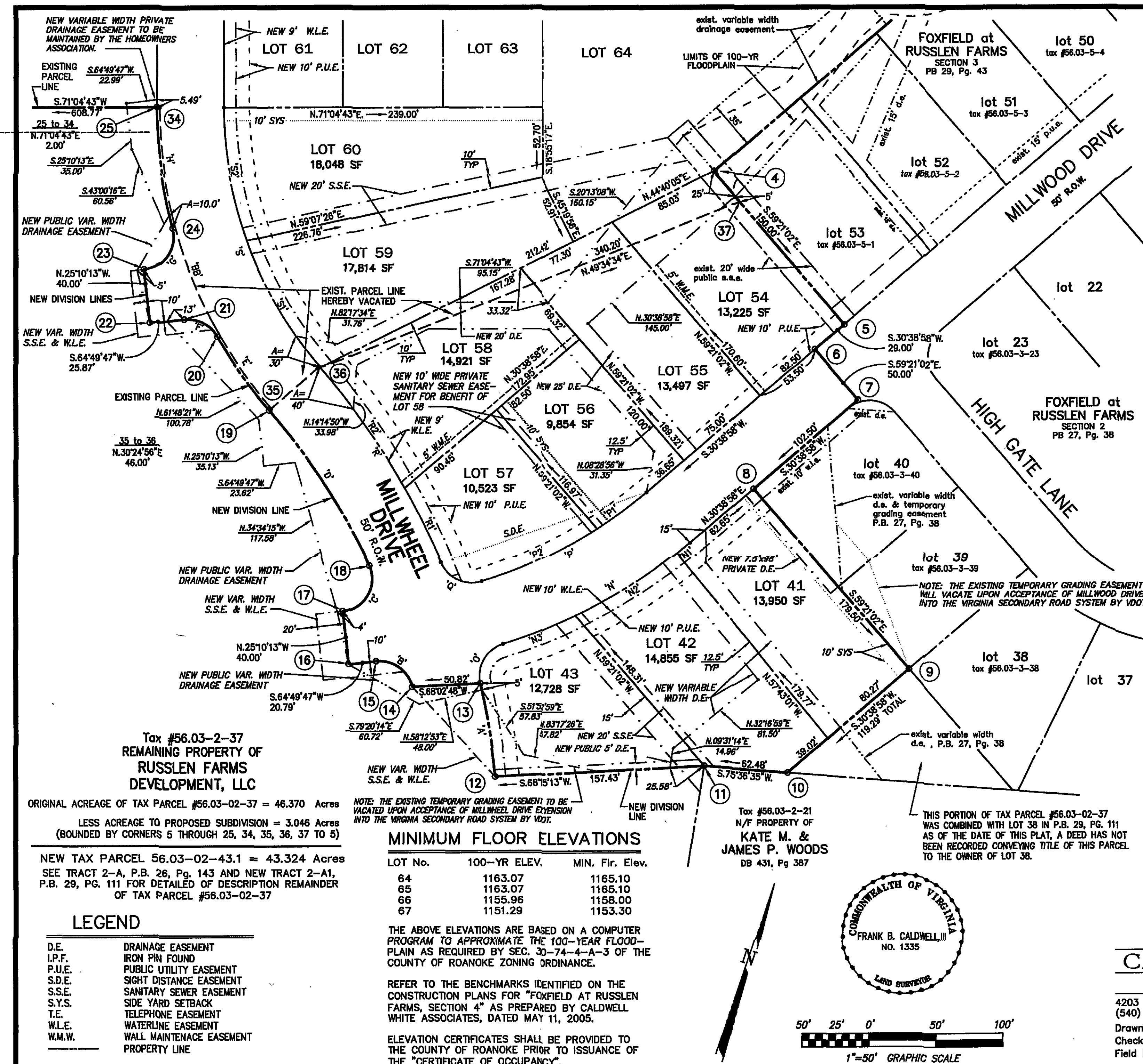


ROADWAY CURVE LISTING
 Included angle = 40-39-48.70
 Radius = 346.000000'
 Tangent length = 128.205490'
 Arc length = 245.557155'
 Chord length = 240.436098'
 External secant = 22.988682'
 Mid ordinate = 21.558444'
 Degree of curve = 16-33-34.11



