

BK 0549 PG 00493

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 17A TO 1 INCLUSIVE, AND 18 TO 47 TO 18 INCLUSIVE WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS FROM DAVID A. MELESKO, SR. 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 413, AND WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO RONALD LEON MOORE AND LAWRENCE M. BENTIVE TRUSTEES, SECURING BANK OF FLOYD, BENEFICIARY, DATED AUGUST 2, 1994, 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 ARE HEREBY 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 28 DAY OF JULY, 1994.

ALOUF CONSTRUCTION AND DEVELOPMENT CO.

BY:

BANK OF FLOYD, BENEFICIARY

BY:

BY:

TRUSTEE

STATE OF VIRGINIA
County of Franklin

I, Kimberly D. Sigmon, 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. Bentive, SOLE ACTING TRUSTEE, AND Lawrence M. Bentive, BANK OF FLOYD, BENEFICIARY, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED JULY 28, 1994, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON JULY 28, 1994.

MY COMMISSION EXPIRES 10-31-96

Kimberly D. Sigmon
NOTARY PUBLIC

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	5704.58'	282.89'	141.48'	282.86'	S 01°07'32" E	02°50'29"
C-2	683.06'	190.72'	95.98'	190.10'	N 07°42'14" W	15°59'52"
C-3	1772.15'	307.84'	154.31'	307.45'	S 10°43'35" E	09°57'10"
C-4	1822.15'	316.52'	158.66'	316.12'	N 10°43'35" W	09°57'10"
C-5	633.06'	176.76'	88.98'	176.19'	N 07°42'14" W	15°59'52"
C-6	5754.58'	551.47'	275.95'	551.28'	N 02°27'01" W	05°29'27"
C-7	1552.89'	144.06'	72.08'	144.01'	N 07°51'12" W	05°18'55"
C-8	25.00'	39.49'	25.22'	35.51'	N 44°42'48" E	90°30'16"
C-9	311.48'	177.24'	91.09'	174.86'	S 73°39'50" W	32°36'11"
C-10	311.48'	49.82'	24.96'	49.77'	N 85°23'00" E	09°09'50"
C-11	311.48'	100.43'	50.66'	100.00'	S 71°33'51" W	18°28'29"
C-12	311.48'	26.99'	13.50'	26.98'	N 59°50'40" E	04°57'52"
C-13	406.97'	302.57'	158.66'	295.65'	S 38°03'49" W	42°35'51"
C-14	406.97'	53.69'	26.88'	53.65'	N 53°34'58" E	07°33'32"
C-15	406.97'	115.39'	58.08'	115.00'	S 41°40'51" W	16°14'41"
C-16	406.97'	110.34'	55.51'	110.00'	N 25°47'30" E	15°32'03"
C-17	406.97'	23.15'	11.58'	23.15'	S 16°23'41" W	03°15'35"
C-18	311.48'	71.99'	36.16'	71.83'	S 08°08'37" W	13°14'33"
C-19	311.48'	31.90'	15.97'	31.89'	N 11°49'49" E	05°52'08"
C-20	311.48'	40.09'	20.07'	40.08'	S 05°12'33" W	07°22'25"
C-21	55.00'	236.94'	83.36'	91.82'	N 58°06'19" E	246°50'04"
C-22	55.00'	10.05'	5.04'	10.04'	N 03°42'51" W	10°28'24"
C-23	55.00'	40.94'	21.47'	40.00'	S 30°16'28" E	42°38'51"
C-24	55.00'	35.62'	18.46'	35.00'	N 70°09'04" W	37°06'22"
C-25	55.00'	86.70'	55.31'	78.00'	S 46°08'05" W	90°19'19"
C-26	55.00'	63.63'	35.91'	60.14'	N 32°10'09" W	66°17'08"
C-27	25.00'	36.45'	22.33'	33.31'	S 23°32'32" E	83°32'23"
C-28	356.97'	243.82'	126.88'	239.11'	N 37°47'42" E	39°08'05"
C-29	356.97'	100.15'	50.41'	99.82'	S 26°15'54" W	16°04'30"
C-30	356.97'	143.67'	72.82'	142.70'	N 45°49'57" E	23°03'35"
C-31	261.48'	148.79'	76.47'	146.79'	N 73°39'50" E	32°36'11"
C-32	25.00'	39.41'	25.14'	35.46'	S 44°52'11" E	90°19'46"
C-33	683.06'	124.56'	62.45'	124.39'	S 04°55'45" E	10°26'54"
C-34	683.06'	66.16'	33.11'	66.13'	S 12°55'41" E	05°32'58"
C-35	1772.15'	53.84'	26.92'	53.84'	S 14°49'57" E	01°44'26"
C-36	1772.15'	110.00'	55.02'	109.98'	S 12°11'02" E	03°33'23"
C-37	1772.15'	130.00'	65.03'	129.97'	N 08°18'15" W	04°12'11"
C-38	1772.15'	14.00'	7.00'	14.00'	S 05°58'35" E	00°27'09"
C-39	1822.15'	103.81'	51.92'	103.79'	S 07°22'55" E	03°15'51"
C-40	1822.15'	109.72'	54.88'	109.71'	N 10°44'21" W	03°27'01"
C-41	1822.15'	102.99'	51.51'	102.97'	N 14°05'01" W	03°14'18"
C-42	633.06'	10.01'	5.01'	10.01'	S 15°14'59" E	00°54'21"
C-43	633.06'	109.11'	54.69'	108.97'	S 09°51'34" E	09°52'29"
C-44	633.06'	57.64'	28.84'	57.63'	N 02°18'49" W	05°13'02"
C-45	5754.58'	69.05'	34.52'	69.05'	S 00°02'55" E	00°41'15"
C-46	5754.58'	103.27'	51.64'	103.27'	N 00°54'24" W	01°01'42"
C-47	5754.58'	135.00'	67.50'	135.00'	N 02°05'34" W	01°20'39"
C-48	5754.58'	135.94'	67.97'	135.93'	S 03°26'30" E	01°21'12"
C-49	5754.58'	108.21'	54.11'	108.21'	N 04°39'25" W	01°04'39"
C-50	1552.89'	4.31'	2.15'	4.31'	S 05°16'31" E	00°09'32"
C-51	1552.89'	139.75'	69.92'	139.71'	S 07°55'58" E	05°08'23"
C-52	5704.58'	199.86'	99.94'	199.85'	S 01°32'34" E	02°00'26"
C-53	5704.58'	83.03'	41.52'	83.03'	N 00°07'19" W	00°50'02"

