

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT ALOUF CONSTRUCTION AND DEVELOPMENT CO. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 TO 25 TO 1 INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS FROM DAVID A. MELESKO, SPECIAL COMMISSIONER, BY DEED DATED 27 JULY 1994, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 549, PAGE 473.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15-1 THROUGH 15-467 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 30th DAY OF January, 1996.

ALOUF CONSTRUCTION AND DEVELOPMENT CO.

BY: _____

STATE OF VIRGINIA

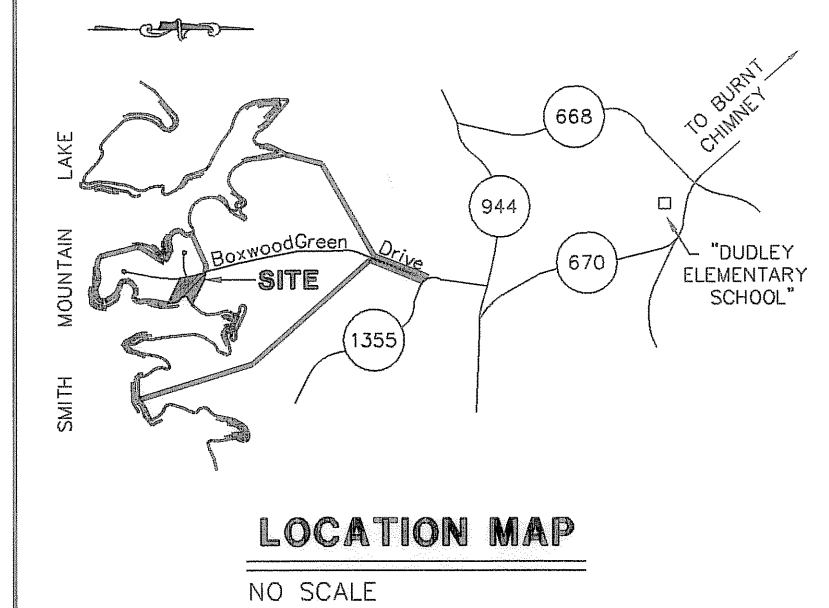
County of Roanoke
I, SARA V. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT R. Thomas Blume, Jr. ALOUF CONSTRUCTION AND DEVELOPMENT CO., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 6, 1995 HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON January 30, 1996

MY COMMISSION EXPIRES January 31, 1999

Sara V. Prillaman
NOTARY PUBLIC

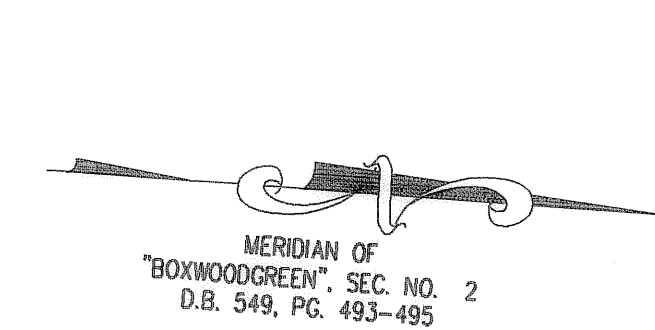
NOTES:

1. FOR DRAINFIELD LOCATION AND OTHER SPECIFIC INFORMATION, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.
2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. A PORTION OF THIS PROPERTY, AS PLATTED, FALLS WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAIN.
4. BOUNDARY CLOSURE AND ALL LOT CLOSURES ARE GREATER THAN ONE IN TEN THOUSAND.
5. OWNER/DEVELOPER HAS CONSTRUCTED A CENTRAL WATER SYSTEM FOR "BOXWOODGREEN", SECTION 2 AND SECTION 3 (SEE D.B. 549, PG. 493) (D.B. 556, PG. 98-100).
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
7. OWNER/DEVELOPER RESERVES RIGHT TO CONVEY AREA SHOWN ON LOTS 68A AND NEW LOT 102 FOR WELL LOTS FOR FUTURE USE WITHIN BOXWOODGREEN WATER SYSTEM.



