

LEGEND:
M.B.L. - MINIMUM BUILDING LINE
P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT

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 AGREES TO CONSTRUCT A CENTRAL WATER SYSTEM FOR "BOXWOODGREEN", SECTION 3.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
7. TAX REFERENCE: 47.00-82 AND 47.00-83.
8. ANY REMAINING LAND OUTSIDE SUBDIVISION SECTION LIMITS TO BE DEEDED TO HOMEOWNERS ASSOCIATION.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD ON _____ 1994, AT _____ O'CLOCK _____ M.

TESTEE: WILLIAM J. WALKER, CLERK

DEPUTY CLERK

TOTAL AREA = 26.79 ACRES
PLAT SHOWING
SECTION No. 3

BoxwoodGreen
PROPERTY OF
ALOUF CONSTRUCTION &
DEVELOPMENT CO.

GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 15 NOVEMBER 1994

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

COMM. # 94-048
SHEET #1 OF 3

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00'	32.11'	18.70'	29.95'	S 46°33'48" E	73°35'11"
C-2	285.50'	252.86'	135.40'	244.67'	S 57°59'04" E	50°44'40"
C-3	475.00'	48.64'	24.34'	48.62'	S 35°32'45" E	05°52'03"
C-4	525.00'	139.32'	70.07'	138.91'	S 30°52'38" E	15°12'16"
C-5	525.00'	58.63'	29.34'	58.59'	S 20°04'33" E	06°23'53"
C-6	525.00'	138.81'	69.81'	138.41'	S 09°18'09" E	15°08'56"
C-7	575.00'	687.85'	391.80'	647.57'	S 35°59'54" E	68°32'27"
C-8	575.00'	139.75'	70.22'	139.41'	S 08°41'26" E	13°55'31"
C-9	575.00'	231.56'	117.37'	230.00'	S 27°11'25" E	23°04'26"
C-10	575.00'	231.46'	117.32'	229.90'	S 50°15'33" E	23°03'51"
C-11	575.00'	85.08'	42.62'	85.00'	S 66°01'48" E	08°28'39"
C-12	525.00'	292.85'	150.35'	289.07'	S 54°17'19" E	31°57'38"
C-13	525.00'	160.63'	80.95'	160.00'	S 61°30'14" E	17°31'48"
C-14	525.00'	132.23'	66.47'	131.88'	S 45°31'25" E	14°25'50"
C-15	475.00'	249.19'	127.54'	246.35'	S 23°16'45" E	30°03'30"
C-16	330.00'	227.28'	118.36'	222.82'	S 27°58'52" E	39°27'43"
C-17	625.00'	260.48'	132.16'	258.59'	S 35°46'22" E	23°52'43"
C-18	625.00'	158.91'	79.89'	158.49'	S 40°25'40" E	14°34'05"
C-19	625.00'	101.57'	50.89'	101.45'	S 28°29'19" E	09°18'38"
C-20	25.00'	32.95'	19.36'	30.62'	S 61°35'40" E	75°31'21"
C-21	55.00'	245.28'	71.00'	86.96'	S 28°24'20" W	255°31'21"
C-22	55.00'	132.40'	143.00'	102.67'	S 30°23'34" E	137°55'34"
C-23	55.00'	33.95'	17.54'	33.42'	S 56°15'18" W	35°22'10"
C-24	55.00'	40.19'	21.04'	39.30'	N 85°07'34" W	41°52'07"
C-25	55.00'	38.74'	20.21'	37.95'	N 44°00'45" W	40°21'30"
C-26	575.00'	239.64'	121.58'	237.91'	N 35°46'22" W	23°52'43"
C-27	575.00'	77.62'	38.87'	77.57'	N 27°42'03" W	07°44'05"
C-28	575.00'	153.26'	77.09'	152.80'	N 39°12'14" W	15°16'16"
C-29	575.00'	8.76'	4.38'	8.76'	N 47°16'32" W	00°52'22"
C-30	380.00'	127.92'	64.57'	127.31'	N 38°04'06" W	19°17'13"
C-31	25.00'	36.18'	22.08'	33.10'	N 69°52'45" W	82°54'30"
C-32	240.00'	234.10'	127.31'	224.93'	S 40°43'22" W	55°53'16"
C-33	240.00'	53.62'	26.92'	53.50'	S 62°16'00" W	12°48'00"
C-34	240.00'	180.48'	94.75'	176.26'	S 34°19'22" W	43°05'16"
C-35	25.00'	36.82'	22.66'	33.58'	S 29°24'49" E	84°23'06"
C-36	55.00'	241.36'	76.49'	89.31'	S 54°06'49" W	251°26'22"
C-37	55.00'	123.90'	115.49'	99.31'	N 07°04'19" W	129°04'05"
C-38	55.00'	44.21'	23.36'	43.03'	S 80°29'26" W	46°03'25"
C-39	55.00'	38.44'	20.04'	37.67'	N 56°27'25" W	40°02'53"
C-40	55.00'	34.81'	18.01'	34.23'	N 18°17'59" W	36°15'59"
C-41	290.00'	348.40'	198.69'	327.82'	N 34°15'00" E	68°50'00"
C-42	290.00'	47.48'	23.79'	47.42'	N 04°31'24" E	09°22'47"
C-43	290.00'	100.46'	50.74'	99.96'	N 19°08'14" E	19°50'53"
C-44	290.00'	103.97'	52.55'	103.41'	N 39°19'54" E	20°32'28"
C-45	290.00'	96.49'	48.70'	96.05'	N 59°08'04" E	19°03'52"
C-46	25.00'	36.18'	22.08'	33.10'	N 27°12'45" E	82°54'30"
C-47	380.00'	39.74'	19.89'	39.72'	N 11°14'45" W	05°59'30"
C-48	425.00'	222.96'	114.11'	220.41'	N 23°16'45" W	30°03'30"
C-49	425.00'	138.14'	69.68'	137.53'	N 17°33'41" W	18°37'23"
C-50	425.00'	84.82'	42.55'	84.68'	N 32°35'27" W	11°26'07"
C-51	475.00'	264.96'	136.03'	261.54'	N 54°17'19" W	31°57'38"
C-52	475.00'	59.92'	30.00'	59.88'	N 41°55'21" W	07°13'42"
C-53	475.00'	205.04'	104.14'	203.45'	N 57°54'10" W	24°43'56"
C-54	625.00'	747.67'	425.87'	703.88'	N 35°59'54" W	68°32'27"
C-55	625.00'	35.00'	17.51'	35.00'	N 68°39'52" W	03°12'32"
C-56	625.00'	149.94'	75.33'	149.58'	N 60°11'14" W	13°44'43"
C-57	625.00'	562.73'	302.05'	543.91'	N 27°31'17" W	51°35'12"
C-58	475.00'	125.59'	63.16'	125.22'	S 09°18'09" E	15°08'56"
C-59	475.00'	53.04'	26.55'	53.01'	N 20°04'33" W	06°23'53"
C-60	475.00'	126.05'	63.40'	125.68'	N 30°52'38" W	15°12'16"
C-61	525.00'	53.76'	26.91'	53.74'	N 35°32'45" W	05°52'03"
C-62	235.50'	172.17'	90.14'	168.36'	N 53°33'22" W	41°53'16"
C-63	25.00'	51.69'	41.99'	42.96'	S 46°15'58" W	118°28'04"
C-64	452.46'	25.25'	12.63'	25.25'	N 11°22'08" W	03°11'50"

