

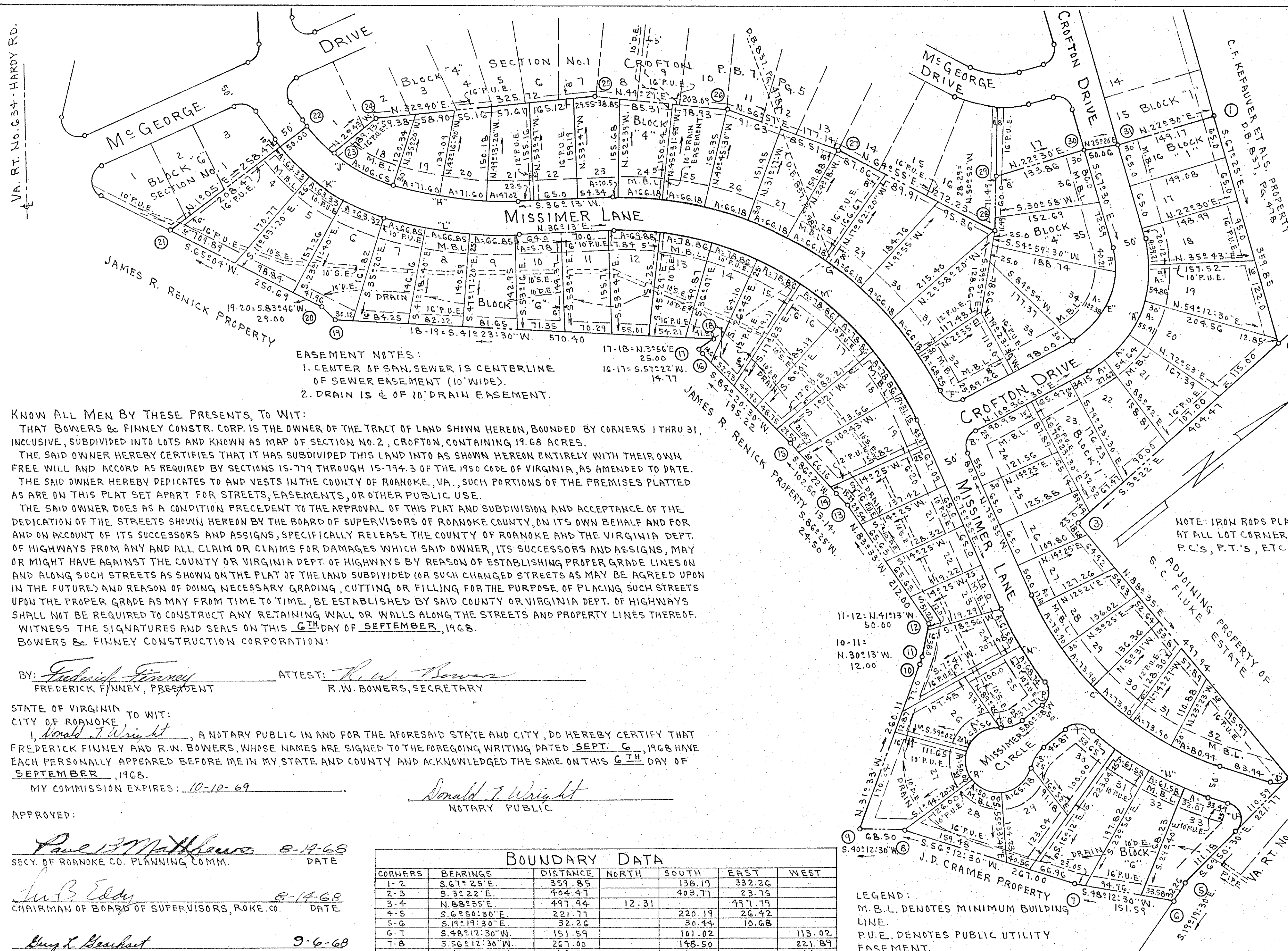
MAP OF SECTION NO. 2

CROFTON

PROPERTY OF
BOWERS & FINNEY CONST. CORP.
ROANOKE COUNTY, VIRGINIA
SCALE: 1"=100' JAN. 18, 1968

BY T. P. PARKER
STATE CERT. ENGR.