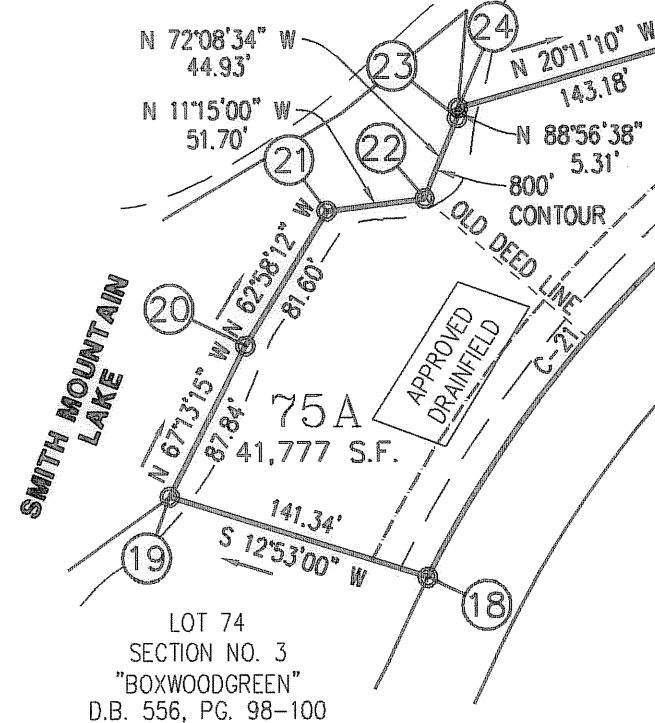
LOCATION MAP

NO SCALE

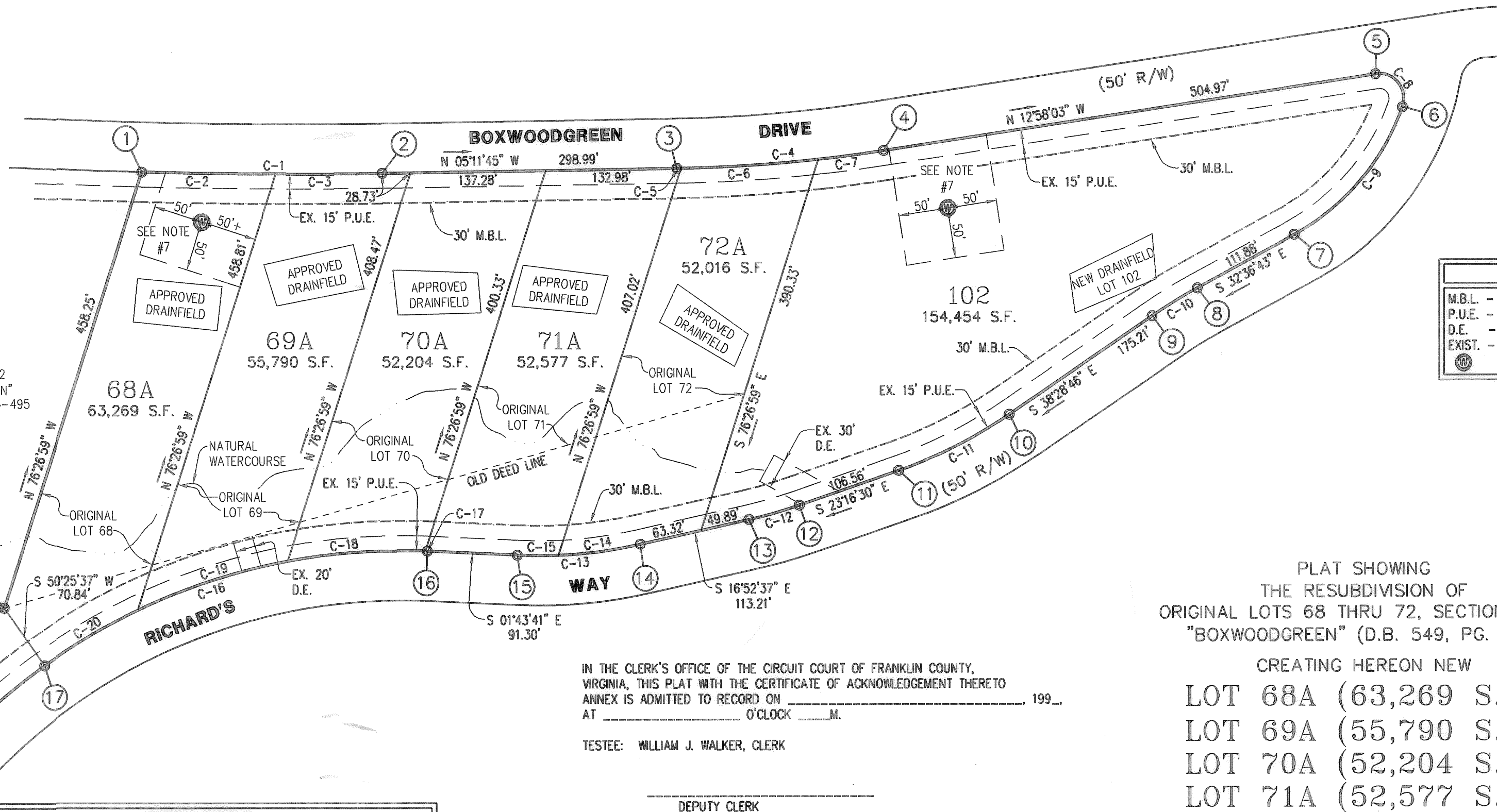


LOT 67
SECTION NO. 2
"BOXWOODGREEN"
D.B. 549, PG. 493-495

APPROXIMATE LOCATION
100 YEAR FLOOD PLAIN
ELEV. = 802.7



LOT 74
SECTION NO. 3
"BOXWOODGREEN"
D.B. 556, PG. 98-100



LEGEND	
M.B.L.	- MINIMUM BUILDING LINE
P.U.E.	- PUBLIC UTILITY EASEMENT
D.E.	- DRAINAGE EASEMENT
EXIST.	- EXISTING
(10)	- EXISTING

PLAT SHOWING
THE RESUBDIVISION OF
ORIGINAL LOTS 68 THRU 72, SECTION NO. 2
"BOXWOODGREEN" (D.B. 549, PG. 493)

CREATING HEREON NEW

LOT 68A (63,269 S.F.)
LOT 69A (55,790 S.F.)
LOT 70A (52,204 S.F.)
LOT 71A (52,577 S.F.)
LOT 72A (52,015 S.F.)

AND

RESUBDIVISION OF ORIGINAL LOT 75, SECTION NO. 3
"BOXWOODGREEN" (D.B. 556, PG. 98-100)

CREATING NEW LOT 75A (41,777 S.F.)

AND

CREATING NEW LOT 102 (154,454 S.F.)

(D.B. 549, PG. 473)

PROPERTY OF

ALOUF CONSTRUCTION & DEVELOPMENT CO.

GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 6 DECEMBER 1995

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

COMM. #94-48.1

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEX IS ADMITTED TO RECORD ON _____ 1996, AT _____ O'CLOCK _____ M.

TESTEE: WILLIAM J. WALKER, CLERK

DEPUTY CLERK

I, V. KIRK LUMSDEN, CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS AMENDED.

