

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BEVERLY Q. RUSSELL IS THE THE FEE SIMPLE OWNER OF TM# 74-95 BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN INSTRUMENT# 0208540.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

Beverly Q. Russell
 BEVERLY Q. RUSSELL DATE

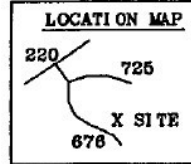
STATE OF VIRGINIA
 COUNTY OF BOTETOURT TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY SEPTEMBER, 2004 BY BEVERLY Q. RUSSELL

MY COMMISSION EXPIRES:

1-31-2007

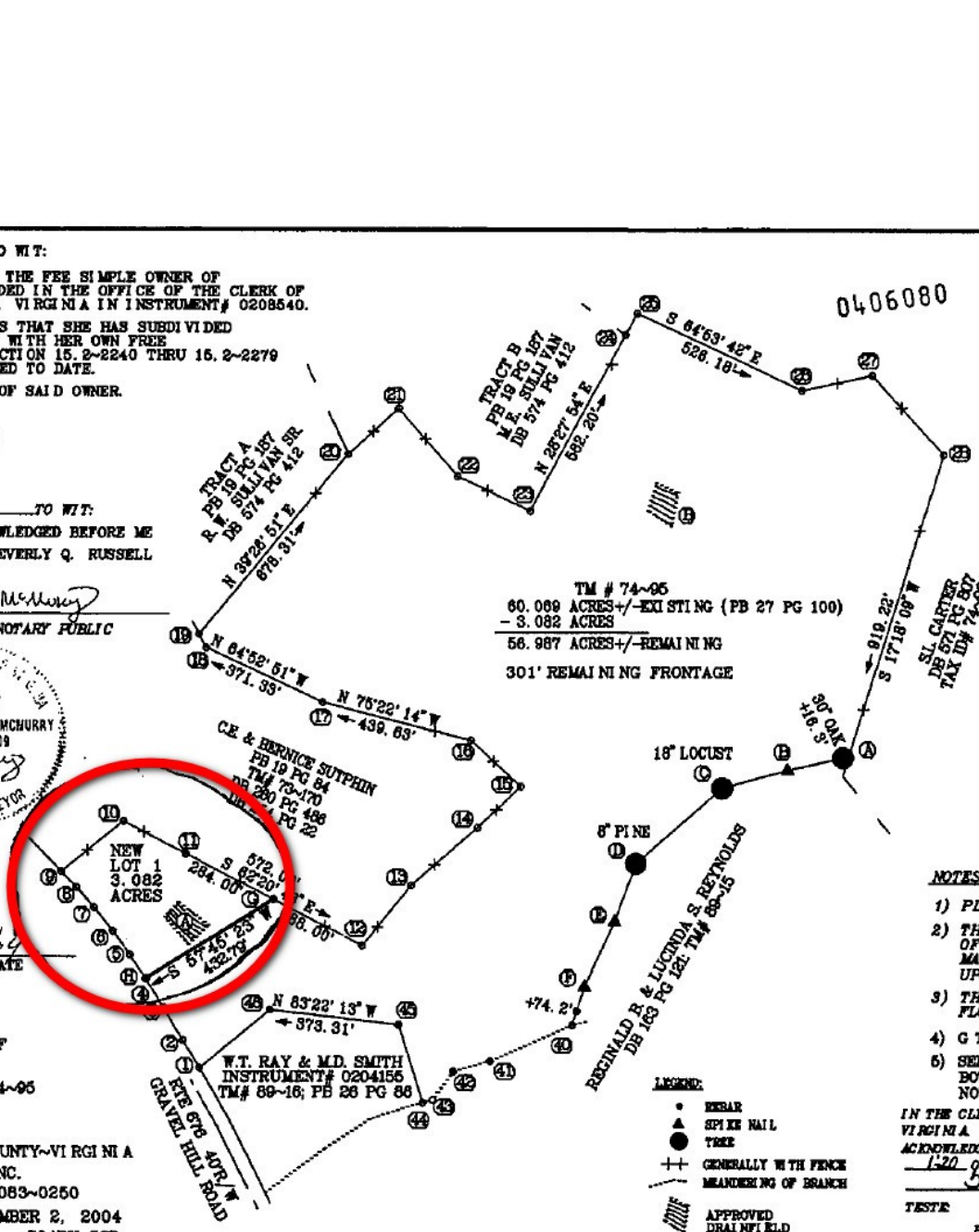
Christopher N. McMurry
 NOTARY PUBLIC



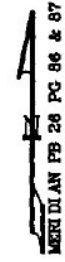
P. J. Sub 9/7/04
 BOTETOURT COUNTY SUBDIVISION AGENT DATE

PLAT OF THE PROPERTY OF
 BEVERLY Q. RUSSELL
 INSTRUMENT# 0208540; TM# 74-95
 SHOWING A SUBDIVISION
 CREATING NEW LOT 1

FINCASTLE DISTRICT-BOTETOURT COUNTY-VIRGINIA
 MCMURRY SURVEYORS, INC.
 DALEVILLE, VIRGINIA 24083-0250
 SCALE 1" = 300' SEPTEMBER 2, 2004
 S04RU.GCD



TM # 74-95
 60.089 ACRES +/- EXISTING (PB 27 PG 100)
 - 3.082 ACRES
 56.987 ACRES +/- REMAINING
 301' REMAINING FRONTAGE



LINE	BEARING	DISTANCE
1-2	N 31°05' 52" W	93.56'
2-3	N 29°50' 41" W	109.34'
3-4	N 30°55' 00" W	97.07'
4-5	N 33°34' 16" W	1.00'
5-6	N 33°34' 16" W	82.43'
5-6	N 36°29' 56" W	84.83'
6-7	N 38°25' 36" W	87.34'