CROFTON DERIVED FROM FOUR SEPARATE PARCELS WITH TITLE CHAIN AS FOLLOWS:
200 ACRES TO 112 1/2 ACRES, 9-558 & 19-55 (BOTETOURT COUNTY)
1868-1869 ROANOKE COUNTY LAND BOOKS, W.B. 2-333
14.76 ACRES 5 ACRES ± 3.20 AC. 34.25 ACRES
107-550 180-108 198-571 136-591
112-405 221-285 221-285 221-285
112-461 W.B. 10-289 W.B. 10-289 W.B. 10-289
132-223 W.B. 17-381 W.B. 17-381 W.B. 17-381
132-224 826-525 826-525 826-525
198-475 837-478 837-478 837-478
206-193 (17.57 ACRES OF
837-483 34.25 ACRES)



EASEMENT NOTES:
1. CENTER OF SAN. SEWER IS CENTERLINE OF SEWER EASEMENT (10' WIDE).
2. DRAIN IS 1/2 OF 10' DRAIN EASEMENT.

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT BOWERS & FINNEY CONST. CORP. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREIN, BOUNDED BY CORNERS 1 THRU 31, INCLUSIVE, SUBDIVIDED INTO LOTS AND KNOWN AS MAP OF SECTION NO. 2, CROFTON, CONTAINING 19.68 ACRES.
THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO AS SHOWN HEREIN ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15-779 THROUGH 15-794.3 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE.
THE SAID OWNER HEREBY DEDICATES TO AND VESTS IN THE COUNTY OF ROANOKE, VA., SUCH PORTIONS OF THE PREMISES PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS, EASEMENTS, OR OTHER PUBLIC USE.
THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OR VIRGINIA DEPT. OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND 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 BY SAID COUNTY OR VIRGINIA DEPT. OF HIGHWAYS SHALL NOT BE REQUIRED TO CONSTRUCT ANY REMAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF.
WITNESS THE SIGNATURES AND SEALS ON THIS 6TH DAY OF SEPTEMBER, 1968.
BOWERS & FINNEY CONSTRUCTION CORPORATION:

BY: Frederick Finney ATTEST: R.W. Bowers
FREDERICK FINNEY, PRESIDENT R.W. BOWERS, SECRETARY

STATE OF VIRGINIA
CITY OF ROANOKE
I, Donald J. Wright, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND CITY, DO HEREBY CERTIFY THAT FREDERICK FINNEY AND R.W. BOWERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED SEPT. 6, 1968 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME ON THIS 6TH DAY OF SEPTEMBER, 1968.
MY COMMISSION EXPIRES: 10-10-69

Donald J. Wright
NOTARY PUBLIC

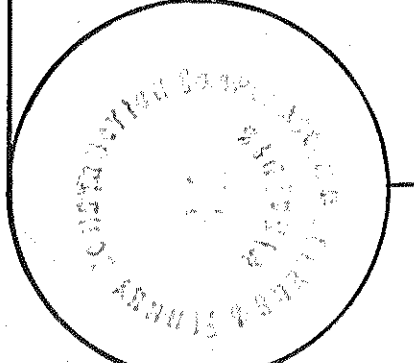
APPROVED:
Paul B. Matthews 8-14-68
SECY. OF ROANOKE CO. PLANNING COMM. DATE
Lu B. Eddy 8-14-68
CHAIRMAN OF BOARD OF SUPERVISORS, ROKE CO. DATE
Aug. L. Boukhat 9-6-68
TOWN MANAGER OF VINTON, VA. DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD AT 8:15 O'CLOCK, A.M., ON THIS 14TH DAY OF SEPTEMBER, 1968.

TESTE: Elizabeth W. Staker
CLERK
By: Mary P. Haddock, Dep. Clerk
JANUARY 18, 1968

I, HEREBY, CERTIFY THAT THIS PLAT OF SURVEY IS CORRECT.

