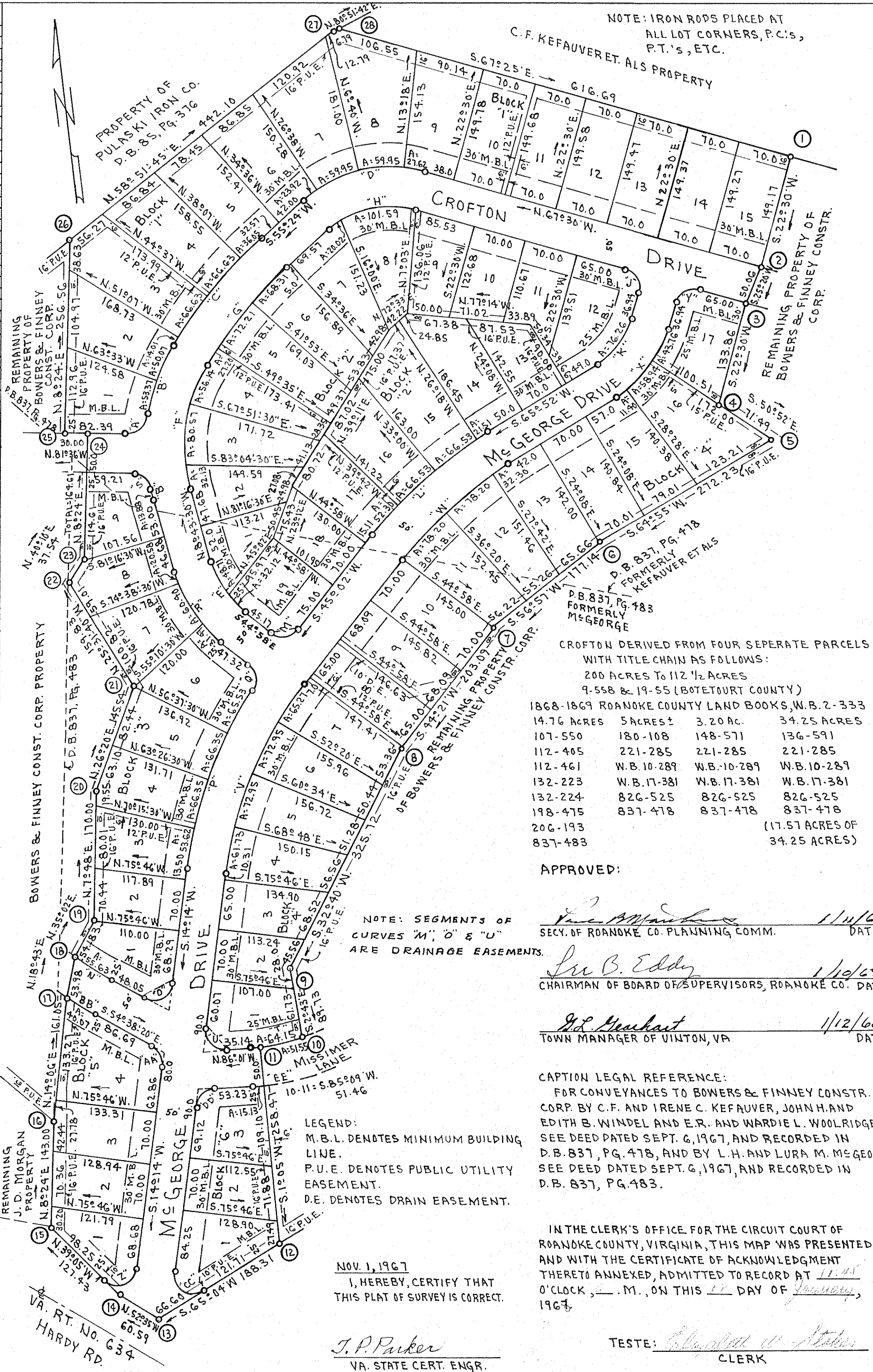


CURVE	LOT	BLK.	ANGLE	TAN.	RAD.	ARC	CHORD	BEARING	DIST.
A	1	1	83°44'50"	22.41	25.00	36.54	5.56°31'35"W.		33.37
B	1	1	46°14'30"	110.61	259.21	209.20	N.14°23'45"E.		203.56
B	9	3	30°04'10"	6.94	259.21	13.88	N.7°11'25"W.		13.88
B	ROAD		205°18'30"	46.42	259.21	41.88	N.4°21'55"E.		41.40
B	1	1	115°41'50"	26.78	259.21	53.37	N.28°33'08"E.		53.27
B	2	1	115°41'50"	25.11	259.21	50.07	N.31°59"E.		49.99
C	2	1	11°53'	92.41	587.34	183.32	N.4°27'30"E.		182.58
C	2	1	1°22'	7.01	587.34	14.01	N.38°12"E.		14.01
C	3	1	6°30'	33.35	587.34	66.63	N.42°08"E.		66.59
C	4	1	6°30'	33.35	587.34	66.63	N.48°38"E.		66.59
C	5	1	3°31'	18.03	587.34	36.05	N.53°38'30"E.		36.04
D	1	1	57°56'	43.60	172.03	171.44	N.83°57"E.		167.44
D	6	1	7°58'	11.98	172.03	23.92	N.57°23"E.		23.90
D	7	1	8°58'	30.28	172.03	57.95	N.33°21"E.		57.65
D	8	1	19°58'	30.28	172.03	57.95	S.86°21"E.		57.65
D	9	1	9°12'	13.84	172.03	27.62	S.72°06"E.		27.59
E	1	2	36°14'30"	41.82	127.79	84.83	N.26°50'45"W.		79.49
E	19	2	14°24'	16.14	127.79	32.12	N.37°46"W.		32.03
E	1	2	21°50'30"	24.65	127.79	48.71	N.19°38'45"W.		48.42
F	1	2	46°14'30"	89.32	209.21	168.84	N.14°23'45"E.		167.30
F	2	2	8°48'	16.10	209.21	32.13	N.4°19'30"W.		32.10
F	3	2	22°04'	40.79	209.21	80.57	N.11°06'30"E.		80.08
F	4	2	15°22'30"	28.24	209.21	56.14	N.22°59'45"E.		55.97
G	2	2	115°53'	84.54	537.34	167.72	N.4°27'30"E.		167.44
G	4	2	2°54'	13.60	537.34	27.20	N.38°58"E.		27.19
G	5	2	7°42'	36.16	537.34	72.21	N.44°16"E.		72.15
G	6	2	7°17'	34.76	537.34	68.31	N.51°45'30"E.		68.26
H	7	2	51°06'	66.39	122.03	121.61	N.83°57"E.		116.64
H	7	2	4°24'	10.03	122.03	20.02	N.60°06"E.		20.00
H	8	2	47°42'	53.15	122.03	101.59	N.86°39"E.		98.68
J	12	2	9°02'00"	25.00	25.00	31.21	S.22°53'00"E.		31.21
K	10	2	43°22'	40.02	106.75	16.24	S.44°41'12"E.		14.95
L	2	2	20°50'	104.57	568.97	246.81	S.55°27'W.		205.75
L	14	2	2°10'	10.16	568.97	21.51	S.64°41'W.		21.52
L	15	2	6°42'	33.30	568.97	66.53	S.60°21'W.		66.49
L	16	2	6°42'	33.30	568.97	66.53	S.53°37'W.		66.49
L	17	2	5°16'	26.17	568.97	52.30	S.47°40'W.		52.28
M	19	2	9°02'00"	25.00	25.00	31.21	N.87°58'W.		31.21
N	3	12°00'	58.00	415.72	49.63	S.48°58'20"E.		49.45	
N	REM LAND		22.01	415.72	44.00	S.45°11'20"E.		43.98	
O	1	3	6°42'	22.84	557.66	47.72	S.51°11'20"E.		47.72