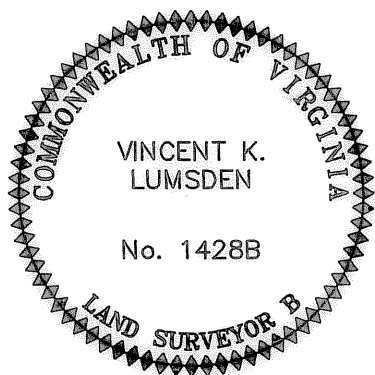
I, V. KIRK LUMSDEN, CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS AMENDED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 1994.

REGISTERED SURVEYOR

NOTARY

NO. 1428B



KNOW ALL MEN BY THESE PRESENTS, 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 98 TO 1 INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS FROM DAVID A. MELESCO, SPEC. COMMISSIONER, BY DEED DATED JULY 27, 1994, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 549, PAGE 473, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO RONALD LEON MOORE AND LAWRENCE M. RENFRO, TRUSTEES, SECURING BANK OF FLOYD, BENEFICIARY, DATED AUGUST 2, 1994, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 549, PAGE 476.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH HIS 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. THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF FRANKLIN ALL OF THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS WITHIN AND WITHOUT THE BOUNDARY AS SHOWN HEREIN, ARE DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNER, ITS HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (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 THE PROPER GRADE AS MAY FROM TIME TO TIME, BE ESTABLISHED AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREON.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 15th DAY OF NOVEMBER, 1994.

ALOUF CONSTRUCTION AND DEVELOPMENT CO.

BY: _____

BANK OF FLOYD, BENEFICIARY

BY: _____

BY: _____, TRUSTEE

STATE OF VIRGINIA
COUNTY OF FLOYD

I, SHELBY L. RUTHERFORD, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT R. THOMAS ALOUF, JR., ALOUF CONSTRUCTION AND DEVELOPMENT CO., OWNER, LAWRENCE M. RENFRO, SOLE ACTING TRUSTEE, AND RONALD LEON MOORE, BANK OF FLOYD, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED NOVEMBER 21, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON NOVEMBER 21, 1994.

MY COMMISSION EXPIRES July 31, 1995
SHELBY L. RUTHERFORD
NOTARY PUBLIC