T.P. Parker
VA. STATE CERT. ENGINEER & SURVEYOR



| CORNERS | BEARINGS | DISTANCE | NORTH | SOUTH | EAST | WEST |
|---------|------------------|----------|---------|--------|---------|--------|
| 1-2 | S 67° 25' E. | 354.85 | | 138.19 | 332.26 | |
| 2-3 | S 32° 22' E. | 404.47 | | 403.77 | 23.75 | |
| 3-4 | N 68° 55' E. | 407.44 | 12.31 | | 497.19 | |
| 4-5 | S 6° 50' E. | 221.77 | | 220.19 | 26.42 | |
| 5-6 | S 19° 19' 30" E. | 32.26 | | 30.44 | 10.68 | |
| 6-7 | S 48° 12' 30" W. | 151.59 | | 101.02 | | 113.02 |
| 7-8 | S 56° 12' 30" W. | 267.00 | | 148.50 | | 221.87 |
| 8-9 | S 40° 12' 30" W. | 68.50 | | 52.31 | | 44.22 |
| 9-10 | N 31° 33' W. | 260.11 | 221.66 | | | 136.10 |
| 10-11 | N 30° 13' W. | 12.00 | 10.37 | | | 6.03 |
| 11-12 | N 41° 19' W. | 50.00 | 37.61 | | | 210.66 |
| 12-13 | N 83° 33' W. | 212.00 | 23.82 | | | 210.66 |
| 13-14 | S 80° 25' W. | 24.50 | | 1.53 | | 24.45 |
| 14-15 | S 86° 22' W. | 162.50 | | 6.49 | | 162.29 |
| 15-16 | S 84° 20' 30" W. | 145.22 | | 19.25 | | 144.27 |
| 16-17 | S 51° 22' W. | 14.77 | | 7.96 | | 12.44 |
| 17-18 | N 33° 56' E. | 25.00 | 24.44 | | 1.71 | |
| 18-19 | S 41° 23' 30" W. | 570.40 | | 427.92 | | 377.15 |
| 19-20 | S 83° 24' W. | 24.00 | | 3.15 | | 28.83 |
| 20-21 | S 65° 04' W. | 250.64 | | 105.68 | | 227.32 |
| 21-22 | N 10° 05' E. | 258.47 | 258.42 | | 1.89 | |
| 22-23 | N 88° 04' E. | 51.46 | 4.35 | | 51.27 | |
| 23-24 | N 2° 43' W. | 89.73 | 89.63 | | | 4.25 |
| 24-25 | N 32° 40' E. | 325.72 | 274.20 | | 175.81 | |
| 25-26 | N 44° 21' E. | 203.09 | 145.22 | | 141.97 | |
| 26-27 | N 50° 51' E. | 177.14 | 96.61 | | 148.48 | |
| 27-28 | N 64° 25' E. | 272.23 | 115.41 | | 246.55 | |
| 28-29 | N 50° 24' W. | 71.49 | | 45.12 | | |
| 29-30 | N 22° 30' E. | 133.86 | 123.67 | | 51.22 | |
| 30-31 | N 25° 20' E. | 50.06 | 45.24 | | 21.42 | |
| 31-1 | N 22° 30' E. | 149.17 | 137.81 | | 57.08 | |
| TOTALS | | 1666.39 | 1666.40 | | 1791.30 | |

LEGEND:
M.B.L. DENOTES MINIMUM BUILDING LINE.
P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
D.E. DENOTES DRAIN EASEMENT.
S.E. DENOTES SEWER EASEMENT.

