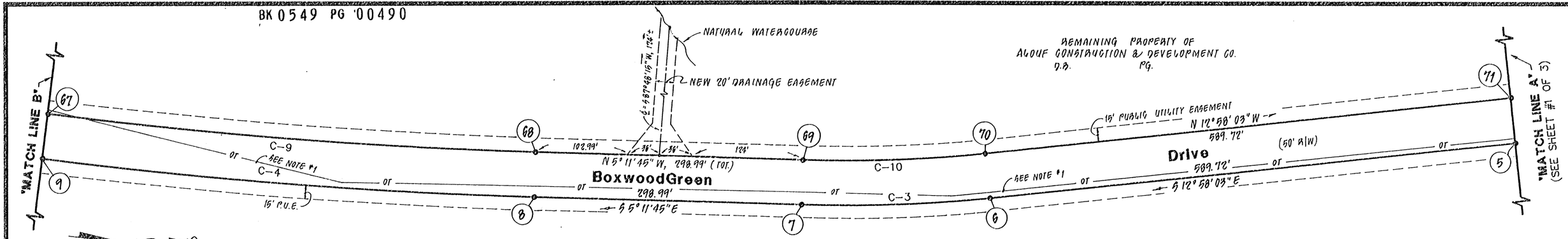
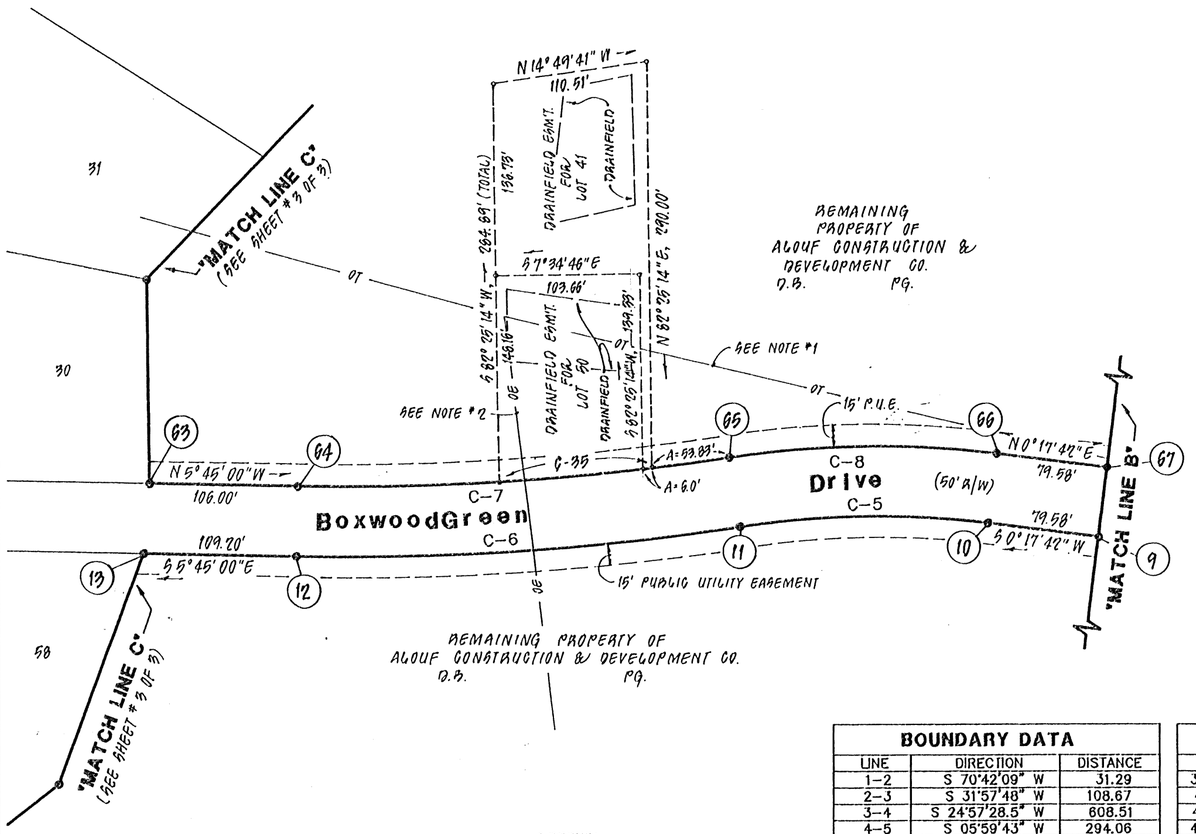
D.B. _____ , PG. _____

BK 0549 PG 00490



MERIDIAN BASED ON PLAT PREPARED BY
PHILIP W. NESTER, SURVEY FOR POINDEXTER
VS. POINDEXTER, DATED 12 JULY 1993.