WITNESS MY HAND AND SEAL THIS 30th DAY OF January, 1996

REGISTERED SURVEYOR

Sara V. Prillaman
NOTARY

V. Kirk Lumsden
No. 1428 B

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	5754.58'	244.15'	122.09'	244.13'	N 03°58'49" W
C-2	5754.58'	135.94'	67.97'	135.93'	N 03°26'30" W
C-3	5754.58'	108.21'	54.11'	108.21'	N 04°39'25" W
C-4	1552.89'	210.64'	105.48'	210.48'	N 09°04'54" W
C-5	1552.89'	4.31'	2.15'	4.31'	N 05°16'31" W
C-6	1552.89'	139.75'	69.92'	139.71'	N 07°55'58" W
C-7	1552.89'	66.58'	33.29'	66.57'	N 11°44'22" W
C-8	25.00'	51.69'	41.99'	42.96'	N 46°15'58" E
C-9	235.50'	172.17'	90.14'	168.36'	S 53°33'23" E
C-10	525.00'	53.76'	26.91'	53.74'	S 35°32'44" E
C-11	475.00'	126.05'	63.40'	125.68'	S 30°52'38" E
C-12	475.00'	53.04'	26.55'	53.01'	S 20°04'34" E
C-13	475.00'	125.59'	63.16'	125.22'	S 09°18'09" E
C-14	475.00'	83.57'	41.89'	83.46'	S 11°50'13" E
C-15	475.00'	42.02'	21.02'	42.01'	S 04°15'45" E
C-16	625.00'	712.66'	400.72'	674.67'	S 34°23'38" E
C-17	625.00'	2.00'	1.00'	2.00'	S 01°49'12" E
C-18	625.00'	140.40'	70.50'	140.11'	S 08°20'51" E
C-19	625.00'	160.50'	80.70'	160.06'	S 22°08'24" E
C-20	625.00'	109.91'	55.10'	109.77'	S 34°32'06" E
C-21	625.00'	299.83'	152.86'	296.97'	S 53°18'59" E

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.