHECKED BY: SLR; SCALE: 1\"/>

DATE: NOVEMBER 18, 2019; PREPARED: JANUARY 27, 2020; PROJECT NUMBER: 17-0117-02; SHEET NO: 1 of 1



2122 Carolina Ave, SW
Roanoke, VA 24014
Ph: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com

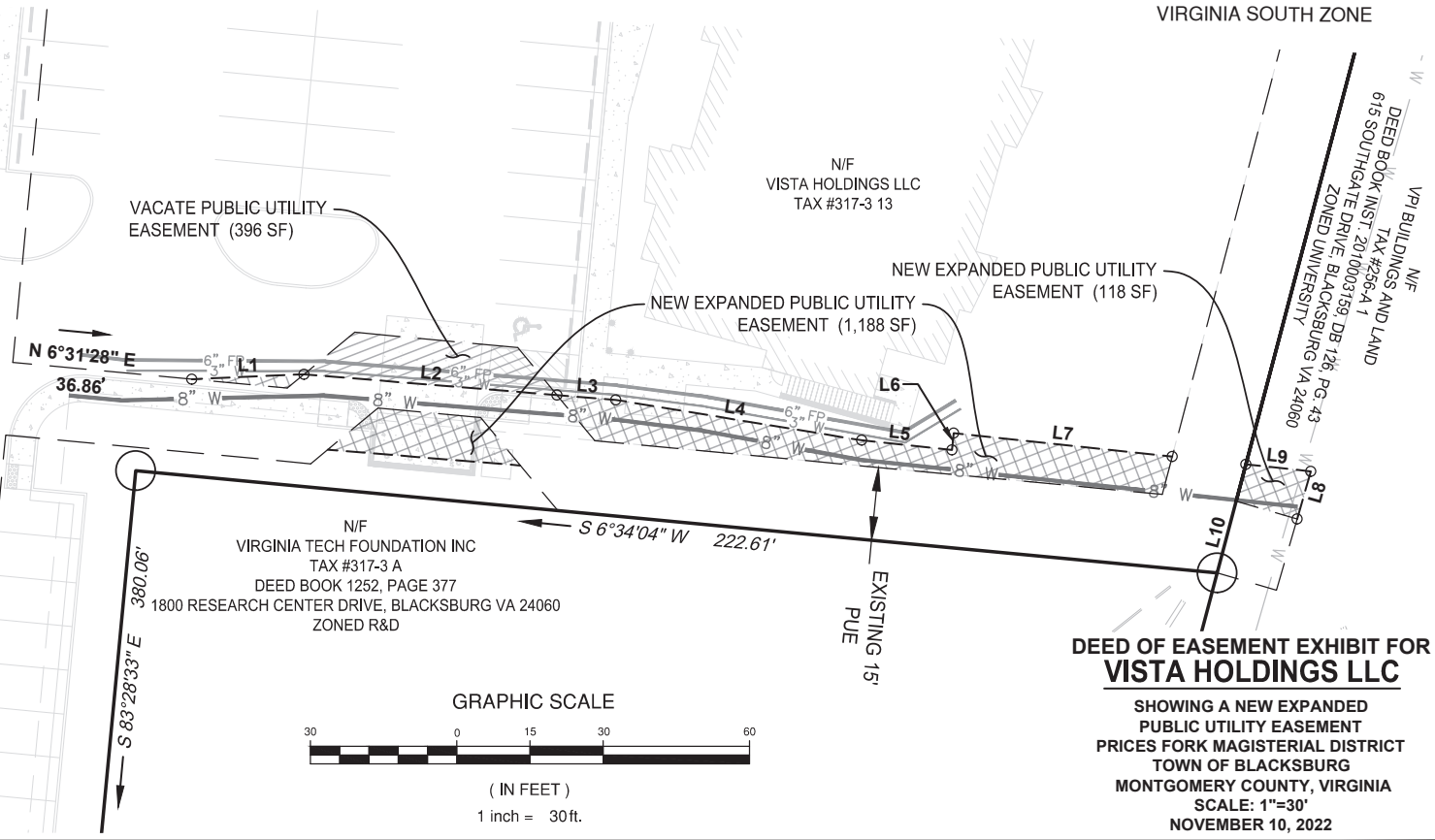
GENERAL NOTES:

1. TAX #: 317-3 13
2. PROPOSED PUE EXPANSION IS IN REFERENCE TO INSTR. #2020001462, #2020001269 (DEEDS), AND 2020001266 (PLAT).
3. THIS DEED EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
4. PROPERTY ADDRESS: 1902 RESEARCH CENTER DRIVE, BLACKSBURG
5. OWNER ADDRESS: PO BOX 10397, BLACKSBURG

VA 4502 - NAD83
GPS DERIVED

VIRGINIA SOUTH ZONE

LINE #	DIRECTION	LENGTH
L1	N 1°19'02" W	23.02'
L2	N 5°51'15" E	52.03'
L3	N 5°51'15" E	12.11'
L4	N 10°30'08" E	51.06'
L5	N 7°16'46" E	18.59'
L6	N 82°43'14" W	3.50'
L7	N 7°16'46" E	45.02'
L8	N 72°41'35" W	10.17'
L9	S 7°16'46" W	13.41'
L10	N 74°02'32" W	23.04'



DEED OF EASEMENT EXHIBIT FOR VISTA HOLDINGS LLC

SHOWING A NEW EXPANDED PUBLIC UTILITY EASEMENT
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA
SCALE: 1"=30'
NOVEMBER 10, 2022