LEGEND
P.U.E. - PUBLIC UTILITY EASEMENT

NOTES:

1. LEE TELEPHONE COMPANY LINE TO BE RELOCATED OR VACATED.
2. APPALACHIAN POWER COMPANY EASEMENT TO BE RELOCATED OR VACATED.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00	33.81	20.06	31.29	S 70°42'09" W	77°28'43"
C-2	452.47	299.50	155.47	294.06	S 05°59'43" W	37°55'32"
C-3	1552.89	210.64	105.48	210.48	S 09°04'54" E	07°46'19"
C-4	5754.58	551.47	275.95	551.26	S 02°27'01" E	05°29'27"
C-5	633.06	176.76	88.96	176.19	S 07°42'14" E	15°59'52"
C-6	1822.15	316.52	158.66	316.13	S 10°43'35" E	09°57'10"
C-7	1772.15	307.84	154.31	307.45	N 10°43'35" W	09°57'10"
C-8	683.06	190.72	95.99	190.10	N 07°42'14" W	15°59'52"
C-9	5704.58	546.68	273.55	546.47	N 02°27'01" W	05°29'27"
C-10	1502.89	203.86	102.09	203.70	N 09°04'54" W	07°46'19"
C-11	502.47	332.60	172.65	326.56	N 05°59'43" E	37°55'32"
C-12	788.94	495.71	256.34	487.59	S 12°15'00" W	36°00'00"
C-13	788.94	75.71	37.88	75.68	S 03°00'03" E	05°29'53"
C-14	788.94	95.00	47.56	94.94	S 03°11'52" W	06°53'57"
C-15	788.94	95.00	47.56	94.94	S 10°05'49" W	06°53'57"
C-16	788.94	95.00	47.56	94.94	S 16°59'46" W	06°53'57"
C-17	788.94	95.00	47.56	94.94	S 23°53'44" W	06°53'57"
C-18	788.94	40.00	20.00	40.00	S 28°47'51" W	02°54'19"
C-19	55.00	245.28	71.01	86.96	N 21°59'20" W	255°31'21"
C-20	55.00	10.00	5.01	9.99	S 35°27'31" W	10°25'03"
C-21	55.00	41.00	21.51	40.06	S 62°01'23" W	42°42'41"
C-22	55.00	41.00	21.51	40.06	N 75°15'56" W	42°42'41"
C-23	55.00	46.50	24.74	45.13	N 29°41'22" W	48°26'28"
C-24	55.00	106.78	80.39	90.79	N 50°09'07" E	111°14'26"
C-25	25.00	32.95	19.37	30.62	N 68°00'41" E	75°31'21"
C-26	738.94	464.29	240.10	456.69	N 12°15'00" E	36°00'00"
C-27	738.94	19.78	9.89	19.78	N 29°28'59" E	01°32'01"
C-28	738.94	100.00	54.10	107.90	N 24°31'46" E	08°22'27"
C-29	738.94	122.00	61.14	121.86	N 15°36'46" E	09°27'34"
C-30	738.94	120.00	60.13	119.87	N 06°13'50" E	09°18'16"
C-31	738.94	94.51	47.32	94.45	N 02°05'09" W	07°19'42"
C-32	25.00	39.27	25.00	35.36	N 50°45'00" W	90°00'00"
C-33	434.26	244.43	125.55	241.22	N 79°37'30" W	32°15'00"
C-34	434.26	229.92'	117.72	227.24	N 80°34'56" W	30°20'08"
C-35	1772.15'	110.00'	55.02'	109.98'	N 12°11'02" W	3°33'23"
C-36	434.26	14.51	7.26	14.51	N 64°27'26" W	01°54'52"
C-37	25.00	22.39	12.01	21.65	N 89°09'32" W	51°19'04"
C-38	55.00	271.31	44.04	68.75	N 26°30'00" E	282°38'08"
C-39	55.00	64.57	36.59	60.93	N 81°11'02" W	67°16'04"
C-40	55.00	42.46	22.35	41.41	N 25°26'05" W	44°13'51"
C-41	55.00	44.09	23.31	42.92	N 19°38'43" E	45°55'45"
C-42	55.00	44.54	23.58	43.34	N 65°48'42" E	46°24'13"
C-43	55.00	75.65	45.18	69.82	S 51°35'04" E	78°48'15"
C-44	25.00	22.39	12.01	21.65	S 37°50'28" E	51°19'04"
C-45	384.26	216.29	111.09	213.44	S 79°37'30" E	32°15'00"
C-46	384.26	76.29	38.27	76.16	S 69°11'15" E	11°22'29"
C-47	384.26	140.00	70.79	139.23	S 85°18'45" E	20°52'31"
C-48	25.00	39.27	25.00	35.36	N 39°15'00" E	90°00'00"