Know all men by these presents:

That this plat was approved on Aug 1, 1994 by the Agent of the Board of Supervisors, the Health Department and the Highway Engineer of Franklin County in accordance with the subdivision ordinance of Franklin County, Virginia.

Highway Engineer
Robert Hughes 7/28/94
Health Department
Timothy Krawczyk
Board Representative

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 13th DAY OF July, 1994.

REGISTERED SURVEYOR

Sam D. Pullamar
NOTARY

V. Kirk Lumsden
NO. 14288

Note: This subdivision is approved with the understanding that the developer will construct a central water system to State Health Department standards. However, the County of Franklin does not warrant construction of the system.

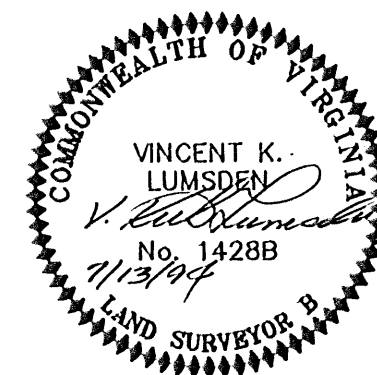
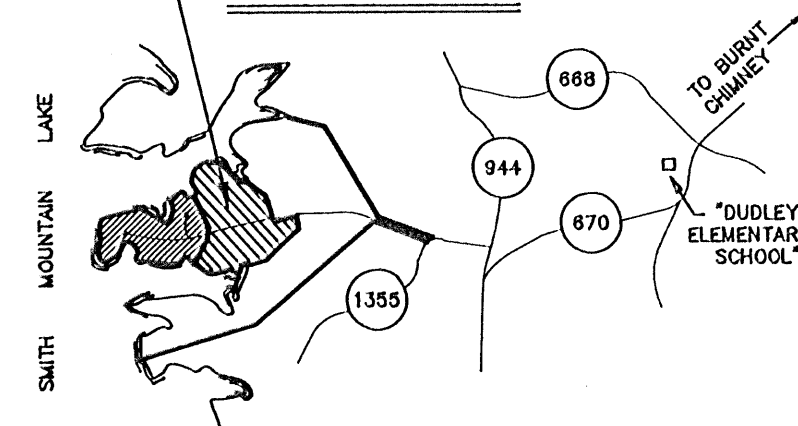
Timothy Krawczyk

Plans are approved for construction only.

Highway Department

PRIOR TO ACCEPTANCE OF STREETS INTO THE DEPARTMENT'S SYSTEM, LOCATION OF DRAINAGE EASEMENTS AND OUTFALL DITCHES WILL BE EXAMINED TO DETERMINE PROPER FUNCTIONING OF SAME. SHOULD FIELD REVIEW AFTER CONSTRUCTION DETERMINE NECESSITY OF CONTINUING DRAINAGE EASEMENTS TO THE LAKE OR A "NATURAL WATER COURSE", REVISION IN DIMENSIONS OF EASEMENTS WILL BE REQUIRED.

Resident Highway Engineer

SECTION No. 2
"BoxwoodGreen"

LOCATION MAP

NO SCALE

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 2.
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 = 34.80 ACRES

PLAT SHOWING

SECTION No. 2

"BoxwoodGreen"

PROPERTY OF

ALOUF CONSTRUCTION & DEVELOPMENT CO.

GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 13 JULY 1994

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