| CURVE | LOT | BLK | ANGLE | TAN. | RAD. | ARC. | CHORD | BEARING | DIST. |
|-------|------|-----|--------------|--------|--------|--------|------------------|---------|--------|
| A | 18 | 1 | 78° 06' 30" | 137.95 | 170.00 | 231.74 | N.28° 26' 45" W. | | 214.22 |
| A | 18 | 1 | 135 13' | 19.64 | 170.00 | 34.21 | N.60° 55' 30" W. | | 34.13 |
| A | 19 | 1 | 183° 04' 30" | 27.95 | 170.00 | 54.86 | N.45° 02' 15" W. | | 54.63 |
| A | 20 | 1 | 183° 40' 30" | 27.95 | 170.00 | 55.86 | N.26° 27' 15" W. | | 55.16 |
| A | 21 | 1 | 18° 25' | 21.56 | 170.00 | 54.64 | N.75° 54' 30" W. | | 54.41 |
| A | 22 | 1 | 9° 18' 30" | 13.84 | 170.00 | 27.62 | N.58° 57' 15" E. | | 27.59 |
| B | 24 | 1 | 86° 11' 30" | 25.00 | 26.72 | 40.19 | N.32° 29' 15" W. | | 36.51 |
| C | 27 | 1 | 47° 35' | 208.47 | 474.00 | 393.65 | S.80° 37' 30" W. | | 382.43 |
| C | 27 | 1 | 25° 04' | 8.55 | 474.00 | 17.10 | N.76° 57' W. | | 17.09 |
| C | 28 | 1 | 85° 56' | 37.04 | 474.00 | 73.40 | N.82° 07' W. | | 73.83 |
| C | 29 | 1 | 85° 56' | 37.04 | 474.00 | 73.40 | S.88° 51' W. | | 73.83 |
| C | 30 | 1 | 85° 56' | 37.04 | 474.00 | 73.40 | S.80° 01' W. | | 73.83 |
| C | 31 | 1 | 85° 56' | 37.04 | 474.00 | 73.40 | S.71° 05' W. | | 73.83 |
| C | 32 | 1 | 4° 54' | 40.57 | 474.00 | 80.44 | S.61° 43' 30" W. | | 80.84 |
| D | 32 | 1 | 63° 40' 30" | 14.55 | 23.44 | 26.05 | S.24° 59' 45" W. | | 24.73 |
| E | 4 | 4 | 78° 06' 30" | 97.36 | 120.00 | 163.59 | S.28° 26' 45" E. | | 151.21 |
| E | 35 | 4 | 14° 12' | 20.30 | 120.00 | 40.21 | S.67° 54' E. | | 40.62 |
| E | 34 | 4 | 58° 54' 30" | 67.76 | 120.00 | 123.38 | S.18° 50' 45" E. | | 118.01 |
| F | 32 | 4 | 318° 33' 50" | 25.47 | 25.00 | 34.73 | S.52° 08' 25" W. | | 35.68 |
| G | 32 | 4 | 68° 12' | 360.47 | 532.42 | 633.75 | S.70° 19' W. | | 592.99 |
| G | 32 | 4 | 7° 20' 40" | 34.17 | 532.42 | 68.25 | N.82° 00' W. | | 68.20 |
| G | 31 | 4 | 7° 01' 20" | 33.13 | 532.42 | 66.18 | N.84° 14' W. | | 66.14 |
| G | 30 | 4 | 7° 07' 20" | 33.13 | 532.42 | 66.18 | S.83° 30' 40" W. | | 66.14 |
| G | 29 | 4 | 7° 07' 20" | 33.13 | 532.42 | 66.18 | S.76° 31' 20" W. | | 66.14 |
| G | 28 | 4 | 7° 07' 20" | 33.13 | 532.42 | 66.18 | S.69° 24' W. | | 66.14 |
| G | 27 | 4 | 7° 07' 20" | 33.13 | 532.42 | 66.18 | S.62° 16' 40" W. | | 66.14 |
| G | 26 | 4 | 7° 07' 20" | 33.13 | 532.42 | 66.18 | S.55° 09' 20" W. | | 66.14 |
| G | 25 | 4 | 7° 07' 20" | 33.13 | 532.42 | 66.18 | S.48° 02' W. | | 66.14 |
| G | 24 | 4 | 7° 07' 20" | 33.13 | 532.42 | 66.18 | S.40° 54' 40" W. | | 66.14 |
| G | 23 | 4 | 18° 05' | 5.26 | 532.42 | 10.53 | S.36° 47' W. | | 10.53 |
| G | R.D. | | 2° 44' 40" | 12.75 | 532.42 | 25.50 | N.76° 57' 20" W. | | 25.50 |
| H | 20 | 4 | 18° 27' | 95.44 | 590.72 | 190.22 | S.45° 26' 30" W. | | 189.40 |
| H | 21 | 4 | 49° 33' 40" | 23.52 | 590.72 | 47.02 | S.38° 24' 50" W. | | 47.01 |
| H | 20 | 4 | 65° 56' 40" | 35.84 | 590.72 | 71.60 | S.44° 15' W. | | 71.55 |
| H | 19 | 4 | 65° 56' 40" | 35.84 | 590.72 | 71.60 | S.51° 11' 40" W. | | 71.55 |