O	1	3	111°07'40"	36.46	557.66	48.48	S.69°41'50"W.		41.24
P	3	3	30°48'	153.61	557.66	299.18	N.29°38"E.		298.18
P	3	3	5°30'30"	26.83	557.66	53.62	N.16°59'15"E.		53.60
P	4	3	6°44'	33.21	557.66	66.35	N.23°09"E.		66.30
P	5	3	6°44'	33.21	557.66	66.35	N.29°58"E.		66.30
P	6	3	6°44'	33.21	557.66	66.35	N.36°47'30"E.		66.30
P	ROAD		4°55'30"	23.98	557.66	47.93	N.42°34'15"E.		47.91
Q	6	3	85°04'30"	22.99	25.00	31.12	N.28°25'45"W.		31.80
Q	6	3	36°14'30"	58.18	177.79	112.46	S.26°50'45"E.		110.59
R	6	3	10°08'30"	15.77	177.79	31.47	S.37°53'45"E.		31.43
R	7	3	19°28'	30.50	177.79	60.40	S.25°15'30"E.		60.11
R	8	3	6°28'	10.30	177.79	20.58	S.12°02'30"E.		20.57
S	9	3	75°56'40"	19.51	25.00	33.14	S.43°51'40"E.		30.76
T	4	4	89°11'	88.92	248.91	170.80	S.74°19'30"W.		167.47
T	4	4	14°46'	32.25	248.91	64.15	S.86°30"W.		63.47
T	REM LAND		54.16	248.91	156.65	S.66°23'30"W.		155.84	
U	1	4	16°15'	23.93	25.00	43.14	N.38°53'30"W.		38.37
V	4	4	30°48'	139.83	507.66	272.90	N.29°38"E.		269.63
V	4	4	6°58'	30.90	507.66	61.13	N.17°43"E.		61.69
V	5	4	8°14'	36.54	507.66	72.95	N.25°19"E.		72.89
V	6	4	8°14'	36.54	507.66	72.95	N.33°33"E.		72.89
V	7	4	7°22'	32.68	507.66	65.27	N.41°21"E.		65.22
W	4	4	20°50'	95.40	518.97	188.10	N.55°27"E.		187.66
W	11	4	8°38'	39.17	518.97	78.20	N.44°21"E.		78.12
W	12	4	8°38'	39.17	518.97	78.20	N.51°49"E.		78.12
W	13	4	3°34'	16.15	518.97	32.30	N.64°05"E.		32.30
X	4	4	43°22'	59.94	150.75	114.10	N.44°11"E.		111.40
X	15	4	4°20'	5.70	150.75	11.40	N.63°42"E.		11.40
X	16	4	22°24'	29.85	150.75	58.97	N.50°26"E.		58.56
X	17	4	16°38'	22.04	150.75	43.76	N.30°44"E.		43.61
Y	17	4	9°02'00"	25.00	25.00	31.21	N.67°50"E.		31.21
Z	1	5	12°54'	49.80	25.00	55.28	S.77°34'30"W.		44.68
AA	4	5	8°52'20"	17.14	25.00	30.05	S.20°12'10"E.		28.27
BB	5	5	5°52'20"	17.14	25.00	30.05	S.48°38'20"E.		18.91
BB	REM LAND		35.67	525.72	10.04	S.74°21'20"E.		23.18	
BB	4	5	4°22'	20.04	525.72	40.07	S.52°21'20"E.		40.66
CC	1	3	12°16'	52.61	25.00	56.36	N.50°21'W.		45.16
DD	3	3	7°45'	20.88	25.00	34.80	N.54°06'30"E.		32.06
EE	3	3	3°19'	106.78	248.91	205.11	S.74°19'30"W.		201.11
EE	REM LAND		7.56	248.91	15.13	N.81°28'W.		15.12	
EE	REM LAND		36°25'	98.32	248.91	169.78	S.72°52'30"W.		168.80
GG	10-COR. 11		115°52'	25.87	248.91	51.55	S.85°29'W.		51.46

