

NOTES:

1. FOR DRAINFIELD LOCATION AND OTHER SPECIFIC INFORMATION, SEE PLAT ON FILE AT FRANKLIN COUNTY HEALTH DEPARTMENT.
2. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. THIS PROPERTY, AS PLATTED, DOES NOT FALL 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 HAS CONSTRUCTED A CENTRAL WATER SYSTEM FOR "BOXWOODGREEN," SECTION 3 (D.B. 556, PGS. 90-100).
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.

TOTAL BOUNDARY CHART

CORNER	BEARING	DISTANCE
1-2	S 29-43-19 E	979.81'
2-3	S 29-41-17 E	4.24'
3-4	S 29-41-15 E	560.68'
4-5	S 28-22-05 E	70.00'
5-6	S 20-52-56 W	300.18'
6-7	N 29'-08'-40" W Chd.Brg.	191.44' Chd.
7-8	N 10'-38'-41" W Chd.Brg.	178.25' Chd.
8-9	N 01-43-41 W	91.30'
9-10	N 09'-18'-09" W Chd.Brg.	138.41' Chd.
10-11	N 16-52-37 W	113.21'
11-12	N 20'-04'-33" W Chd.Brg.	58.59' Chd.
12-13	N 23-16-30 W	106.56'
13-14	N 30'-52'-38" W Chd.Brg.	138.91' Chd.
14-15	N 38-28-46 W	175.21'
15-16	N 35'-32'-43" W Chd.Brg.	48.62' Chd.
16-17	N 32-36-43 W	111.88'
17-18	N 57'-59'-04" W Chd.Brg.	244.67' Chd.
18-19	N 83-21-24 W	3.41'
19-20	N 46'-33'-48" W Chd.Brg.	29.95' Chd.
20-21	N 07'-35'-37" E Chd.Brg.	270.07' Chd.
21-1	N 24-57-28 E	48.15'

TOTAL AREA = 184,720.607 sq.ft.(4.241 acres)

**BOUNDARY CHART
NEW LOT 101**

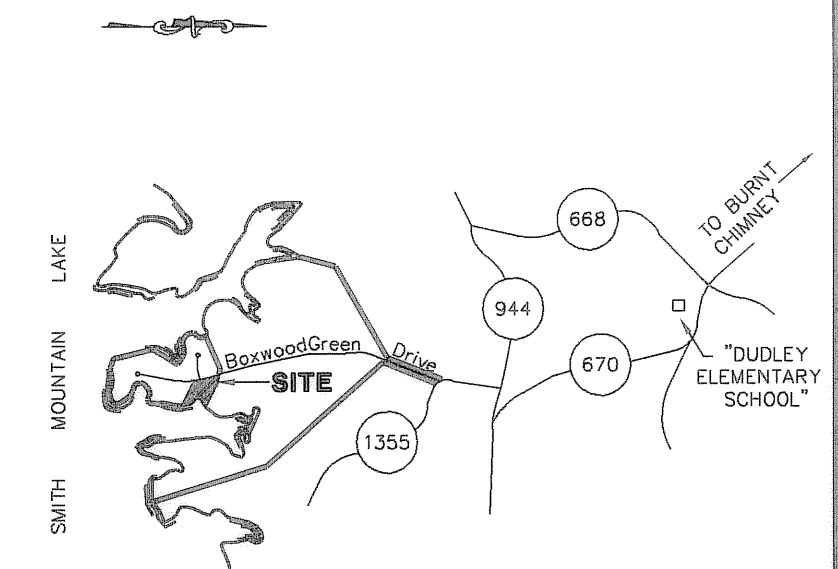
CORNER	BEARING	DISTANCE
1-2	S 29-43-19 E	979.81'
2-3	S 29-41-17 E	4.24'
3-3A	S 29-41-15 E	10.98'
3A-12A	S 26-43-30 W	51.26'
12-13	N 23-16-30 W	62.78'
13-14	N 30'-52'-38" W Chd.Brg.	138.91' Chd.
14-15	N 38-28-46 W	175.21'
15-16	N 35'-32'-43" W Chd.Brg.	48.62' Chd.
16-17	N 32-36-43 W	111.88'
17-18	N 57'-59'-04" W Chd.Brg.	244.67' Chd.
18-19	N 83-21-24 W	3.41'
19-20	N 46'-33'-48" W Chd.Brg.	29.95' Chd.
20-21	N 07'-35'-37" E Chd.Brg.	270.07' Chd.
21-1	N 24-57-28 E	48.15'

TOTAL AREA = 87,723.008 sq.ft.(2.014 acres)