| J | 14 | 4 | 142° 46' | 88.73 | 648.91 | 178.80 | S.74° 18' 30" W. | | 174.47 |
| J | 14 | 4 | 142° 46' | 88.73 | 648.91 | 178.80 | S.66° 36' W. | | 174.47 |
| J | 14 | 4 | 248° 33' | 54.16 | 248.91 | 106.65 | S.66° 56' 30" W. | | 105.84 |
| K | 6 | 6 | 31° 19' | 106.78 | 248.91 | 205.11 | S.74° 19' 50" W. | | 201.11 |
| K | 3 | 6 | 255° 4' | 7.56 | 248.91 | 15.13 | N.81° 28' W. | | 15.12 |
| K | 4 | 6 | 12° 08' 20" | 31.78 | 248.91 | 63.33 | N.85° 00' 50" E. | | 63.21 |
| K | 5 | 6 | 12° 08' 20" | 31.78 | 248.91 | 63.33 | N.72° 52' 36" E. | | 63.21 |
| K | 6 | 6 | 12° 08' 20" | 31.78 | 248.91 | 63.33 | N.60° 44' 10" E. | | 63.21 |
| L | 7 | 6 | 18° 27' | 104.06 | 640.72 | 206.32 | N.45° 26' 30" E. | | 205.43 |
| L | 8 | 6 | 5° 58' 40" | 33.45 | 640.72 | 66.85 | N.51° 40' 40" E. | | 66.81 |
| L | 9 | 6 | 5° 58' 40" | 33.45 | 640.72 | 66.85 | N.39° 43' 20" E. | | 66.81 |
| L | 10 | 6 | 0° 31' | 2.89 | 640.72 | 5.78 | N.36° 28' 30" E. | | 5.78 |
| M | 12 | 6 | 68° 12' | 326.62 | 482.42 | 514.19 | N.70° 19' E. | | 514.93 |
| M | 12 | 6 | 85° 18' | 35.00 | 482.42 | 69.88 | N.40° 22' E. | | 67.82 |
| M | 13 | 6 | 4° 22' | 39.52 | 482.42 | 78.86 | N.49° 12' E. | | 78.78 |
| M | 14 | 6 | 4° 22' | 39.52 | 482.42 | 78.86 | N.56° 34' E. | | 78.78 |
| M | 15 | 6 | 4° 22' | 39.52 | 482.42 | 78.86 | N.67° 56' E. | | 78.78 |
| M | 16 | 6 | 4° 22' | 39.52 | 482.42 | 78.86 | N.77° 18' E. | | 78.78 |
| M | 17 | 6 | 4° 22' | 39.52 | 482.42 | 78.86 | N.86° 40' E. | | 78.78 |
| M | 18 | 6 | 4° 22' | 39.52 | 482.42 | 78.86 | S.85° 58' E. | | 78.78 |
| M | 19 | 6 | 3° 42' | 15.58 | 482.42 | 31.15 | S.77° 26' E. | | 31.14 |
| N | 6 | 6 | 47° 35' | 231.02 | 524.00 | 435.17 | N.80° 37' 30" E. | | 422.77 |
| N | 24 | 6 | 6° 44' | 30.83 | 524.00 | 61.58 | S.78° 57' E. | | 61.54 |
| N | 25 | 6 | 7° 31' | 34.42 | 524.00 | 68.74 | S.80° 54' 30" E. | | 68.70 |
| N | 30 | 6 | 10° 30' | 46.15 | 524.00 | 84.05 | S.84° 55' E. | | 84.01 |
| N | 30 | 6 | 5° 55' | 20.85 | 524.00 | 53.65 | N.16° 44' E. | | 53.65 |
| N | 31 | 6 | 6° 44' | 30.83 | 524.00 | 61.58 | N.10° 26' E. | | 61.54 |
| N | 32 | 6 | 6° 44' | 30.83 | 524.00 | 61.58 | N.63° 42' E. | | 61.54 |
| N | 33 | 6 | 3° 30' | 16.00 | 524.00 | 32.01 | N.58° 35' E. | | 32.00 |
| P | 25 | 6 | 40° 18' | 25.13 | 25.00 | 34.40 | S.44° 24' E. | | 35.45 |
| Q | 25 | 6 | 41° 24' 40" | 18.40 | 50.00 | 36.14 | S.21° 10' 20" W. | | 35.36 |
| R | 26 | 6 | 262° 44' 20" | 50.00 | 224.34 | 5.84 | S.84° 52' E. | | 14.44 |
| R | 26 | 6 | 102° 00' 20" | 36.88 | 50.00 | 63.56 | S.52° 21' 30" W. | | 59.37 |
| R | 27 | 6 | 57° 18' | 27.32 | 50.00 | 50.00 | S.53° 36' 40" E. | | 47.45 |
| R | 28 | 6 | 57° 18' | 27.32 | 50.00 | 50.00 | N.63° 05' 20" E. | | 47.45 |
| R | 29 | 6 | 75° 23' | 38.63 | 50.00 | 65.78 | N.35° 15' 10" W. | | 61.14 |
| S | 30 | 6 | 41° 24' 40" | 18.40 | 50.00 | 36.14 | N.26° 14' 20" W. | | 35.36 |
| T | 30 | 6 | 79° 12' | 20.68 | 25.00 | 34.56 | N.46° 04' E. | | 31.87 |
| U | 33 | 6 | 116° 19' 36" | 40.26 | 25.00 | 50.76 | S.65° 00' 16" E. | | 42.48 |