BOUNDARY DATA

LINE	DIRECTION	DISTANCE
1-2	S 70°42'09" W	31.29
2-3	S 31°57'48" W	108.67
3-4	S 24°57'28.5" W	608.51
4-5	S 05°59'43" W	294.06
5-6	S 12°58'03" E	589.72
6-7	S 09°04'54" E	210.48
7-8	S 05°11'45" E	298.99
8-9	S 02°27'01" E	551.26
9-10	S 00°17'42" W	79.58
10-11	S 07°42'14" E	176.19
11-12	S 10°43'35" E	316.13
12-13	S 05°45'00" E	109.20
13-14	S 76°26'59" E	173.49
14-15	S 44°33'48" W	139.07
15-16	S 64°14'18" W	48.00
16-17	S 09°16'28" E	39.29
17-18	S 36°54'58" E	197.60
18-19	S 04°17'08" W	197.67
19-20	S 35°04'19" W	33.93
20-21	S 06°20'02" W	64.91
21-22	S 04°02'04" W	126.30
22-23	S 07°44'34" W	114.71
23-24	S 82°24'24" W	116.43
24-25	N 75°30'37" W	104.95
25-26	S 29°58'41" W	60.98
26-27	S 30°19'44" W	103.50
27-28	S 22°10'28" W	101.39
28-29	S 14°37'57" W	124.99
29-30	N 78°51'34" W	110.63
30-31	S 74°46'51" W	111.03
31-32	S 23°31'08" W	36.01
32-33	S 48°46'33" W	19.76
33-34	S 12°20'04" W	43.95
34-35	S 76°45'35" W	11.59
35-36	N 58°23'26" W	33.01
36-37	N 63°16'41" W	56.10
37-38	N 37°40'02" W	20.43
38-39	N 15°17'35" W	61.14

BOUNDARY DATA

LINE	DIRECTION	DISTANCE
39-40	N 03°13'41" W	97.46
40-41	N 11°07'21" W	92.43
41-42	N 16°15'09" W	164.97
42-43	N 04°10'03" E	110.30
43-44	N 48°10'11" E	57.88
44-45	N 03°21'35" E	41.17
45-46	N 59°42'41" E	104.74
46-47	N 53°39'40" E	75.30
47-48	N 14°12'46" W	83.96
48-49	N 26°11'46" W	99.37
49-50	N 06°34'02" W	39.18
50-51	S 84°09'02" W	53.44
51-52	N 86°13'51" W	91.60
52-53	N 85°20'32" W	180.02
53-54	N 62°41'45" W	42.56
54-55	N 19°20'35" W	51.16
55-56	N 08°42'20" W	68.03
56-57	N 11°05'05" E	70.08
57-58	N 23°39'19" E	67.10
58-59	N 37°54'54" E	105.20
59-60	N 64°29'30" E	365.48
60-61	S 14°49'41" E	70.00
61-62	S 52°53'04" E	170.53
62-63	N 82°25'14" E	145.00
63-64	N 05°45'00" W	106.00
64-65	N 10°43'35" W	307.45
65-66	N 07°42'14" W	190.10
66-67	N 00°17'42" E	79.58
67-68	N 02°27'01" W	546.47
68-69	N 05°11'45" W	298.99
69-70	N 09°04'54" W	203.70
70-71	N 12°58'03" W	589.72
71-72	N 05°59'43" E	326.56
72-73	N 24°57'29" E	611.57
73-74	N 31°57'48" E	131.96
74-75	N 01°28'21" E	24.45
75-76	S 35°25'41" E	46.94
76-1	S 59°45'08" E	38.67

TOTAL AREA = 26.23 ACRES

PLAT SHOWING

SECTION No. 1

"BoxwoodGreen"

PROPERTY OF

ALOUF CONSTRUCTION & DEVELOPMENT CO.

GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 80' DATE: 3 JULY 1994

COMMONWEALTH OF VIRGINIA
VINCENT K. LUMSDEN
No. 1428B
LAND SURVEYOR B

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

COMM. # 94-048

D.B. _____ , PG. _____