

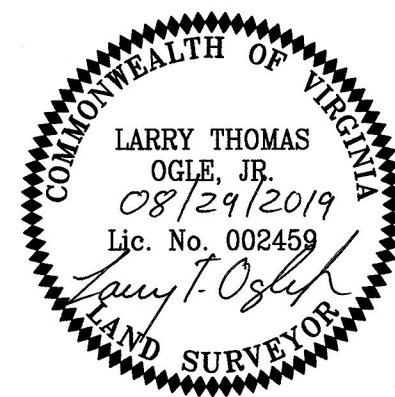
"REVISED"
Plat Showing the Resubdivision of
Tract "D3-A" (49.5794 Acres)
Plat Instrument #201012576
Creating Hereon
"Section No. 3,
"Ridge at Fairway Forest"
And New

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



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.

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

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

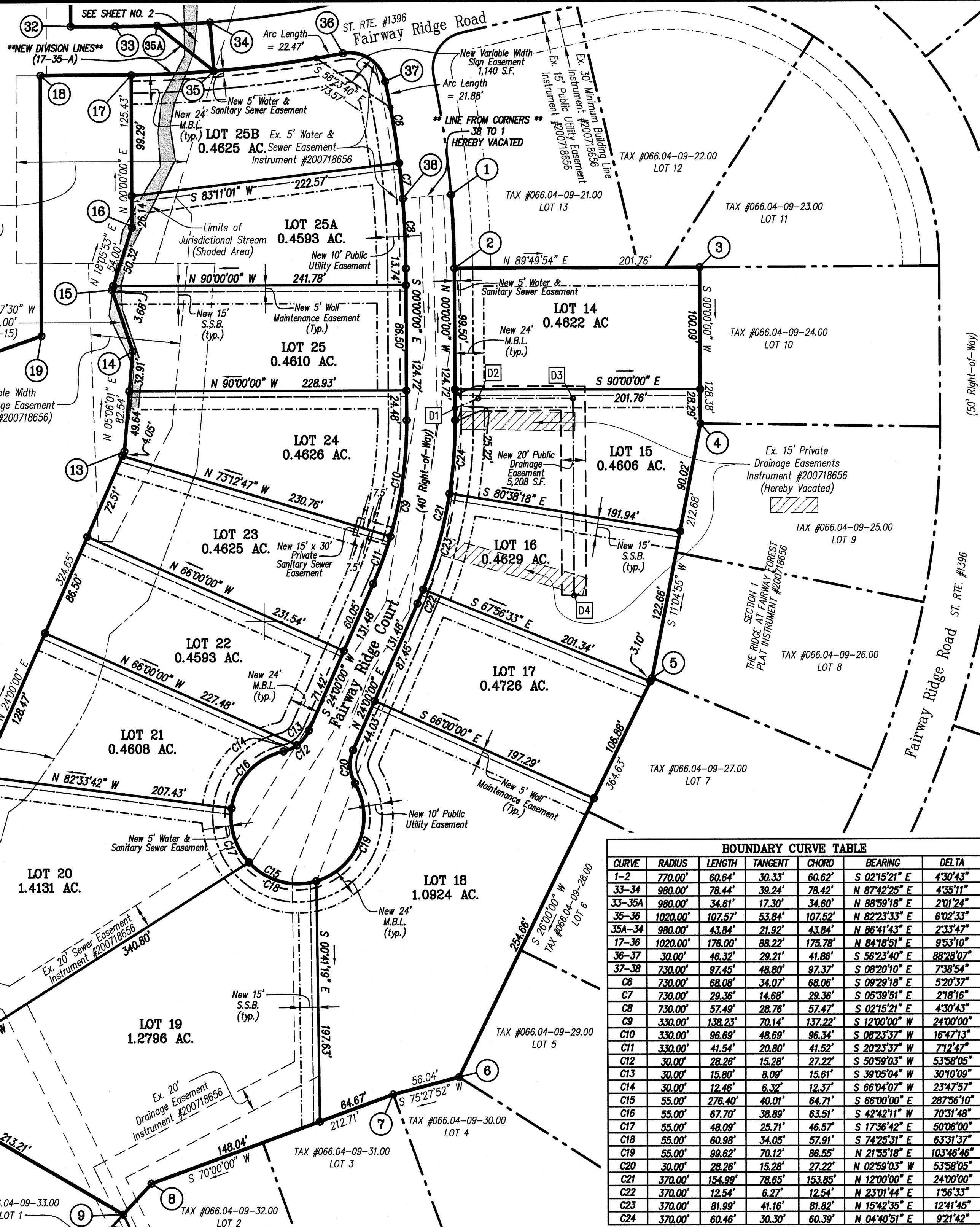
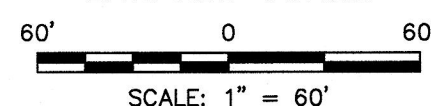
Ex. Conservation Easement
(Instrument #200715891)

**CENTERLINE NEW 20'
PUBLIC DRAINAGE
EASEMENT**

LINE	BEARING	DISTANCE
2-D1	S 00°00'00" W	115.02' (TIE)
D1-D2	N 67°11'26" E	20.69'
D2-D3	S 90°00'00" E	77.93'
D3-D4	S 00°00'00" W	161.76'

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

GRAPHIC SCALE



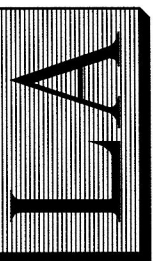
BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	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"
17-36	1020.00'	176.00'	88.22'	175.78'	N 84°18'51" E	9°53'10"
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"
C6	730.00'	68.08'	34.07'	68.06'	S 09°29'18" E	5°20'37"
C7	730.00'	29.36'	14.68'	29.36'	S 05°39'51" E	2°18'16"
C8	730.00'	57.49'	28.76'	57.47'	S 02°15'21" E	4°30'43"
C9	330.00'	138.23'	70.14'	137.22'	S 12°00'00" W	24°00'00"
C10	330.00'	96.69'	48.69'	96.34'	S 82°23'37" W	16°47'13"
C11	330.00'	41.54'	20.80'	41.52'	S 20°23'37" W	7°12'47"
C12	30.00'	28.26'	15.28'	27.22'	S 50°59'03" W	53°58'05"
C13	30.00'	15.80'	8.09'	15.61'	S 39°05'04" W	30°10'09"
C14	30.00'	12.46'	6.32'	12.37'	S 66°04'07" W	23°47'57"
C15	55.00'	276.40'	40.01'	64.71'	S 66°00'00" E	287°56'10"
C16	55.00'	67.70'	38.89'	63.51'	S 42°42'11" W	70°31'48"
C17	55.00'	48.09'	25.71'	46.57'	S 17°36'42" E	50°06'00"
C18	55.00'	60.98'	34.05'	57.91'	S 74°25'31" E	63°31'37"
C19	55.00'	99.62'	70.12'	86.55'	N 21°55'18" E	103°46'46"
C20	30.00'	28.26'	15.28'	27.22'	N 02°59'03" W	53°58'05"
C21	370.00'	154.99'	78.65'	153.85'	N 12°00'00" E	24°00'00"
C22	370.00'	12.54'	6.27'	12.54'	N 23°01'44" E	1°56'33"
C23	370.00'	81.99'	41.16'	81.82'	N 15°42'35" E	12°41'45"
C24	370.00'	60.46'	30.30'	60.39'	N 04°40'51" E	9°21'42"

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ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: May 20, 2019

COMM. NO.: 2015-049

SCALE: 1" = 60'

SHEET 3 OF 3