Tax #56.03-2-37
 REMAINING PROPERTY OF
 RUSSELL FARMS
 DEVELOPMENT, LLC

ORIGINAL ACRES OF TAX PARCEL #56.03-02-37 = 46.370 Acres
 LESS ACRES TO PROPOSED SUBDIVISION = 3.048 Acres
 (BOUNDED BY CORNERS 5 THROUGH 25, 34, 35, 36, 37 TO 5)

NEW TAX PARCEL 56.03-02-43.1 = 43.324 Acres
 SEE TRACT 2-A, P.B. 26, Pg. 143 AND NEW TRACT 2-A1,
 P.B. 29, PG. 111 FOR DETAILED DESCRIPTION REMAINDER
 OF TAX PARCEL #56.03-02-37

LEGEND

D.E. DRAINAGE EASEMENT
 I.P.F. IRON PIN FOUND
 P.U.E. PUBLIC UTILITY EASEMENT
 S.D.E. SIGHT DISTANCE EASEMENT
 S.S.E. SANITARY SEWER EASEMENT
 S.Y.S. SIDE YARD SETBACK
 T.E. TELEPHONE EASEMENT
 W.L.E. WATERLINE EASEMENT
 W.M.W. WALL MAINTENANCE EASEMENT
 PROPERTY LINE

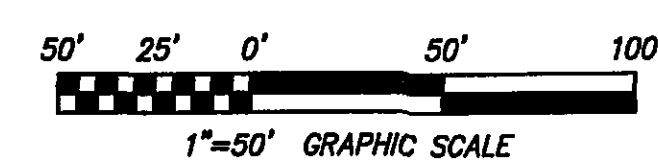
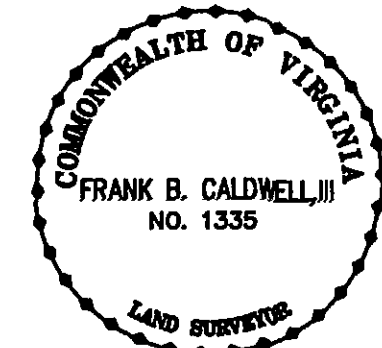
MINIMUM FLOOR ELEVATIONS

LOT No.	100-YR ELEV.	MIN. Fir. Elev.
64	1163.07	1165.10
65	1163.07	1165.10
66	1155.96	1158.00
67	1151.29	1153.30

THE ABOVE ELEVATIONS ARE BASED ON A COMPUTER PROGRAM TO APPROXIMATE THE 100-YEAR FLOODPLAIN AS REQUIRED BY SEC. 30-74-4-A-3 OF THE COUNTY OF ROANOKE ZONING ORDINANCE.

REFER TO THE BENCHMARKS IDENTIFIED ON THE CONSTRUCTION PLANS FOR "FOXFIELD AT RUSSELL FARMS, SECTION 4" AS PREPARED BY CALDWELL WHITE ASSOCIATES, DATED MAY 11, 2005.

ELEVATION CERTIFICATES SHALL BE PROVIDED TO THE COUNTY OF ROANOKE PRIOR TO ISSUANCE OF THE "CERTIFICATE OF OCCUPANCY".