7-8	N 41°01' 05" W	78.09'
8-9	N 43°53' 10" W	84.15'
9-10	N 51°05' 45" E	232.96'
10-11	S 01°58' 21" E	201.77'
12-13	N 39°07' 26" E	225.23'
13-14	N 45°44' 29" E	253.59'
14-15	N 45°50' 14" E	173.09'
15-16	N 47°17' 56" W	195.08'
16-19	N 28°21' 46" W	44.79'
20-21	N 47°27' 10" E	195.72'
21-22	S 40°44' 31" E	260.28'
22-23	S 64°19' 13" E	230.78'
24-25	N 29°04' 13" E	72.38'
26-27	N 77°38' 16" E	207.44'
27-28	S 41°50' 08" E	308.46'
A-B	S 77°18' 04" W	181.07'
B-C	S 74°28' 52" W	196.10'
C-D	S 45°43' 44" W	331.42'
D-E	S 20°25' 58" W	179.74'
E-F	S 24°46' 29" W	210.46'
F-40	S 17°57' 54" W	115.91'
40-41	S 86°09' 50" W	260.27'
41-42	S 73°48' 06" W	109.13'
42-43	S 35°39' 33" W	101.25'
43-44	S 74°01' 50" W	29.68'
44-45	N 17°16' 28" W	236.82'
46-1	S 60°07' 32" W	283.76'

- NOTES:
- 1) PLAT DRAWN FROM RECORDS (PB 27 PG 100).
 - 2) THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY. UTILITIES NOT SHOWN.
 - 3) THESE TRACTS SHOWN HEREON ARE NOT IN A FEMA FLOOD HAZARD ZONE.
 - 4) G TO H NEW DIVISION LINE.
 - 5) SEPTIC DRAINFIELDS SHOWN HEREON APPROVED BY BOTETOURT COUNTY HEALTH DEPARTMENT ON NOVEMBER 12, 2002 (SEE PB 27 PG 100).

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 1:20 o'clock P.M. ON THIS 2nd DAY OF September, 2004.

TESTE: TOMAS L. MOORE, CLERK
 BY: *Shirley H. Hays* DEPUTY CLERK