BOUNDARY DATA					
CORNERS	BEARINGS	DISTANCES	NORTH	SOUTH	WEST
1-2	S.2°25'30"W.	149.17		137.81	87.08
2-3	S.25°20'W.	50.06		45.24	21.42
3-4	S.22°30'W.	133.86		123.67	51.22
4-5	S.50°52'E.	71.49		45.12	55.45
5-6	S.64°55'E.	272.23		115.41	246.55
6-7	S.56°57'W.	177.14		46.61	148.48
7-8	S.44°21'W.	283.07		145.22	141.97
8-9	S.32°54'W.	325.72		214.20	175.81
9-10	S.24°43'E.	89.73		85.12	4.25
10-11	S.85°09'W.	81.46		4.35	51.27
11-12	S.18°05'W.	258.47		258.42	4.89
12-13	S.65°20'W.	188.31		79.38	170.76
13-14	N.52°35'W.	60.59	36.81		48.12
14-15	N.37°05'W.	127.43	98.91		80.34
15-16	N.8°24'E.	143.00	141.46		20.89
16-17	N.14°06'E.	161.05	156.20		39.23
17-18	N.18°43'E.	53.38	51.12		11.32
18-19	N.35°02'E.	54.83	31.77		31.77
19-20	N.7°48'E.	170.00	168.43		23.07
20-21	N.26°20'E.	145.54	130.44		64.56
21-22	N.25°31'40"W.	159.83	144.23		68.88
22-23	N.40°16'E.	37.54	28.69		24.21
23-24	N.8°24'E.	164.61	162.84		24.05
24-25	N.81°36'W.	30.00	4.38		29.68
25-26	N.8°24'E.	256.56	253.81		37.48
26-27	N.58°51'45"E.	442.10	228.60		378.91
27-28	N.80°51'42"E.	6.79	1.08		6.70
28-1	S.67°25'E.	976.54	236.83	341.98	
TOTALS			1296.49	1296.47	1651.89