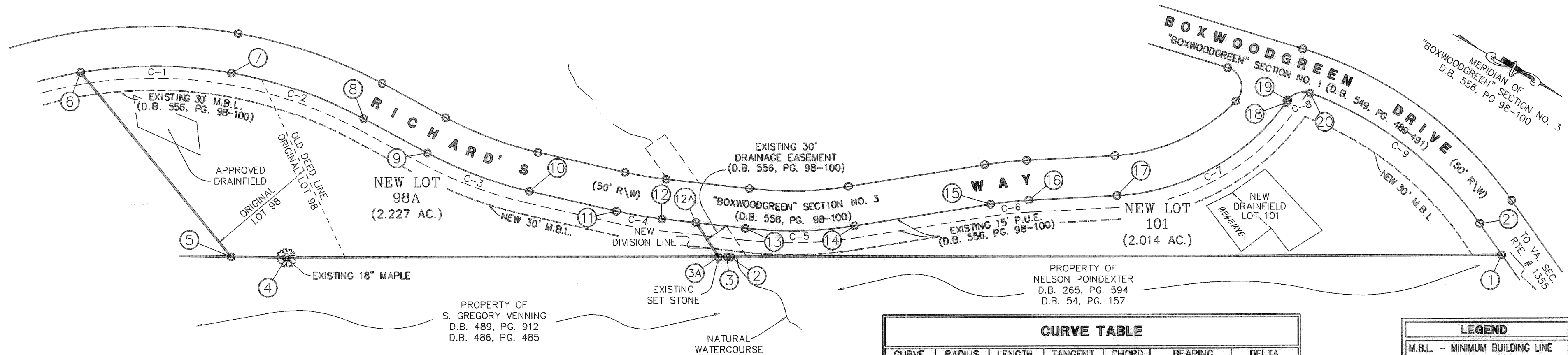
**BOUNDARY CHART
NEW LOT 98A**

CORNER	BEARING	DISTANCE
3A-4	S 29-41-16 E	549.70'
4-5	S 28-22-06 E	70.00'
5-6	S 20-52-56 W	300.18'
6-7	N 29'-08'-40" W Chd.Brg.	191.44' Chd.
7-8	N 10'-38'-42" W Chd.Brg.	178.25' Chd.
8-9	N 01-43-41 W	91.30'
9-10	N 09'-18'-09" W Chd.Brg.	138.41' Chd.
10-11	N 16-52-37 W	113.21'
11-12	N 20'-04'-33" W Chd.Brg.	58.59' Chd.
12-12A	N 23'-16'-30" W	43.78'
12A-3A	N 26'-43'-30" E	51.26'

TOTAL AREA = 96,997.599 sq.ft.(2.227 acres)

**LOCATION MAP**

NO SCALE

**KNOW ALL MEN BY THESE PRESENT, 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 21 INCLUSIVE, WHICH COMPRISES PART OF THE LAND CONVEYED TO SAID OWNERS FROM DAVID A MELESCO, SPECIAL COMMISSIONER BY DEED DATED 27 JULY 1994, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 549, PAGE 473.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON ENTIRELY WITH ITS 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.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 30th DAY OF January, 1996.

ALOUF CONSTRUCTION AND DEVELOPMENT CO.

BY: _____

STATE OF VIRGINIA

County of Roanoke

I, Sara V. Prillaman, A NOTARY PUBLIC IN AND FOR THE AFORESAID County, AND STATE DO HEREBY CERTIFY THAT Bethanne Blum, Jr., ALOUF CONSTRUCTION AND DEVELOPMENT CO., OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED December 6, 1995, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County, AND STATE AND ACKNOWLEDGED THE SAME ON January 30, 1996.

MY COMMISSION EXPIRES January 31, 1999

Sara V. Prillaman
NOTARY PUBLIC

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 _____ 1996 AT _____ O'CLOCK _____ M.

TESTEE: WILLIAM J. WALKER, CLERK

DEPUTY CLERK

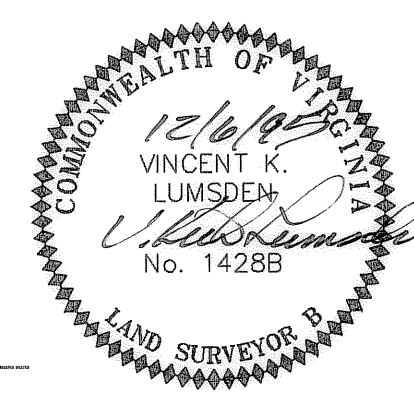
I, V. KIRK LUMSDEN, CERTIFY THAT THIS PLAT WAS PREPARED BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS AMENDED.

WITNESS MY HAND AND SEAL THIS 30th DAY OF January, 1996.

REGISTERED SURVEYOR

Sara V. Prillaman
NOTARY

V. Kirk Lumsden
NO. 1428 B

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	575.00'	192.34'	97.08'	191.44'	N29°08'40"W	19°09'55"
C-2	575.00'	178.97'	90.22'	178.25'	N10°38'42"W	17°50'01"
C-3	525.00'	138.81'	69.81'	138.41'	N09°18'09"W	15°08'56"
C-4	525.00'	58.63'	29.34'	58.59'	N20°04'33"W	06°23'53"
C-5	525.00'	139.32'	70.07'	138.91'	N30°52'38"W	15°12'16"
C-6	475.00'	48.64'	24.34'	48.62'	N35°32'43"W	05°52'03"
C-7	285.50'	252.86'	135.40'	244.67'	N57°59'04"W	50°44'40"
C-8	25.00'	32.11'	18.70'	29.95'	N46°33'48"W	73°35'11"
C-9	452.46'	274.25'	141.49'	270.07'	N07°35'37"E	34°43'44"

LEGEND

M.B.L. - MINIMUM BUILDING LINE
P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
EXIST. - EXISTING

PLAT SHOWING
THE RESUBDIVISION OF
ORIGINAL LOT 98, SECTION NO. 3
"BOXWOODGREEN" (D.B. 556, PG. 98-100)

CREATING HEREON

NEW LOT 98A (96,998 S.F.)

AND CREATING

NEW LOT 101 (87,723 S.F.)

(D.B. 549, PG. 473)

PROPERTY OF

ALOUF CONSTRUCTION & DEVELOPMENT CO.

GILLS CREEK MAGISTERIAL DISTRICT

FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 6 DECEMBER 1995

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

COMM. #94-48.2

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.