INSTRUMENT #

CURVE TABLE

CURVE	RADIUS	LENGTH	TAN.	DELTA	CHORD BRG.	DIST.
A	554.00'	70.41'	35.25'	07°16'56"	N.28°02'24"W.	70.38'
B	25.00'	36.46'	22.33'	83°33'15"	N.73°23'36"W.	33.31'
C	25.00'	48.59'	33.64'	106°46'19"	N.11°12'54"E.	40.13'
D	504.00'	139.72'	70.31'	15°53'03"	N.51°38'32"W.	139.28'
E	348.00'	67.59'	33.90'	11°07'42"	N.54°01'13"W.	67.48'
F	25.00'	29.80'	16.96'	68°18'13"	N.80°38'53"W.	28.07'
G	25.00'	42.77'	28.77'	98°01'39"	N.15°45'58"E.	37.74'
H	348.00'	91.31'	45.92'	15°02'03"	N.26°26'18"W.	91.05'
J	25.00'	39.27'	25.00'	90°00'00"	N.63°55'17"W.	35.36'
K	25.00'	39.27'	25.00'	90°00'00"	N.26°04'43"E.	35.36'
L	25.00'	39.27'	25.00'	90°00'00"	N.63°55'17"W.	35.36'
M	25.00'	38.74'	24.48'	88°47'38"	N.26°40'54"E.	34.98'
N	398.93'	161.39'	81.81'	23°10'47"	S.42°14'21"W.	160.29'
N1	398.93'	12.50'	6.25'	01°47'44"	S.31°32'50"W.	12.50'
N2	398.93'	89.46'	44.92'	12°50'52"	S.38°52'07"W.	89.27'
N3	398.93'	59.44'	29.77'	08°32'11"	S.49°33'39"W.	59.38'
O	25.00'	37.31'	23.11'	85°30'36"	S.11°04'27"W.	33.94'
P	348.93'	142.04'	72.02'	23°19'22"	S.42°18'39"W.	141.06'
P1	348.93'	45.98'	23.03'	07°33'03"	S.34°25'29"W.	45.95'
P2	348.93'	96.06'	48.33'	15°46'20"	S.46°05'10"W.	95.75'
Q	25.00'	36.84'	22.68'	84°26'19"	N.83°48'31"W.	33.60'
R	554.00'	173.29'	87.36'	17°55'21"	N.50°34'14"W.	172.59'
R1	554.00'	62.94'	31.51'	06°30'36"	N.44°50'40"W.	62.91'
R2	554.00'	110.54'	55.45'	11°25'58"	N.53°48'56"W.	110.36'
S	298.00'	212.00'	110.71'	40°45'42"	N.39°18'05"W.	207.56'
S1	298.00'	110.38'	55.83'	21°13'20"	N.49°04'15"W.	109.75'
S2	298.00'	101.62'	51.31'	19°32'22"	N.28°41'25"W.	101.13'
T	25.00'	39.27'	25.00'	90°00'00"	N.26°04'43"E.	35.36'
U	180.00'	282.74'	180.00'	90°00'00"	N.26°04'43"E.	254.56'
U1	180.00'	12.50'	6.25'	03°58'50"	N.69°05'18"E.	12.50'
U2	180.00'	71.49'	38.22'	22°45'17"	N.55°43'15"E.	71.02'
U3	180.00'	79.56'	40.44'	25°19'31"	N.31°40'51"E.	78.92'
U4	180.00'	79.59'	40.45'	25°19'59"	N.06°21'06"E.	78.94'
U5	180.00'	39.60'	19.88'	12°36'23"	N.12°37'05"W.	39.52'
V	140.00'	219.91'	140.00'	90°00'00"	N.63°55'17"W.	197.99'
V1	140.00'	30.00'	15.06'	12°16'40"	N.25°03'37"W.	28.94'
V2	140.00'	68.25'	34.82'	27°55'54"	N.45°09'54"W.	67.58'
V3	140.00'	68.25'	34.82'	27°55'54"	N.73°05'48"W.	67.58'
V4	140.00'	53.41'	27.03'	21°51'32"	S.82°00'29"W.	53.09'
W	25.00'	38.74'	24.48'	88°47'38"	N.26°40'54"E.	34.98'
X	25.00'	39.27'	25.00'	90°00'00"	N.26°04'43"E.	35.36'
Y	100.00'	157.08'	100.00'	90°00'00"	N.63°55'17"E.	141.42'
Z	140.00'	219.91'	140.00'	90°00'00"	S.26°04'43"W.	197.99'
Z1	140.00'	20.07'	10.05'	08°12'48"	S.14°48'53"E.	20.05'
Z2	140.00'	187.33'	110.70'	76°39'58"	S.27°37'30"W.	173.66'
Z3	140.00'	12.51'	6.28'	05°07'14"	S.88°31'06"W.	12.51'
AA	25.00'	39.27'	25.00'	90°00'00"	N.63°55'17"W.	35.36'
BB	346.00'	245.56'	128.21'	40°39'47"	S.39°15'10"E.	240.44'

SUBDIVISION PLAT
 for
FOXFIELD at
RUSSELL FARMS
 SECTION 4
 BEING A ZERO LOT LINE SUBDIVISION

Property of
RUSSELL FARMS DEVELOPMENT, LLC
 CATAWBA MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
 ENGINEERS / SURVEYORS / PLANNERS

4203 MELROSE AVENUE, NW P.O. Box 6260 ROANOKE, VIRGINIA 24017
 (540) 368-3400 Fax (540) 366-8702 E-Mail: CWA@ROANOKEVAOL.COM
 Drawn: J.V.J. Date: Aug. 22, 2005
 Checked: F.B. Caldwell, III W.O. No.: 01-0090
 Field Book: Russlen Farms SHIT. 3 OF 3

P.B. _____ PG. _____