NOTE: IRON RODS PLACED AT ALL LOT CORNERS, P.C.'s, P.T.'s, ETC.

MAP OF SECTION NO. 1

CROFTON

PROPERTY OF
BOWERS & FINNEY CONST. CORP.

ROANOKE COUNTY, VIRGINIA

SCALE: 1"=100' BY: T.P. PARKER
STATE CERT. ENGR. NOV. 1, 1967

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT BOWERS & FINNEY CONST. CORP. IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON 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 CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND INTO LOTS AS SHOWN HEREON 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, SPECIALLY AND FULLY RELEASE THE COUNTY OF ROANOKE AND THE VIRGINIA DEPT. OF HIGHWAYS FROM ANY AND ALL CLAIMS OR DAMAGES IN 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 AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURES AND SEALS ON THIS 27 DAY OF NOVEMBER, 1967.

BOWERS & FINNEY CONSTRUCTION CORPORATION:

CROFTON DERIVED FROM FOUR SEPARATE PARCELS WITH TITLE CHAIN AS FOLLOWS:
200 ACRES TO 112 1/2 ACRES
9-568 & 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
101-550 180-108 148-571 136-591
112-405 221-285 221-285 221-285
101-461 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 82C-525 82C-525 82C-525
198-475 837-478 837-478 837-478
206-193 (11.57 ACRES OF)
837-483 34.25 ACRES)

ATTEST: R.W. BOWERS, SECRETARY
FREDERICK FINNEY, PRESIDENT

STATE OF VIRGINIA TO WIT:
COUNTY OF ROANOKE
I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE,
AND COUNTY, DO HEREBY CERTIFY THAT FREDERICK FINNEY AND R.W. BOWERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED _____, 1967 HAVE EACH PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY, AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 1967.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVED: _____ 1/11/68
SECY. OF ROANOKE CO. PLANNING COMM. DATE

CHAIRMAN OF BOARD OF SUPERVISORS, ROANOKE CO. DATE

TOWN MANAGER OF VINTON, VA DATE

CAPTION LEGAL REFERENCE:
FOR CONVEYANCES TO BOWERS & FINNEY CONST. CORP. BY C.F. AND IRENE C. KEFAUVER, JOHN H. AND EDITH B. WINDEL AND E.R. AND WARDIE L. WOOLRIDGE SEE DEED DATED SEPT. 6, 1967, AND RECORDED IN D.B. 837, PG. 478, AND BY L.H. AND LURA M. McGEORGE SEE DEED DATED SEPT. 6, 1967, AND RECORDED IN D.B. 837, PG. 483.

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 _____ O'CLOCK, _____ M., ON THIS _____ DAY OF _____, 1967.

TESTE: _____
CLERK

VA. STATE CERT. ENGR.

