

EXTERIOR BOUNDARY LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
*1-2	S 02°15'21" E	60.62'	10-21	N 59°43'34" W	122.94'
2-3	N 89°49'54" E	201.76'	21-22	N 86°46'23" W	977.67'
3-4	S 00°00'00" W	128.38'	22-23	N 00°23'55" W	114.80'
4-5	S 11°04'55" W	212.68'	23-24	N 31°00'05" E	108.90'
5-6	S 26°00'00" W	364.63'	24-25	N 17°30'05" E	67.50'
6-7	S 75°27'52" W	56.04'	25-26	N 40°00'05" E	120.30'
7-8	S 70°00'00" W	212.71'	26-27	N 58°07'55" W	676.52'
8-9	S 42°46'11" W	34.36'	27-28	N 68°10'07" E	1915.73'
9-10	N 59°43'34" W	474.49'	28-29	N 68°09'57" E	83.45'
10-11	N 77°15'01" E	171.80'	29-30	S 13°00'00" E	252.79'
11-12	N 64°58'16" E	125.00'	30-31	S 05°31'12" W	401.22'
12-13	N 24°00'00" E	324.65'	31-32	S 00°00'00" W	200.14'
13-14	N 05°06'01" E	82.54'	32-33	N 90°00'00" E	36.68'
14-15	N 18°37'30" W	53.00'	*33-34	N 87°42'25" E	78.42'
15-16	N 18°05'53" E	54.00'	34-35	S 04°35'11" E	40.00'
16-17	N 00°00'00" E	125.43'	35-35A	N 51°30'26" W	60.00'
17-18	S 89°56'04" W	75.00'	*35-36	N 82°23'33" E	107.52'
18-19	S 00°00'00" E	214.11'	*36-37	S 56°23'40" E	41.86'
19-20	S 70°59'57" W	183.44'	*37-38	S 08°20'10" E	97.37'
20-10	S 22°05'55" W	456.18'	38-1	N 85°29'17" E	40.00'

* DENOTES CHORD BEARING & DISTANCE

EXTERIOR BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1-2	770.00'	60.64'	30.33'	60.62'	S 02°15'21" E 4°30'43"
33-34	980.00'	78.44'	39.24'	78.42'	N 87°42'25" E 4°35'11"
33-35A	980.00'	34.61'	17.30'	34.60'	N 88°59'18" E 2°01'24"
35-36	1020.00'	107.57'	53.84'	107.52'	N 82°23'33" E 6°02'33"
35A-34	980.00'	43.84'	21.92'	43.84'	N 86°41'43" E 2°33'47"
36-37	30.00'	46.32'	29.21'	41.86'	S 56°23'40" E 88°28'07"
37-38	730.00'	97.45'	48.80'	97.37'	S 08°20'10" E 7°38'54"

Tax #270-1-1
THE CITY OF SALEM, VIRGINIA
Deed Book 278, Page 12
P.B. 6, PG. 58
MOWLES SPRING PARK

Tax #296-1-4
PETER J. NOCE, Sr. REVOCABLE TRUST
& DORRIS G. NOCE REVOCABLE TRUST
INSTRUMENT #15000628
LOT F, SECTION 1 - FRANKLIN ACRES
P.B. 1, PG. 98

TAX #066.02-01-03.00
BOONE ASSETS, LLC
INSTRUMENT #200816579
TRACT D1-A
PLAT INSTRUMENT #201012576

TAX #066.00-01-12.04
THE CONNIE MOULSE MATTOX
REVOCABLE LIVING TRUST
INSTRUMENT #200204240
TRACT 3A
PLAT INSTRUMENT #201601048

ORIGINAL
TAX #066.02-01-03.02
PROPERTY OF
BOONE ASSETS, LLC
INSTRUMENT #200903370
"TRACT D3-A" (49.5794 AC., 2,159,680 S.F.)
INSTRUMENT #201012576 (PLAT)

NEW
TRACT D3-A1
40.0300 AC.

A 0.0200 AC. (869 S.F.) PORTION OF
ORIGINAL TRACT D3-A, BOUNDED BY
CORNERS 34 TO 35 TO 35A TO 34
IS DEDICATED TO ROANOKE COUNTY
FOR PUBLIC ROAD PURPOSES.

TAX #066.02-01-03.03
THE RIDGE AT FAIRWAY FOREST
HOME OWNER'S ASSOCIATION, INC.
INSTRUMENT #201013896
TRACT D4
PLAT INSTRUMENT #200816579

Existing Conservation Easement
(Instrument #200715891)

TAX #066.04-02-17.00
EVELYN KOEGEL MINNIX, ESTATE
WILL INSTRUMENT #201900139
TRACT C-1
PLAT INSTRUMENT #200710497

Existing 20' Sewer
Easement
Instrument #200718656
Existing 20'
Drainage Easement
Instrument #200718656

Existing Variable Width
Waterline Easement
(Deed Book 1437, Page 306)

LEGEND

P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
AC. ACRES
S.F. SQUARE FEET
EX. EXISTING
IP. IRON PIN
R/W RIGHT-OF-WAY
M.B.L. MINIMUM BUILDING LINE
S.S.B. SIDE SETBACK LINE

"REVISED"

Plat Showing the Resubdivision of
Tract "D3-A" (49.5794 Acres)

Plat Instrument #201012576

Creating Hereon

"Section No. 3,
"Ridge at Fairway Forest"
And New

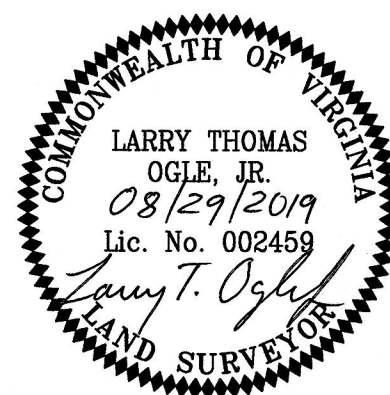
Tract "D3-A1" (40.0300 Acres)

PROPERTY OF

BOONE ASSETS, LLC

Situated At The Terminus Of
Fairway Ridge Road

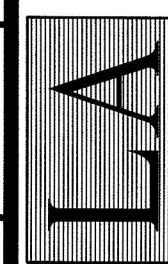
Windsor Hills Magisterial District
Roanoke County, Virginia



GRAPHIC SCALE
150' 0 150'
SCALE: 1" = 150'

Meridian Of Grid North
Virginia State Plane Coordinate System
Roanoke 2000 Adjustment

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



DATE: August 29, 2019
COMM. NO.: 2015-049
SCALE: 1" = 150'

SHEET 2 OF 3

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