N/F
RED BALL LUMBER COMPANY
INSTRUMENT #040005595
TAX MAP # 101(1)F

NEIGHBORHOOD COMMONS (5.189 AC.)
(TO BE CONVEYED BY FUTURE INSTRUMENT)
PART OF REMAINING PROPERTY OF
FRALIN & WALDRON, INC.
113.085 ACRES (FROM RECORDS)

PART OF
REMAINING PROPERTY OF
FRALIN & WALDRON, INC.
113.085 ACRES (FROM RECORDS)

20' ALLEYWAY AND
INGRESS/EGRESS EASEMENT

30' P.U.E.

45' TEMPORARY
TURN-AROUND EASEMENT
TO BE VACATED UPON
CONTINUATION OF THE ROAD

50' BUFFER AREA
(PER TND ZONING)

IPF
N 22°27'52" W
97.60'
N 08°03'31" E
120.27'
18" WALNUT
CAPPED
REBAR (F)
N 21°39'41" W
118.43'
CAPPED
REBAR (F)
@ 5.0'
NEW 25' S.S.E.
NEW 15' D.E.
D.E.
C30
C13
C12
L3
11.68'
C11
C28
ARC
77.40'
RIVER
± 0.2 MI. TO
U.S. ROUTE 220
230.32'
L4
L1
C2
N 18°20'50" E
79.47'
24.67'
21.55'
202.28'
122.81'
C1
NEW D.E.
NEW 10' P.U.E.
10' S.Y.S. & P.U.E.
7.0'
70.68'
5.00'
114.05'
126.12'
N 75°54'40" W
50' BUFFER AREA
(PER TND ZONING)
166.89'
N 75°55'02" W
298.78'
S 00°38'51" E
PIPE (F)
7.75'
Q
PIPE (F)
PIPE (F)
PIPE (F)
VA ROUTE 779 (CATAWBA ROAD)
R/W VARIES
PART OF
REMAINING PROPERTY OF
FRALIN & WALDRON, INC.
113.085 ACRES (FROM RECORDS)
(TO BE CONVEYED BY FUTURE INSTRUMENT)
N/F
FRALIN & WALDRON
INSTRUMENT #060002940
TAX MAP #101(1)A
N/F
ERIC G. TAM AND
BRENDA M. TAM
DEED BOOK 558 PAGE 19
TAX MAP #101(1)B

LOT 1
SOLD
N 72°42'10" W
100.80'
78.06'
LOT 2
SOLD
N 72°02'45" W
132.11'
72.00'
LOT 3
SOLD
N 77°40'17" W
132.87'
5.0'
74.00'
LOT 4
0.289 AC.
N 78°34'56" W
129.58'
334.92'
75.00'
LOT 5A
0.288 AC.
N 83°17'55" W
122.13'
35.86'
LOT 5B
0.288 AC.
N 86°32'57" W
113.08'
S 89°22'44" E
113.50'
10' F.Y.S.
10' F.Y.S.
BIRCH
AVE.

LOT 12
SOLD
S 80°20'00" E
75.40'
10' F.Y.S. & P.U.E.
S 09°40'00" W
147.18'
LOT 11
0.241 AC.
70.00'
147.98'
S 09°40'00" W
152.59'
2.58'
LOT 10
0.250 AC.
114.76'
N 75°54'40" W
S 01°19'29" W
136.32'
LOT 9
0.332 AC.
125.00'
N 75°59'44" W
177.01'
S 00°19'44" W
CIRCLE
SILK
REED

NEW D.E.
10' S.Y.S. & P.U.E.
136.61'
LOT 6
0.319 AC.
99.04'
102.34'
10' F.Y.S. & P.U.E.
86.91'
N 09°40'00" E
136.00'
S 80°20'00" E
LOT 7
SOLD
49.70'
70.00'
N 09°40'00" E
124.05'
LOT 8
0.360 AC.
122.88'
283.92'
143.01'
S 08°59'14" W
37.07'
IPF

N 00°37'16" E
320.08'
IPF
S 81°31'26" E
339.93'
IPF
N/F
J. ALLEN LAYMAN AND
SANDRA L. BOLTON
INSTRUMENT # 0500001144
TAX MAP #101(1)C1

PART OF
REMAINING PROPERTY OF
FRALIN & WALDRON, INC.
113.085 ACRES (FROM RECORDS)

50' BUFFER AREA
(PER TND ZONING)

240.25'
S 00°35'18" W
IPF
N/F
CHARLES L. BOLTON AND
SANDRA L. BOLTON
DEED BOOK 293 PAGE 237
TAX MAP #101-2

50' BUFFER AREA
(PER TND ZONING)
N 00°46'40" W
299.12'
1/2" CAPPED
REBAR (F)
IPF
NEIGHBORHOOD COMMONS (1.654 AC.)
(TO BE CONVEYED BY FUTURE INSTRUMENT)
PART OF REMAINING PROPERTY OF
FRALIN & WALDRON, INC.
113.085 ACRES (FROM RECORDS)
S 80°23'54" E
120.06'
IPF
217'
C29
1/2" CAPPED
REBAR (F)
249.17'
S 14°55'09" W
166.37'
S 02°14'47" W
IPF
N/F
WP PROPERTIES, LLC.
INSTRUMENT #040005363
TAX MAP #101-8
N/F
CRAIG MILDRED THOMPSON
LIFE ESTATE
INSTRUMENT #050006453
TAX MAP # 101(3)A
N/F
CHARLES BENTON BOLTON AND
SANDRA L BOLTON
DEED BOOK 280 PAGE 145
TAX MAP #101-3B
INSTRUMENT NO. 050007303

LOTS SOLD

LOTS AVAILABLE

60 0 60
Scale 1" = 60'

ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn MSMJ	PHASE I	SCALE: 1"=60'	
Designed ECI	RESIDENTIAL AREA	DATE: MAY, 2015	
Checked ECI	DALEVILLE TOWN CENTER	PROJECT: 03083	
Approved RHW	BOTETOURT COUNTY – VIRGINIA	1	